

Communication from Public

Name: Sarah Wolfson Golden

Date Submitted: 06/23/2025 09:52 AM

Council File No: 25-0310-S1

Comments for Public Posting: Good Morning, On behalf of the Applicant and Property Owner, Oakdale Estates, LLC. attached please find a written request for a small modification to Condition No. 7 to accommodate a diversity of fence materials. Thank you, Sarah

ROSENHEIM & ASSOCIATES, INC.

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June 23, 2025

The Honorable Bob Blumenfield
Chair, Planning and Land Use Management Committee
200 N. Spring Street
Room 465
Los Angeles, CA 90012

SENT BY EMAIL: clerk.plumcommittee@lacity.org

RE: 5300 Oakdale

CASE No.-ZA-2023-2170-ZAD-ZV-ZAA

Dear Councilmember Blumenfield and Members of the Planning and Land Use Management Committee,

On behalf of myself and our client, Oakdale Estates, LLC, I would like to thank the Los Angeles City Planning staff for their excellent and diligent work on Case No. ZA-2023-2170-ZAD-ZV-ZAA. I am writing to request revision to Condition #7 of the Conditions of Approval related to the above identified Case related to the nature of the approved fence materials.

By way of providing context and background, the Applicant has obtained approval for the merger and subdivision of four existing parcels into 23 ground lots on a 612,868 square foot site, generally located at 5300 Oakdale Avenue at the northeast corner of Oakdale Avenue and Collier Street (the "Subject Property"), under Vesting Tentative Tract Map 83927 (the "VTTM"). The Applicant proposes the creation of 21 lots, across 432,034 square feet of lot area, on the western portion of the Subject Property, allowing for the construction of 21, two-story, single-family homes and the construction of a gated Private Street that will intersect with Oakdale Avenue and provide access to the 21 homes (the "Proposed Project"). The proposed two easternmost lots, with a total lot area of approximately 180,834 square feet, are intended to be preserved as public space and will be donated in fee to a public agency (the "Preservation Parcels"). Construction activities on the Preservation Parcels will be limited to the demolition of all existing structures, the construction of a single-story caretaker's unit, and the construction of a cul-de-sac where Corbin Avenue intersects with the northeast portion of the Subject Property.

In addition to the approved VTTM, the Applicant sought a Zoning Administrator's Adjustment to permit reduced side yards for the 21 homes, Zoning Administrator Determination to permit an 8-foot fence along the northern, southern, and western edges of the Subject Property, and a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10. The requests for the Variance and the Determination, both of which permit over height fences are in response to both the slope of the site

and the request of the neighbors to the north of the Subject Property who are seeking to assure their ongoing privacy.

Condition Number 7 of Case No. ZA-2023-2170-ZAD-ZV-ZAA expressly permits the 8-foot fence along the northern, southern, and western edges of the Subject Property but requires that the fence be block wall. The applicant requests the following revision to allow for the option to provide an alternative high quality fencing material where doing so may be more appropriate relative to maintenance and site conditions. The suggested revisions provided below will allow for that optionality relative to fence material. Please note that where we are requesting text be stricken, it is identified with a strike through and where we are proposing that text be added, it has been underlined.

Condition No. 7: “Approved herein is the construction, use, and maintenance of a new 8-foot-tall sound ~~wall-block~~ fence along the northern, western (Oakdale Avenue), and southern perimeter (Collier Street), as shown on Exhibit “A”. The 8-foot ~~_~~-tall fence shall be maintained in good repair and kept vertical, uniform, and structurally sound. Permitted fence materials shall include block wall and/or composite materials. All repairs shall blend and be compatible therewith the ~~in~~ materials as shown on Exhibit “A”.

Thank you very much for your consideration of the above requested deletions, and additions to Condition No. 7. Please do not hesitate to contact either Brad Rosenheim (brad@raa-inc.com) or Sarah Golden (sarahg@raa-inc.com) to discuss the above requests further.

Sincerely,

A handwritten signature in black ink that reads "Sarah Wolfson Golden". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Sarah Wolfson Golden

Rosenheim & Associates, Inc.