

8:50

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2 Messages

< All Inboxes TORREON DR, Woo...



----- Forwarded message -----

From: [REDACTED]

<[REDACTED]>

Date: Wed, May 11, 2022 at 8:53 PM

Subject: Fwd: TORREON DR, Woodland hills

To: <[REDACTED]>

Important comment for Torreón Dr ,woodland Hills

Sent from my iPhone

Begin forwarded message:

From: Steven Wechsler

[<steven.wechsler@lacity.org>](mailto:steven.wechsler@lacity.org)

Date: May 11, 2022 at 6:25:56 PM PDT

To: [REDACTED]

<[REDACTED]>

Cc: Planning MBC2

[<planning.mbc2@lacity.org>](mailto:planning.mbc2@lacity.org)

Subject: Re: TORREON DR, Woodland hills

Hello [REDACTED],

I have received your email where the BOE





I have received your email where the BOE (Bureau of Engineering) has advised that you would need to apply for a "ZAD - Zoning Administrator Determination" due to substandard road width under 20 feet in a Hillside Area. I have attached the forms for applying for a ZAD. In summary, the ZAD process includes:

- Filing a Planning application for Zone Administrator Determination
- A \$14,527.53 initial fee (not refunded, whether you are approved or denied)
- If your case is approved, there is then an additional \$987.69 Case Condition Clearance fee
- The process is very roughly estimated to take approximately 9 months. This can vary widely and depends significantly on the number of cases ahead of you at the time of your filing
- A public hearing and noticing to the neighborhood is required
- There is a 15-day appeal period where you or anyone can appeal your approval or denial
- Please note: There is no guarantee of approval. Each property is unique, and it is up to you to present your case for approval. Please see the "FINDINGS" questions in the application that you would provide answers to. Specifically, you would need to address the four general ZAD findings on Page 2 of the ZAD Findings/Specialized Requirements and the four Street Access Findings on Page 4 of that form.

These two properties are also located in the "Girard Tract" and "Mulholland Specific Plan" areas.

All new projects on vacant land in the Mulholland Specific Plan area require filing a "DRB - Design





Specific Plan area require filing a "DRB - Design Review Board" and "SPP - Specific Plan Project Permit Compliance" application. You would apply for those **concurrently** with your ZAD filing. If you are not already familiar with the Mulholland Specific Plan, the main website for that is at <https://planning.lacity.org/plans-policies/overlays/mulholland-scenic-parkway>. I have attached the application for their process, but please also consult their website. As the Mulholland Plan requires a pre-application review by their planners, and generally it is multiple months to get that appointment, I recommend starting that process as soon as possible.

For the Girard Tract Overlay zone, information on that Plan is at <https://planning.lacity.org/plans-policies/overlays/girard-tract>. Please read the text document for that Plan on that website. It is brief, and is generally handled along with your Mulholland case filing.

I have attached a Fee Estimate for the combined ZAD-DRB-SPP process. You would submit a separate ZAD-DRB-SPP application for each lot (unless you were combining the lots and building 1 house across both of them.)

Hope this helps,
Steve Wechsler



LOS ANGELES
CITY PLANNING

Steven Wechsler, AICP
City Planning Associate
Los Angeles City Planning
Valley Development Services Center

[6262 Van Nuys Blvd., Room 251](https://www.laplan.org/6262-Van-Nuys-Blvd-Room-251)

[Van Nuys CA 91401](https://www.laplan.org/Van-Nuys-CA-91401)

T: (818) 374-5050 | [Planning4LA.org](https://www.planning4la.org)



933 KB



Not an Invoice for Payment

REQUEST(S)

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
Hillside Permit Filing Fee	\$ 11,281.00	100%	\$ 11,281.00
Project Permit with DRB-Major (Single-Family)	3,465.00	50%	1,732.50

MISCELLANEOUS

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
Categorical (Classes 1-31, 33) Exemption (each)	\$ 530.00	100%	\$ 530.00

SURCHARGES

FEE NAME	FEE AMOUNT	% CHG	CHG AMNT
Development Services Center Surcharge	\$ 13,543.50	3%	\$ 406.31
City Planning Systems Development Surcharge	\$ 13,543.50	6%	\$ 812.61
Operating Surcharge	\$ 13,543.50	7%	\$ 948.05
General Plan Maintenance Surcharge	\$ 13,543.50	7%	\$ 948.05

PROJECT TOTAL: \$ 16,658.52

DISCLAIMER: THIS IS NOT AN INVOICE. The information provided by this website is solely provided for general information purposes. All fees and costs derived from this site shall be considered only as an estimate. The final cost(s) for any developmental project will be determined at the time of the filing of a City Planning case.

 **Mulholland Filing Instructions for New...** 
2.2 MB

See More



 [Redacted Name] 5/11/22