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June 17, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members,

APPEAL SUMMARY AND STAFF RESPONSE FOR THE PROJECT LOCATED AT 5300 OAKDALE AVENUE; ZA-2023-2170-ZAD-ZV-ZAA-2A; CF – 25-0310-S1

Project Background

On December 20, 2024, the Zoning Administrator approved a Zoning Administrator's Determination, Zone Variance, and Zoning Administrator's Adjustment, under Case No. ZA-2023-2170-ZAD-ZV-ZAA, to permit an eight-foot tall fence along the northern, southern, and western edges of the project site, as well as a 15-foot hedgerow along the northern edge of Lots 1-10 and 10-foot easterly and westerly side yard setbacks for Lots 1 through 21, in lieu of the minimum 12 feet required side yard setbacks in the RA-1 Zone.

On December 20, 2024, the Deputy Advisory Agency approved the concurrent Vesting Tentative Tract Map No. 83927-HCA, for the demolition and removal of a portion of an existing citrus tree orchard, four (4) street trees, and the removal of existing structures (including an existing house, workshop/gallery, caretaker apartment, ranch office, two (2) sheds, seven (7) garage structures, and ramp structures) and for the merger and re-subdivision of four (4) parcels into 23 ground lots for the construction of 21, two-story, single-family residences, one (1) caretaker's residence, a 20 percent reduction in front and side yard setback requirements and three (3) model home lots.

The proposed single-family homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square feet to 503 square feet. The project also includes the preservation of two (2) westernmost lots, to be donated in fee to a public agency and the construction of an 1,178 square-foot caretaker's residence. The project also includes eight-foot-tall fencing along the northern, southern, and western edges as well as a 15-foot-tall hedgerow along the northern property line.

A private street bisecting the western portion of the Project Site would provide access to the 21 single-family homes and would culminate in a cul-de-sac at the eastern end. The Project would include 10 ground lots on the northern side of the roadway bisecting the Project Site that would be maintained as a private road but would be accessible to the public. The project would provide 378 new trees, maintain 251 existing citrus trees in the preserve area, preserve two (2) protected oak trees, preserve six (6) other significant non-protected trees, and replace two (2) rows of trees, consisting of 57 citrus trees on Oakdale Avenue. Lastly, the Project includes the widening of Collier Street and Oakdale Avenue to the specifications of the Bureau of Engineering.

Vesting Tentative Tract Map

On January 6, 2025, the approved Vesting Tentative Tract Map was appealed by Jamie Hall of the Channel Law Group, LLP on behalf of the West Valley Alliance for Optimal Living organization, under Case No. VTT-83927-HCA-1A. Pursuant to Government Code Sec. 66452.5(c)(1) and Los Angeles Municipal Code Section 13A.2.8.F.2 the decision resulted in a denial of the appeal as stated in the decision letter issued by the City Planning Commission (CPC) dated March 7, 2025. On March 17, 2025, the CPC's decision to deny the appeal was once again appealed by Jamie Hall with Channel Law Group, LLP on behalf of the West Valley for Optimal Living organization under Case No. VTT-83927-HCA-2A. The appeal was subsequently denied by the Los Angeles City Council on April 29, 2025, and is not further appealable.

Zoning Administrator's Approvals

On January 5, 2025, the Zoning Administrator's approval of the Zone Variance was appealed by Jamie Hall with Channel Law Group, LLP on behalf of the West Valley Alliance for Optimal Living organization under Case No. ZA-2023-2170-ZAD-ZV-ZAA-1A. Subsequent to the appeal, the Los Angeles City Planning Commission (CPC) and the Applicant failed to mutually agree on an extension of time for the first-level appellate body to act beyond the specified 75 days, mandated by Los Angeles Municipal Code (LAMC) Sections 12.24.X, 12.27, 12.28.A and 13B.5.3. Therefore, pursuant to Government Code Sec. 66452.5(c)(1) and Los Angeles Municipal Code Section 13A.2.8.F.2 the decision resulted in a denial of the appeal as stated in the decision letter issued by the CPC dated April 9, 2025.

On April 23, 2025, the CPC's decision to deny the appeal, specifically the Zone Variance entitlement, was appealed by Jamie Hall with Channel Law Group, LLP on behalf of the West Valley for Optimal Living organization under Case No. ZA-2023-2170-ZAD-ZV-ZAA-2A.

For the subject appeal (Case No. ZA-2023-2170-ZAD-ZV-ZAA-2A.), Staff has compiled the appeal points from the Appellant's Justification for Appeals. Staff has responded to the appeal points below.

Staff Recommendation

Planning Staff recommends that the PLUM Committee recommend that the City Council action be to deny the appeal of ZA-2023-2170-ZAD-ZV-ZAA-2A and sustain the City Planning Commission's determination that, pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029

Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and Adopted the Mitigation Monitoring Program (MMP) for the Proposed Housing Project.

Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the subject Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR as determined by the completed Housing Element Streamlining Checklist form with Appendices.

Through the use of the Housing Element Streamlining Checklist, project and site-specific features may be analyzed to determine if the impacts are within the scope of the impacts analyzed in the EIR. Pursuant to the requirements of preparing the checklist for the subject project, a series of environmental technical reports were required and conducted on the subject property. The technical reports included in the environmental assessment of the proposed project include: an Air Quality Report, Biological Resources Report, Tree Report, Historical Memorandum, Archeological Report, Noise Report and a Paleontological Assessment. All of the aforementioned studies evaluated potential site-specific impacts that may be caused by the proposed project.

As previously mentioned, a thorough environmental analysis has been prepared for the proposed project under the Housing Element Program EIR (ENV-2020-6762-EIR). The analysis and associated appendices are included in the Council File. Additionally, although the appellant claims that the city failed to address site-specific environmental impacts, the appellant does not provide any evidence to prove there are in fact environmental impacts as a result of the proposed project.

Furthermore, on May 21, 2025, the appellant provided an official letter withdrawing the second level appeal of the Zone Variance to the Council File 25-0310-S1.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read 'Heather Bleemers', with a long horizontal flourish extending to the right.

Heather Bleemers
Senior City Planner