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May 30, 2025

ZA-2023-2170-ZAD-ZV-ZAA-2A  
ENV-2020-6762-EIR  
Council District 3

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S),  
NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 24, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by West Valley Alliance for Optimal Living (Representative: Jamie T. Hall, Esq., Channel Law Group, LLP) from the Zoning Administrator's Determination dated December 20, 2024, in approving a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10; for the property located at 5300 North Oakdale Avenue. **(The LACPC 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 (Sec.) 12.24.X, 12.27, 12.28.A and 13B.5.3. Pursuant to Government Code Sec. 66452.5(c)(1) and LAMC Sec. 13A.2.8.F.2, if there is a failure for the appeal board to render a timely decision on the appeal, then the decision shall result in a denial of the appeal. As such, the appeal filed on January 6, 2025, to the LACPC was deemed denied and the approval of the Zoning Administrator's Determination and Zoning Administrator's Adjustment dated December 20, 2024, under Case No. ZA-2023-2170-ZAD-ZV-ZAA, shall stand.)** The project is within the scope of the 2021-2029 Housing Element and the Housing Element Environmental Impact Report (EIR) (ENV-2020-6762-EIR) and adequately describes the project for the purpose of the California Environmental Quality Act.

Applicant: Oakdale Estates, LLC Borstein Enterprises, its sole Managing Member  
Representative: Sarah Golden Rosenheim & Associates, Inc  
Case No. ZA-2023-2170-ZAD-ZV-ZAA-2A  
Environmental No. ENV-2020-6762-EIR  
Related Cases: VTT-83927-HCA-2A; VTT-83927-HCA; VTT-83297-HCA-1A;  
ZA-2023-2170-ZAD-ZV-ZAA; ZA-2023-2170-ZAD-ZV-ZAA-1A

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's

Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **25-0310-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Stephanie Escobar	(213) 978-1492	<a href="mailto:stephanie.escobar@lacity.org">stephanie.escobar@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.