

# APPLICATIONS

## APPEAL APPLICATION Instructions and Checklist



### PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

### RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

### APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

- Area Planning Commission (APC)     City Planning Commission (CPC)     City Council  
 Zoning Administrator (ZA)

### CASE INFORMATION

Case Number: VTT-83927  
APN: 2164008001  
Project Address: 5300 North Oakdale Avenue  
Final Date to Appeal: March 17, 2025

### APPELLANT

**Check all that apply.**

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved  
 Representative     Property Owner     Applicant     Operator of the Use/Site

## APPELLANT INFORMATION

Appellant Name: West Valley Alliance for Optimal Living

Company/Organization: West Valley Alliance for Optimal Living

Mailing Address: 7507 Winnetka Avenue

City: Canoga Park State: CA Zip Code: 91306

Telephone: (818) 348-0229 E-mail: powcp@aol.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self  Other: \_\_\_\_\_

Is the appeal being filed to support the original applicant's position?  YES  NO

## REPRESENTATIVE / AGENT INFORMATION

Name: Jamie T. Hall, Esq.

Company/Organization: Channel Law Group, LLP

Mailing Address: 8383 Wilshire Blvd., Suite 750

City: Beverly Hills State: CA Zip Code: 90211

Telephone: (310) 347-0050 E-mail: Jamie.Hall@ChannelLawGroup.com

## JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?  Entire  Part

Are specific Conditions of Approval being appealed?  YES  NO

If Yes, list the Condition Number(s) here: \_\_\_\_\_

On a separate sheet provide the following:

Reason(s) for the appeal

Specific points at issue

How you are aggrieved by the decision

## APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

**Appellant Signature:** Jeff Bernstein **Date:** March 17, 2025

## GENERAL NOTES

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

*The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** \_\_\_\_\_

**Reviewed & Accepted by (DSC Planner):** \_\_\_\_\_

**Receipt No.:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Determination authority notified

Receipt Number

## GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

## APPEAL DOCUMENTS

### 1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

Appeal Application

Justification/Reason for Appeal

- Copy of Letter of Determination (LOD) for the decision being appealed

## 2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

## 3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

## 4. Noticing Requirements (Applicant Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

## SPECIFIC CASE TYPES

### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

## DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

## WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

## [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

### Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

# Channel Law Group, LLP

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8383 Wilshire Blvd.  
Suite 750  
Beverly Hills, CA 90211

Phone: (310) 347-0050  
Fax: (323) 723-3960  
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III  
JAMIE T. HALL \*  
CHARLES J. McLURKIN  
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760  
jamie.hall@channellawgroup.com

\*ALSO Admitted in Texas

March 16, 2025

## **VIA ELECTRONIC UPLOAD**

City Council  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Justification for Appeal; 5300 Oakdale Avenue; VTT-83927; ZA-2023-2170-ZAD-ZV-ZAA; ENV-2020-6762-EIR (Program EIR)**

Dear Members of the City Council:

This firm represents West Valley Alliance for an Optimal Living (“Appellant” or “West Valley”). West Valley is an organization dedicated to the protection of both the community and the environment in Los Angeles. West Valley brings this appeal because the organization and its members have a direct and substantial beneficial interest in ensuring that City complies with laws relating to environmental protection. Further, West Valley and its members are adversely affected by City’s failure to comply with CEQA in approving the Project. This justification appeal is submitted on behalf of our client in opposition to the proposed project located at 5300 Oakdale Avenue (“Project”).<sup>1</sup> As detailed herein, the Deputy Advisory Agency (“AA”) erred and abused its discretion when it approved the Vesting Tentative Tract (“VTT”). The findings adopted by the AA are not supported by substantial evidence<sup>2</sup>. Further, the AA improperly relied on the Program Environmental Impact Report (“Program EIR”) for the City’s Housing

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<sup>1</sup> Application filed 3/23/2023 available at: <https://planning.lacity.gov/pdiscaseinfo/document/NTg2OA0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit>

Application filed 8/1/2024 available at: <https://planning.lacity.gov/pdiscaseinfo/document/MTE2NjM0/32d019b8-1d0c-4d58-9258-fba315e88f6f/esubmit>

Environmental Assessment Form posted 4/14/2023 available at: <https://planning.lacity.gov/pdiscaseinfo/document/NTg3MQ0/382be727-91db-4e5c-88e0-bb0f216d41aa/esubmit>

<sup>2</sup> Appellant timely appealed the Deputy Advisory Agency’s decision to the City Planning Commission, but the Commission and the Applicant failed to agree on a time extension and the appeal was then denied as a matter of law. Therefore, there has been no decision on the merits of Appellant’s first level appeal.

Element as the environmental clearance document for the Project under the California Environmental Quality Act (“CEQA”). Because of these errors, the appeal must be granted.

**I. THE PROPOSED PROJECT**

As noted in the August 21, 2024, hearing notice for the Project<sup>3</sup>:

The proposed project involves the removal of existing structures and a portion of an existing orchard and the construction of 21, two-story, single-family homes. The proposed 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 westernmost lots, to be donated in fee to a public agency and the construction of 1,178 square foot caretaker's residence. The project also involves the merger of the four (4) existing parcels, Assessor Parcel Numbers 2164-008-001, 2164-007-005, 2164-008-006, and 2164-008-007 and re-subdivision into 23 ground lots. The project also includes eight-foot fencing along the northern, southern and western edges as well as a 15-foot hedgerow along the northern property line. The project will preserve 308 trees and will plant 328 new trees, inclusive of 50 new native trees to be planted within the preservation lots.

Notably, the project description fails to address the *destruction* of the existing Bothwell farm and the farm’s orange grove and thus fails to provide the public with an accurate description of the proposed Project.

The proposed Project requires the following discretionary approvals:

- Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map 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, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots.
- Pursuant to LAMC 12.24.X.7, a Zoning Administrator's Determination to permit an eight-foot-tall fence along the northern, southern and western edges of the project site.
- Pursuant to LAMC Section 12.28.A, a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21.

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<sup>3</sup> <https://planning.lacity.gov/dcpapi/meetings/document/77276>

- Pursuant to LAMC Section 12.27 a Zone Variance, to permit a 15-foot hedgerow along the northern edge of Lots 1-10.

The proposed Project is located at 5300 Oakdale Avenue within Encino-Tarzana Community Plan area.<sup>4</sup> The Encino-Tarzana Community Plan is in the process of being updated; the last update to the Plan was approved in December of 1998.<sup>5</sup> Although the Project site is zoned RA-1 it operated as a family farm beginning in 1929.<sup>6</sup> The Project site is subject to ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations,<sup>7</sup> and ZI-2438 Equine Keeping in the City of Los Angeles.<sup>8</sup> The subject property is identified as Prime Farmland in the City’s ZIMAS system, and is in an Urban Agriculture Incentive Zone,<sup>9</sup> a Very High Fire Hazard Severity Zone, and the Santa Monica Mountains Zone.

## **II. THE CITY IS RELYING ON A PROGRAM EIR AS THE ENVIRONMENTAL CLEARANCE DOCUMENT FOR THE PROJECT AND HAS NOT EVALUATED SITE-SPECIFIC IMPACTS OF PROJECT**

According to the hearing notice for the August 21, 2024 hearing:

“The Deputy Advisory Agency shall consider the following:

1. Based upon the whole of the administrative record on the Proposed Housing Project, and a review and consideration of the Program EIR, the decision maker finds all the following statements to be true: 1. This Proposed Housing Project is within the scope of the previously approved program for which the Program EIR was certified. 2. This Proposed Housing Project will have no significant environmental effects not examined in the Program EIR. 3. The Program EIR adequately described the Proposed Housing Project for the purposes of California

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<sup>4</sup> The current plan is available at:

[https://planning.lacity.gov/odocument/7d419ea7-e1b9-400d-8f7e-ea7f39822527/Encino-Tarzana\\_Community\\_Plan.pdf](https://planning.lacity.gov/odocument/7d419ea7-e1b9-400d-8f7e-ea7f39822527/Encino-Tarzana_Community_Plan.pdf)

<sup>5</sup> <https://planning.lacity.gov/plans-policies/community-plan-area/encino-tarzana>

<sup>6</sup> <https://www.dailynews.com/2023/11/27/san-fernandos-valleys-last-commercial-orange-grove-is-set-to-lose-1100-trees/>

<sup>7</sup> <https://zimas.lacity.org/documents/zoneinfo/ZI2462.pdf>

<sup>8</sup> <https://zimas.lacity.org/documents/zoneinfo/ZI2438.pdf>

<sup>9</sup> <https://planning.lacity.gov/odocument/8ad42004-12d8-4338-95d4-d6d41434cc13/FAQ.pdf>

Environmental Quality Act (CEQA). 4. Pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available. 5. All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), necessary to reduce significant impacts to less than significant, or equivalent or more effective substituted mitigation measures, have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.”

In the Letter of Determination for the VTT issued for the Project, the Deputy Advisory Agency adopted the following CEQA “Findings of Fact.”

“The Department of City Planning issued the Program EIR No. ENV-2020-6762-EIR dated November 2021. The Department found that potential negative impact could occur from the project's implementation due to:

- |                      |                           |
|----------------------|---------------------------|
| Air Quality          | Geology and Soils         |
| Biological Resources | Noise                     |
| Tree Report          | Tribal Cultural Resources |
| Cultural Resources   | Wildfire                  |

The Deputy Advisory Agency certifies that Program EIR No. ENV-2020-6762-EIR reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation the environmental conditions a part of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

Per the Biologist's Statement of Biological Resources dated January 13, 2023, the project site occurs in a Very Low I Residential zone and currently supports a grove of fruit trees and a single-family residence. Adjacent and nearby land consists of low-density residential developments. The project site will not remove or possibly affect any

of the biological resources since no biological resources were found on the site. Based on a site visit on August 18, 2022, the site does not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Program EIR ENV-2020-6762-EIR.”

LOD at pages 20-21

As demonstrated above, the City is relying on the Program EIR for the City’s Housing Element as the environmental clearance document for the Project, which was certified in November of 2021 with an Addendum adopted in June of 2022. However, the City has undertaken no site-specific analysis of the environmental impacts of the Project. This is a fatal flaw.

The AA failed to provide substantial evidence or even a fair argument that reliance on the Housing Element Program EIR (“Program EIR”) is appropriate. In general Program EIRs for housing elements do not adequately address site-specific housing projects because they often lack the necessary detail to evaluate and mitigate the specific impacts of individual housing projects. In fact, as noted on page 4-3 of the Program EIR, this “EIR addresses citywide housing development with a variety of projects spread over a period of eight years.” An examination of the Project Description<sup>10</sup> in the Program EIR and the Program EIR as a whole, shows that it fails to identify the specific housing sites or to consider site-specific impacts. Rather it addresses impacts on a City-wide basis and applies “to the entire geographic area located within the boundaries of the City of Los Angeles (City), which encompasses 467 square miles.”<sup>11</sup>

Regardless whether a proposed subsequent activity is determined to be a new, related project, or an expansion/modification of an existing project, when a program EIR is used to avoid preparing subsequent EIRs, the City must examine site-specific program activities in light of the program EIR to determine whether an additional environmental document must be prepared.<sup>12</sup> If a subsequent activity under a program may have (site-specific) environmental impacts that were not fully evaluated in the Program EIR, a new initial study must be prepared, leading to either an EIR or a negative declaration.<sup>13</sup> If the City finds that a subsequent (site-

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<sup>10</sup> Project Description Chapter available at: [https://planning.lacity.gov/eir/HEU\\_2021-2029\\_SEU/deir/files/3\\_Project%20Description.pdf](https://planning.lacity.gov/eir/HEU_2021-2029_SEU/deir/files/3_Project%20Description.pdf)

<sup>11</sup> Housing Element DEIR page 3-1

<sup>12</sup> CEQA Guidelines § 15168(c)

<sup>13</sup> CEQA Guidelines § 15168(c)(1)

specific) activity will not create any new effects or require mitigation measures that were not discussed in the Program EIR, the agency can approve the activity as being "within the scope" of the project covered by the Program EIR, and no new environmental document will be required.<sup>14</sup>

The CEQA Guidelines state that where subsequent activities under a program involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR.<sup>15</sup> **The City has failed to do this or to provide any substantial evidence to the public in support of the contentions that the Program EIR adequately described or analyzed the proposed Project for the purposes of CEQA.**

For a Program EIR to serve as a site-specific EIR for a subsequent activity, the impacts of the activity must have been examined at a sufficient level of detail in the Program EIR to evaluate and mitigate the potential site-specific impacts of the future activity.<sup>16</sup> This means that a Program EIR must be "sufficiently comprehensive and specific" to cover the detailed impacts of later projects, which is often not the case for broad housing elements and is definitely not the case for the City's Program EIR which fails to address the site-specific impacts of the proposed Project. The City's Housing Element EIR was not "sufficiently comprehensive and specific" to cover the detailed impacts of the Project at issue.

Later activities must be examined in light of the Program EIR to determine whether an additional environmental document must be prepared. If the Program EIR does not contemplate the specific details of a subsequent project, further CEQA review is required.<sup>17</sup>

Where "a later proposal is not 'either the same as or within the scope of the project ... described in the program EIR,' then review of the proposal is not governed by section 21166's deferential substantial evidence standard. [Citations.] Instead, under ... section 21094, the agency is required to apply a more exacting standard to determine whether the later project might cause significant environmental effects that were not fully examined in the initial program EIR." (*San Mateo Gardens, supra*, 1 Cal.5th at p. 960, 207 Cal.Rptr.3d 314, 378 P.3d 687 *citing Sierra Club supra*, 6 Cal.App.4th at p. 1321, 8 Cal.Rptr.2d 473; CEQA Guidelines, § 15168, subd. (c)(5).)<sup>18</sup>

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<sup>14</sup> CEQA Guidelines § 15168(c)(2)

<sup>15</sup> CEQA Guidelines § 15168(c)(4)

<sup>16</sup> CEQA Guidelines § 15152(f); see also CEQA Guidelines § 15168(c)(5)

<sup>17</sup> CEQA Guidelines § 15168. Program EIR

<sup>18</sup> *Save Our Access v. City of San Diego* (2023) 92 Cal.App.5th 819, 859

A Program EIR for a housing element, such as the City’s Program EIR, which addresses broader planning issues, does **not** provide the detailed analysis needed for site-specific projects. Since the Program EIR did not evaluate the later activities (i.e. the proposed Project) in sufficient detail, additional environmental review is required. While a Program EIR can streamline the environmental review process, in this case the referenced Program EIR does not provide the detailed analysis required for this site-specific housing project. This necessitates additional environmental review to ensure that the specific impacts of the Project are adequately evaluated and mitigated.

**III. THE PROJECT WILL HAVE IMPACTS NOT ADDRESSED IN THE HOUSING ELEMENT EIR**

The need for additional environmental review for the proposed Project is highlighted by the fact that it will have significant impacts not addressed in the Program EIR, including but not limited to significant historic resource and agricultural resource impacts.

**A. Historic Resource Impacts**

CEQA Guidelines §15064.4 states in part:

**15064.5. DETERMINING THE SIGNIFICANCE OF IMPACTS TO ARCHAEOLOGICAL AND HISTORICAL RESOURCES**

- (a) For purposes of this section, the term “historical resources” shall include the following:
  - (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).
  - (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
  - (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic,

agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

As noted on page 2 of the Staff Report<sup>19</sup>:

The Bothwell Ranch located on the project site has been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, local register, and was found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. However, on June 28, 2022, the Los Angeles City Council acted on the consideration of inclusion of the Bothwell Ranch in the list of Historic-Cultural Monuments and found that the subject property does not conform with definition of a monument pursuant to LAMC Section 22.171.7 of the Los Angeles Administrative Code.

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<sup>19</sup> The Staff Report available at: [https://planning.lacity.gov/plndoc/Staff\\_Reports/2024/08-15-2024/VTT\\_83927.pdf](https://planning.lacity.gov/plndoc/Staff_Reports/2024/08-15-2024/VTT_83927.pdf)

Council's decision was based on a letter from Councilman Blumenfield<sup>20</sup> stating that:

Aerial photographic evidence in the record shows that the Bothwell Citrus Grove was fully demolished and replanted sometime between 1980 and 1985. Due to the fact that the existing citrus grove was not planted prior to 1945, which is the year that the period of significance ended for citrus groves, the site does not meet the criteria to be designated a historic cultural monument nor included in the list of Historic-Cultural Monuments.

However, as noted in the Staff Report to the Cultural Heritage Commission that recommended approval of monument status,<sup>21</sup> the identified period of significance is 1926 until 2016, and the property was deemed significant as exemplifying a significant broad cultural, economic or social history of the area, *not for the individual trees*:

Bothwell Ranch meets one criteria under the Cultural Heritage Ordinance: it “exemplifies significant contributions to the broad, cultural, economic, or social history of the nation, state, city or community” as one of the last remaining commercial citrus groves in the San Fernando Valley, representing a significant remnant of the region’s agricultural roots and a once-integral element of the local economy. Agriculture, particularly citrus growing, historically dominated the Valley and other parts of Los Angeles, and played a key role in Southern California’s development and promotion.

The period of significance is 1926 until 2016, to reflect when the property was in operation as a commercial citrus orchard.

Bothwell Ranch was identified through the citywide historic resources survey, SurveyLA, as eligible for listing under the local, state, and national designation programs as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.

Bothwell Ranch on the Project site was thus found by the Cultural Heritage Commission to be significant based on the same criterion as California Register Criterion 1: “Association with events that have made a significant contribution to the broad patterns of local or regional

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<sup>20</sup> See PLUM Report available at: [https://clkrep.lacity.org/onlinedocs/2019/19-0782\\_rpt\\_PLUM\\_1\\_06-21-22.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0782_rpt_PLUM_1_06-21-22.pdf)  
Councilman Blumenfield’s letter is available at:  
[https://clkrep.lacity.org/onlinedocs/2019/19-0782\\_misc\\_06-21-22.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0782_misc_06-21-22.pdf)

<sup>21</sup> Staff Report to Cultural Heritage Commission dated November 7, 2019 available at:  
[https://clkrep.lacity.org/onlinedocs/2019/19-0782\\_misc\\_11-21-2019.0001.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0782_misc_11-21-2019.0001.pdf)

history or the cultural heritage of California or the United States (Criterion 1).”<sup>22</sup> This is also the same as National Register Criterion A: “Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).”<sup>23</sup>

The Deputy Advisory Agency apparently assumed that the City Council’s politically infused decision not to deem the property a Historic Cultural Monument (“HCM”) ended the historic resource discussion. Not so.

The property is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Agriculture for its association with the once-dominant citrus industry in Los Angeles as the last operating commercial orange grove in the San Fernando Valley, Criterion A in the area of Entertainment for its association with the entertainment industry as the location of the first live outdoor dramatic color television broadcast, and Criterion B in the area of Recreation for its association with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell.

Under Criterion A in the area of Agriculture, Bothwell Ranch is associated with the once-dominant citrus industry in Los Angeles as the last operating commercial orange grove in the San Fernando Valley. Spurred by the construction of the Owens Valley aqueduct and the annexation of the San Fernando Valley into the city of Los Angeles, citrus production came to be part of the region’s cultural identity. Bothwell began tending to the orange groves at Bothwell Ranch in 1926, a time when citrus was the most important cash crop in Los Angeles. Enduring encroaching development that substantially reduced the agricultural industry of the San Fernando Valley following the end of World War II, Bothwell Ranch continued to operate as a commercial orange grove for a total of 90 years under ownership of the Bothwell family and was already recognized in the 1970s as one of the last of its kind.

Under Criterion A in the area of Entertainment, Bothwell Ranch is associated with the entertainment industry as the location of the first live outdoor dramatic color television broadcast. Color television was still a novelty in the 1950s and television studios were looking for new ways to entice audiences into making the transition from black and white. In addition to airing largescale color productions, NBC produced an anthology drama series called Matinee Theater that was presented daily, live and in color from a studio. In 1955, director Alan Neuman wanted to push the boundaries of this burgeoning film technique and proposed an episode of Matinee Theater filmed on location. Writer Sylvia Richards recommended Bothwell Ranch as the location and prepared a script about a struggling orange rancher for the episode “All the Trees in the Field,” which featured cameos from Bothwell and his wife Ann. Following the airing of the episode, newspapers heralded this achievement in television, predicting that this would allow for future stories to be told in color outside the confines of a studio.

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<sup>22</sup> California Register Criteria are available at: [https://ohp.parks.ca.gov/?page\\_id=21238](https://ohp.parks.ca.gov/?page_id=21238)

<sup>23</sup> National Register Criteria are available at: [https://ohp.parks.ca.gov/?page\\_id=21237](https://ohp.parks.ca.gov/?page_id=21237)

Under Criterion B in the area of Recreation, Bothwell Ranch is associated with prominent rancher, yell king, and vintage vehicle collector Lindley F. Bothwell. Bothwell lived a storied life that was well documented in newspapers since his time as a popular yell king as a student at USC until his death. Most notably, Bothwell was recognized for his hobby of collecting and even racing vintage vehicles, amassing a collection considered to be one of the largest in the world. To house his collection, Bothwell constructed several storage sheds and two-story garages at Bothwell Ranch that are still extant. Bothwell, as president of the Horseless Carriage Club, would often organize meets to showcase his collection. In 1949, he entered his 1913 Peugeot in the Indianapolis 500, not with the intention of winning but to showcase its power. Bothwell Ranch would serve as the site of large fundraisers for politicians and local organizations centered around visitors paying a fee to view Bothwell's collection. It is the most important property related to Bothwell's life and directly related to both the work and hobby for which he was known.

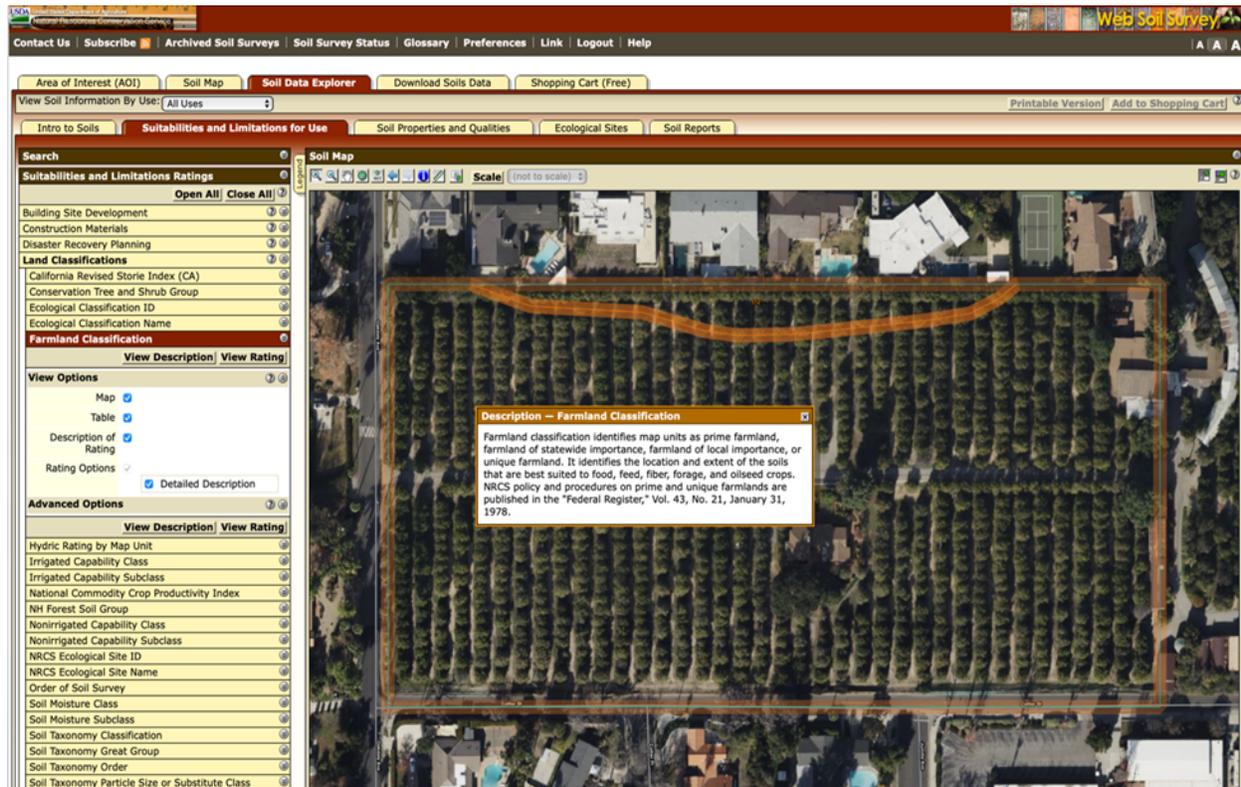
The period of significance is 1926, when Bothwell began managing the property as a commercial orange grove, to 2016, when operations at the grove ceased following the death of Bothwell's widow, Ann. Though the significance of Bothwell Ranch stretches back over 50 years to 1926, the property satisfies Criteria Consideration G as the year 2016 provides a clear cut-off date encompassing the extent of Bothwell Ranch's role as the last commercial citrus grove in the San Fernando Valley, operated continuously under the Bothwells for 90 years.

The Housing Element EIR certainly did not analyze the destruction of this unique historic resource. A site-specific environmental document for the Project therefore must be prepared and should address the potential historic resource impacts of the Project.

## **B. Agricultural Impacts**

Both the City's and the State CEQA Guidelines environmental impact checklists address impacts to agricultural resources. CEQA Guidelines Appendix G: Environmental Checklist Form, item IIa asks whether a project will: "Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?"

Not only does the City's ZIMAS website identify the Project site as Prime Farmland, but as shown in **Figure 1**, the United States Department of Agricultural ("USDA") also identifies the Project site as "prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland."



**FIGURE 1: USDA Designation of Farmland Status of Project Site**  
Source: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

The EIR for the Housing Element did NOT address agricultural impacts. As noted on page 1-8 of the Draft EIR for the Housing Element, given the City-wide nature of the EIR, the Initial Study for the Housing Element mistakenly concluded “Agricultural and Forestry Resources: All the potential impacts associated with agricultural resources and forest land resources would be less than significant under the Housing Element Update and Safety Element Update.”

The proposed Project would result in the conversion of the San Fernando Valley’s last commercial orange grove to residential use and the loss of 1,137 orange trees.<sup>24</sup> The proposed Project would result in the loss 14 acres of cultivated farmland and would convert 612,868 square feet of Prime Farmland to non-agricultural uses. This is a significant impact under CEQA which was not addressed in the Program EIR for the Housing Element. Subsequent environmental review is thus required to address both Project and cumulative impacts to farmland.

<sup>24</sup> <https://www.dailynews.com/2023/11/27/san-fernandos-valleys-last-commercial-orange-grove-is-set-to-lose-1100-trees/>

#### IV. THE VTT'S ENVIRONMENTAL FINDINGS ARE NECESSARILY FLAWED

The Subdivision Map Act (Gov. Code, §§ 66410- 66499.37) mandates denial of a tentative map if “the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.” Govt. Code § 66474(e); Govt. Code § 66474.61(e)<sup>25</sup>; *Carson Harbor Village, Ltd. v. City of Carson* (2015) 239 Cal.App.4th 56, 63. In *Topanga Ass’n for a Scenic Community v. County of Los Angeles* (1989) 214 Cal.App.3d 1348, the court ruled that Government Code Section 66474(e), which requires a governmental agency to deny a map application if the agency finds that subdivision design or improvements are likely to cause substantial environmental damage, provides for an environmental review separate from and independent of CEQA. The court stated as follows:

“Appellants argue that elimination of their CEQA causes of action does not foreclose an environmental challenge to the approval of the project because the Subdivision Map Act, in Government Code section 66474, subdivision (e), provides for environmental impact review separate from and independent of the requirements [of the CEQA. **We agree.** [T]he finding required by section 66474, subdivision (e) **is in addition to** the requirements for the preparation of an environmental impact report or a negative declaration pursuant to the CEQA. (59 Ops.Cal.Atty.Gen. 129, 130 (1976).)” *Topanga* at 1355–56, emphasis added.

Moreover, the court noted that:

“The term ‘substantial environmental damage’ as used in subdivision (e) of section 66474 of the Government Code is the equivalent of ‘significant effect on the environment;’ which is defined in section 21068 of the Public Resources Code as ‘a substantial, or potentially substantial, adverse change in the environment.’ (68 Ops.Cal.Atty.Gen. 108, 111, fn. 2 (1985).)” *Topanga* at 1356, fn. 3.

The Deputy Advisory Agency made the following finding when it approved the VTT.

*(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.*

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. A Biologist's

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<sup>25</sup> Govt. Code § 66474.61(e), which contains identical language to Govt. Code § 66474.74(e), is applicable to the City of Los Angeles because it has a population of more than 2.8 million.

Statement of Biological Resources dated January 13, 2023, was submitted to the file, indicating the project site occurs in a Very Low I Residential zone and currently supports a grove of fruit trees and a single-family residence. Adjacent and nearby land consists of low-density residential developments. The report stated the project site will not remove or possibly affect any of the biological resources since no biological resources were found on the site. Based on a site visit on August 18, 2022, the site does not provide a natural habitat for either fish or wildlife.

As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.”

LOD at page 24.

As part of its tract map review, the City was required to analyze the same impact issues as CEQA, but it failed to do so. The City only briefing discussed the biological resources issues associated with the Project. The City did not address the site specific environmental impacts associated with the Project including, but not limited to, historic and agricultural resources that were not analyzed in the Program EIR for the Housing Element. As a result, the VTT finding is necessarily flawed.

**V. THE CONDITIONS OF APPROVAL DO NOT MANDATE THE DESCRIBED PROPERTY DONATION**

The Project is described as including the preservation of the two westernmost lots, to be donated in fee to a public agency and the construction of 1,178 square foot caretaker's residence. This needs to be included as a requirement in the Conditions of Approval.

The Zoning Administrator Adjustment Findings, for example, state in part:

**A. Site characteristics or existing improvements make strict adherence to zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulation**

This subdivision grant also include 20 percent reductions in the side yard for proposed Lot 23 (*preservation lot to be donated to the Mountain Regions and Conservation Authority ("MRCA")*), and for the front yard setbacks for properties in the RA-1 Zone. Strict

adherence to the Zoning regulations would require a 10-foot side yard setback for Lot 23, and 25-foot front yards. The subdivision allows an 8-foot side yard setback for Lot 23 and 20-foot front yard setbacks for the lots that will be developed with single-family homes.

This dedication to the MRCA is referenced on multiple different pages of the Letter of Determination. The requirement for the described dedication must therefore be made a mandatory Condition of Approval.

## **VI. CONCLUSION**

The VTT cannot be approved because the City has failed to undertake site-specific review of the impacts associated with the Project. While the City may tier off the Housing EIR in order to streamline its analysis as provided for under CEQA, it cannot avoid undertaking additional environmental analysis altogether. The site-specific impacts associated with historic and agricultural resources were not addressed in the Housing Element EIR and there are unique impacts associated with this Project that must be analyzed, disclosed and mitigated. Moreover, the VTT's environmental findings are flawed because the City is relying on a deficient environmental clearance document for the Project. As a result of the foregoing, the appeal must be granted.

Thank you for your consideration of this matter. I may be contacted at [jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com) if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name being the most prominent.

Jamie T. Hall



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: **MAR 07 2025**

Case No.: VTT-83927-HCA-1A

Council District: 3 – Blumenfield

CEQA: ENV-2020-6762-EIR

Plan Area: Encino-Tarzana

Related Cases: VTT-83927-HCA; ZA-2023-2170-ZAD-ZV-ZAA;

ZA-2023-2170-ZAD-ZV-ZAA-1A

**Project Site:** 5300 North Oakdale Avenue

**Applicant:** Oakdale Estates, LLC  
Borstein Enterprises

**Appellants:** West Valley Alliance for Optimal Living

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 45 days, mandated by Government Code Sec. 66452.5(c)(1), of the California Subdivision Map Act. Pursuant to Government Code Sec. 66452.5(c)(1) and Los Angeles Municipal Code Section 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 CPC is deemed denied and the determination of the Deputy Advisory Agency, dated December 20, 2024, shall stand. The Advisory Agency's determination approved Vesting Tentative Tract Map No. 83297 (map date-stamped June 7, 2024) located at 5300 North Oakdale Avenue, 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, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots.

Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council and the decision of the City Planning Commission will become final and effective upon the close of the 10-day appeal period. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; or 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE: MAR 17 2025**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Advisory Agency Determination dated December 20, 2024, Appeal Filing Procedures

cc: Heather Bleemers, Senior City Planner  
Michelle Carter, City Planner  
Stephanie Escobar, City Planning Associate

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

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CALIFORNIA



KAREN BASS  
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: December 20, 2024

Appeal Period Ends: January 6, 2025

Oakdale Estates, LLC (O,A)  
Borstein Enterprises  
11766 Wilshire Boulevard, Unit 820  
Los Angeles, CA 90025

Sarah Golden (R)  
Rosenheim & Associates, Inc.  
21600 Oxnard Street, Unit 630  
Woodland Hills, CA 91367

Vesting Tentative Tract Map No.: VTT-83927  
Related Case ZA-2023-2170-ZAD-ZV-ZAA  
5300 North Oakdale Avenue  
Community Plan: Encino-Tarzana  
Zone: RA-1  
Council District: 3 – Bob Blumenfield  
CEQA : ENV-2020-6762-EIR

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 83297 (map date-stamped June 7, 2024) located at 5300 North Oakdale Avenue, 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, 20 percent reduction in front yard and side yard setback requirements and three (3) model home lots. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding these conditions should be directed to Quyen Phan of the Permit Case Management Division Section via [quyen.phan@lacity.org](mailto:quyen.phan@lacity.org).*

1. That, along Oakdale Avenue adjoining the subdivision, an 8-foot wide strip of land be dedicated to complete 33-foot half right-of-way in accordance with Collector Street standards of LA Mobility Plan 2035.
2. That, along Collier Street adjoining the subdivision, a 30-foot wide strip of land be dedicated to complete 30-foot half right-of-way in accordance with Local Street standards and a 15-foot radius property line return or a 10-foot by 10-foot corner cut at the intersection with Oakdale Avenue.
3. That, along Corbin Avenue adjoining the subdivision, a variable width strip of land be dedicated at the terminus to complete an unsymmetrical cul-de-sac on an alignment satisfactory to the Valley Engineering District Office.
4. That a minimum 44-foot wide private street easement be provided for the proposed private street, including a 39-foot radius property easement cul-de-sac at the terminus and 15-foot radius property easement returns at the intersection with Oakdale Avenue all on alignments satisfactory to Valley District Engineering Office.
5. That private sidewalk easements across the driveways be provided for ADA compliant driveways.
6. That sanitary sewer easement be dedicated full-width of the proposed private street.
7. That, any necessary public drainage easement be dedicated and shown on the final map on an alignment satisfactory to the City Engineer. The need for these easements shall be determined by Valley Engineering District Office.
8. That, the subdivider make a request to the BOE – Valley District Office to determine the capacity of existing sewers in this area.
9. That the private street easement be part of the adjoining lots.
10. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the subdivision and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
11. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations."

12. That a Private Street name be approved and be shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.
13. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer – Valley Engineering District Office:
  - a. Improve Oakdale Avenue being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete a 19-foot wide half roadway.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvements.
  - b. Improve Collier Street being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
    3. Curb ramps at the northeast and southeast corners of the intersection with Oakdale Avenue.
    4. Any necessary removal and reconstruction of the existing improvements.
    5. The necessary transitions to join the existing improvement.
  - c. Improve Corbin Avenue being dedicated and adjoining the subdivision by the construction of the following:
    1. A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    2. Suitable surfacing to join the existing pavement and to complete a roadway/cul-de-sac satisfactory to the Valley District office.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvement.
  - d. Improve the proposed private street adjoining the subdivision by the construction of the following:
    1. Concrete curbs, concrete gutters, and full-width concrete sidewalks.
    2. Suitable surfacing to join the existing pavement and to complete 36-foot wide roadway and a 35-foot curb radius cul-de-sac.
    3. Any necessary removal and reconstruction of the existing improvements.
    4. The necessary transitions to join the existing improvement.

- e. Construct the mainline and house connection sewers to serve the development.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

14. Prior to clearance of the subdivision by the Grading Division for final recordation, the owner shall file a notarized affidavit with the Office of the Los Angeles County Recorder, regarding the designation of lots 22 and 23 to be historically preserved with no new development, no grading and non-buildable.
15. Except for areas designated to be preserved, the entire site shall be made to conform to the provisions of Chapters 18 and 70 of this Code (7005.9).
16. Conformance with the Zoning Code Section 12.21 CS, which limits the heights and number of retaining walls, will be determined during structural plan check.
17. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed.
18. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
19. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
20. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
21. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
22. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

23. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
24. All new graded slopes shall be no steeper than 2H: 1 V (7010.2 & 7011.2).
25. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
26. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
27. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
28. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
29. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
30. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007. I).
31. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
32. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
33. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
34. A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way,

adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2).

35. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
36. Unsurcharged temporary excavation may be cut vertical up to 4 feet. Excavations over 4 feet shall be trimmed back at a uniform gradient not exceeding 1: 1, from top to bottom of excavation, as recommended.
37. All foundations shall derive entire support from a blanket of properly placed fill, as recommended and approved by the soils engineer by inspection.
38. Foundations adjacent to a descending slope steeper than 3: 1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
39. Buildings adjacent to ascending slopes steeper than 3H: 4V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope but need not exceed 15 feet (1808.7.1).
40. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
41. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
42. Slabs on uncertified fill shall be designed as a structural slab (7011.3).
43. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
44. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
45. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with  $S_I$  greater than or equal to 0.2, the parameter  $S_M I$  determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.

46. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "6.4 Retaining and Screening Walls" starting on page 16 of the 04/26/2022 report.
47. All retaining walls shall be provided with a standard surface back drain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013 .11).
48. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
49. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
50. The structures shall be connected to the public sewer system per P/BC 2020-027.
51. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013 .10).
52. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
53. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
54. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
55. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the

LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

56. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; protection fences; and, dust and traffic control will be scheduled (108.9.1).
57. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
58. No footing/slab shall be poured until the compaction report is submitted and approved by the grading Division of the Department.

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 to schedule an appointment.*

59. Provide affidavits of lot cut from the Land Record Section for all lots shown on the map. If the existing lot boundary was cut after July 29, 1962, a Certificate of Compliance from City Planning shall be required or obtain City Planning approval to waive the requirement for the Certificate of Compliance.
60. Obtain permits for the demolition or removal of existing structures indicated on the map. The accessory structure or use is not permitted to remain on the proposed lot without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition works.
61. The proposed total Residential Floor Area (RFA) shall comply with requirements in LAMC 12.07 C.5 for the proposed Lots 1 through 21 and LAMC 12.21 C.10(b) for the proposed Lot 23. Clearly indicate the method to be utilized for additional 20 percent of the maximum Residential Floor Area. Revise the Map to show compliance to the above requirements or obtain City Planning Approval.

62. The front yard setback for the proposed Lot 1 shall be minimum 25 feet as measured from the exterior wall to the property line along Oakdale Avenue. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
63. The front yard setback for the proposed Lots 2 through 10 shall be minimum 25 feet as measured from the exterior wall to the edge of Private Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
64. The front yard setback for the proposed Lots 11 through 21 shall be minimum 25 feet as measured from the exterior wall to the property lines along Collier Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
65. The side yard setback for the proposed buildings shall be minimum 12 feet based on the proposed heights of the buildings. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
66. The side yard setback for the proposed Lot 1 shall be minimum 12 feet based on the proposed height of the building as measured from the exterior wall to the edge of Private Street and original side property line. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
67. The rear yard setback for the proposed Lot 1 shall be minimum 25 feet as measured from the exterior wall to the property line between the proposed Lot 1 and Lot 2. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
68. The rear yard setback for the proposed Lots 11 through 21 shall be minimum 25 feet as measured from the exterior wall to the edge of Private Street. Revise the Map to show compliance to the above requirement or obtain City Planning Approval.
69. Provide Setback Matrix for the proposed Lots on the map. Revise the Map to show compliance with the zoning requirements or obtain City Planning Approval for the proposed setbacks.
70. Private Street shall comply with Bureau of Engineer (BoE) and Fire Departments requirements.
71. Show all street dedication(s) as required by Bureau of Engineering (BoE) and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication(s). Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is a Historic Monument located in this property.

This property is located in ZI-2438 Equine Keeping Area.

This property is located in Very High Fire Severity Zone.  
This property is located in a Liquefaction Zone.  
This property is located in a Landslide Zone.  
This property is located in Santa Monica Mountains Zone.

A portion of this property is located in Baseline Hillside Ordinance (BHO) and may be required to comply with Hillside Ordinance per LAMC 12.21 C.10.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or [helen.nguyen@lacity.org](mailto:helen.nguyen@lacity.org) to schedule an appointment.

#### **DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information please feel free to contact Park Fees Staff at, (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.*

72. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **DEPARTMENT OF TRANSPORTATION**

*If you have any questions or comments regarding this information please feel free to contact LADOT Staff at, [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org) at your convenience.*

#### **FIRE DEPARTMENT**

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

73. Access for Fire Department apparatus and personnel to and into all structures shall be required.
74. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
75. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
76. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
77. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire Lane Requirements:

- 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
78. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
  79. Site plans shall include all overhead utility lines adjacent to the site.

80. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
81. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
82. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
83. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
84. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
85. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
86. Standard cut-corners will be used on all turns.
87. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
88. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

#### 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- c. This policy does not apply to single-family dwellings or to non-residential buildings.

## FPB #105

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
  - C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
89. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

90. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
91. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
92. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
93. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
94. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
95. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

#### **DEPARTMENT OF WATER AND POWER**

96. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)

#### **BUREAU OF STREET LIGHTING**

97. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Improvement condition added to S-3(c).

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway

apron may require additional or the reconstruction of street lighting improvements as part of that condition.

## **BUREAU OF SANITATION**

98. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

## **URBAN FORESTRY**

99. Native Protected Trees

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

100. Street Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213)847-3077 for tree removal permit information.

### INFORMATION TECHNOLOGY AGENCY

101. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

### DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

102. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 83927 shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum 23 ground lots.
  - c. Front yard designation for Lots 1-10 shall be off Private Street facing south and will provide a front yard setback of 20 feet in lieu of the required 25 feet.
  - d. Front yard designation for Lots 11-21 shall be off Private Street facing north and will provide a front yard setback of 20 feet in lieu of the required 25 feet.
  - e. Lots 11-21 will provide rear yard setbacks ranging from 67 feet to 75 feet.
  - f. Rear yard designation for lots 11-21 shall be off Collier Street and will provide rear yard setbacks ranging from 56 feet to 70 feet.
  - g. Lots 12,16, and 19 will provide detached ADU's approximately 20 feet from the Collier Street property line.
  - h. Lots 1-21 shall provide 10 foot eastern and western setbacks.
  - i. Parking shall be provided in accordance with the Los Angeles Municipal Code.
  - j. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- k. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - l. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
103. Prior to the issuance of the building permit or the recordation of the final map, a copy of the approval for **Case No. ZA-2023-2170-ZAD-ZV-ZAA** shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2023-2170-ZAD-ZV-ZAA is not approved, the subdivider shall submit a tract modification.
104. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
105. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
  - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event that applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## **ENVIRONMENTAL CONDITIONS – MITIGATION MEASURES**

106. The Mitigation Monitoring and Reporting Program in the Program EIR dated November 2021 (Case No. ENV-2020-6762-EIR) shall be enforced through all phases of the project. The applicant shall be responsible for implementing each Mitigation Measure (MM) and shall be obligated to provide certification to the appropriate monitoring and enforcement agencies that each MM has been implemented.

**BUREAU OF ENGINEERING – STANDARD CONDITIONS**

- S-1
- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
  - d. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
  - e. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - f. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - g. That drainage matters be taken care of satisfactory to the City Engineer.
  - h. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - i. That any required slope easements be dedicated by the final map.
  - j. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - k. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting un subdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - l. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - m. That no public street grade exceeds 15%.
  - n. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010
- S-2. That the following provisions be accomplished in conformity with the improvement constructed herein:

- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
  - c. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - d. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - e. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - f. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - g. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct new streetlights: eight (8) on Collier Street., four (4) on Oakdale Avenue and one (1) on Corbin Avenue.

**FINDINGS OF FACT (CEQA)**

The Department of City Planning issued the Program EIR No. ENV-2020-6762-EIR dated November 2021. The Department found that potential negative impact could occur from the project’s implementation due to:

- |                    |                           |
|--------------------|---------------------------|
| Air Quality        | Geology and Soils         |
| Biological         | Resources Noise           |
| Tree Report        | Tribal Cultural Resources |
| Cultural Resources | Wildfire                  |

The Deputy Advisory Agency certifies that Program EIR No. ENV-2020-6762-EIR reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation the environmental conditions a part of the Tract’s approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

Per the Biologist's Statement of Biological Resources dated January 13, 2023, the project site occurs in a Very Low I Residential zone and currently supports a grove of fruit trees and a single-family residence. Adjacent and nearby land consists of low-density residential developments. The project site will not remove or possibly affect any of the biological resources since no biological resources were found on the site. Based on a site visit on August 18, 2022, the site does not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Program EIR ENV-2020-6762-EIR.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 83927 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Very Low I Residential and RA zoning of the site. The proposed use is permitted in the designated zones. The proposed project will remove a portion of the citrus orchard and remove the following structures: one 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four 3,917 square-foot garages with a shed, one 2,020 square-foot garage with ramp and one open shed for a total of 10 structures.

The proposed project involves the merger and re-subdivision of four parcels into 23 ground lots for the construction of 21, two-story single-family residences, one caretaker's residence. The applicant has filed a concurrent request for the following the applicant has filed a concurrent request for the Zoning Administrator to permit the following: 1) Zoning Administrator's Determination to permit an eight-foot tall fence along the northern, southern, and western edges of the project site pursuant to LAMC Section 12.24.X.7; 2) a Zoning Administrator's Adjustment to permit a 20 percent side yard reduction for Lots 1-21 pursuant to LAMC Section 12.28.A; and 3) a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer, and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map is for the merger and re-subdivision of four parcels into 23 ground lots for the construction of 21, two-story single-family residences, and one caretaker's residence.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Encino-Tarzana Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zone.

The subject property is RA corresponding to Very Low I Residential land use designation and permits single-family residential uses on the property. The proposed single-family homes are contingent upon approval of Case No. ZA-2023-2170-ZAD-ZV-ZAA.

Therefore, the Vesting Tentative Tract Map, for the merger and re-subdivision of land to create 23 ground lots and 21 single-family homes, is allowable under the zone and the land use designation, and will be consistent with the General and Community Plans. The request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. The project site is not governed by a specific plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map. The project is located within an Outside Flood Zone, Special Grading Area and Liquefaction area.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The subject property is comprised of four parcels resulting in a through lot with 612,868 square feet of lot area with a depth of approximately 1,300 feet and having a frontage of approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue. The subject property is currently occupied with the Bothwell Ranch which currently contains a citrus orchard and the following structures: one 2,683 square-foot vacant single-family house, a 9,028 square-foot caretaker unit, a 609 square-foot office, a 2,680 square-foot garage, a 800 square-foot garage, four 3,917 square-foot garages with a shed, one 2,020 square-foot garage with ramp and one open shed for a total of 10 structures.

The subject site is zoned RA-1 in the Encino-Tarzana Community Plan Area with a Very Low I residential land use designation.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. The proposed development is an allowable use under the RA Zone.

The subject site is located within an Equine Keeping in the City of Los Angeles Zone and Modifications to SF Zones and SF Zone Hillside Area Regulations Zone.

River Implementation Overlay District RIO (ZI-2358), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498 and LAMC 16.02.1). The site is located 11.85 kilometers from the Malibu Coast Fault. The project is located within an Urban Agricultural zone, Special Grading Area and Outside Flood Zone. The project is not located within a Liquefaction area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.**

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Encino-Tarzana Community Plan designates the site for Very Low I Residential land uses. The site is zoned RA-1 and is consistent with the range of zones under the corresponding land use designation. The proposed single-family homes are contingent upon approval of the grant herein. As such, the construction of the proposed uses on the project site would be consistent with the land use designation of the site and the applicable zoning of the site.

The project site is located in a suburban area within the Encino-Tarzana Community Plan area. Properties to the north abutting the subject site, properties to the east abutting the subject property and properties to the east, across Oakdale Avenue are zoned RA-1 with a land use designation of Very Low I Residential and developed with single-family homes. Properties to the south across Collier Street are zoned RA-1 and [Q]PF-1XL with land use designations Very Low I Residential and Public Facilities and developed with single-family homes and the CHIME Institute's Schwarzenegger Community School located 19722 Collier Street.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

(e) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. A Biologist's

Statement of Biological Resources dated January 13, 2023, was submitted to the file, indicating the project site occurs in a Very Low I Residential zone and currently supports a grove of fruit trees and a single-family residence. Adjacent and nearby land consists of low-density residential developments. The report stated the project site will not remove or possibly affect any of the biological resources since no biological resources were found on the site. Based on a site visit on August 18, 2022, the site does not provide a natural habitat for either fish or wildlife.

As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

(f) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the project is located within an Outside Flood Zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project has been determined to be statutorily exemption from CEQA which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public health problems.

(g) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Map Nos. 2164-008-001, 2164-007-005, 2164-008-006, and 2164-008-007. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and

improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

**ZONING ADMINISTRATOR ADJUSTMENT FINDINGS (FRONT AND SIDE YARDS)  
PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTIONS 17.03A AND  
12.28.C.4.**

- A. SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

This subdivision grant also include 20 percent reductions in the side yard for proposed Lot 23 (preservation lot to be donated to the Mountain Regions and Conservation Authority ("MRCA")), and for the front yard setbacks for properties in the RA-1 Zone. Strict adherence to the Zoning regulations would require a 10-foot

side yard setback for Lot 23, and 25-foot front yards. The subdivision allows an 8-foot side yard setback for Lot 23 and 20-foot front yard setbacks for the lots that will be developed with single-family homes.

Site characteristics and existing improvements necessitate the request to reduce required front and side yards, observing these setbacks would be impractical for the project. The project retains the existing structure on Lot 23. The existing building is sited 8 feet from the lot line adjoining proposed Lot 10. A 20 percent side yard reduction allows for the maintenance of an approximately 42-foot buffer along Oakdale Avenue, which will include two rows of citrus trees. Yard requirements are in place to assure that development retains an appropriate scale allowing for open space and building separation. The reduced side yard allows for additional open space along the public right-of-way, where the side yard will not be visible from the public street, but only visible from the Private Street bisecting the subject property, thereby conforming to the intent of the zoning regulations.

With regard to the front yard setback reductions, the site is constrained both by the site's long rectangular shape and the preservation of 180, 834 square feet of open space on the east side of the subject property. To accommodate the density, the proposed lots for the residential development are narrow and deep. The RA-1 Zone requires front yards to be 20 percent of the depth of the lot with a maximum of 25 feet required. In this instance, the depth of the lot requires 25-foot front yards. Additionally, the yards are measured from the edge of the sidewalk abutting the Private Street, however, the Private Street consists of easements from Lots 1-21. Homes are setback approximately 50 feet from their front lot lines. The narrow and deep nature of the lots and the provision of the Private Street create unique site constraints that render the provision of 25-foot front yards, which would be impractical for this development. It requires front yard reductions for the lots fronting the private street and for the three lots along Collier Street. With the reductions in the front yards, the project would meet the intent of zoning regulations to provide open space and to maintain the scale of development relative to adjacent properties.

This reduction allows for the homes on the north side of the Private Street to step five feet further from the abutting homes on Linett Street, allowing for additional privacy for the Linett Street neighbors. The reduction on the south side of the subject property allows for the homes to step five feet further from Collier Street, allowing for the provision of a landscape buffer between the fences to be provided along Collier Street and the sidewalk within the public right-of-way. These yard reductions are along the Private Street, which will be secured and accessed only by project residents and guests and imperceptible from the public right of way.

The front yard requirements in the RA-1 Zone are based on the depth of the lot, requiring 20 percent of the depth of the lot for the front yard with a maximum of 25 feet. Due to the configuration of the proposed lots, which are narrow and deep, the maximum front yard of 25 feet is required for each site. However, it is not inherently inconsistent with the Zoning to provide a 20-foot front yard, as it would be permissible and consistent with the RA-1 Zone for a lot with a depth of 100 feet.

Adjacent to the public right-of-way along Oakdale Avenue, there is approximately 52 feet from the property line to the homes on Lots 1 and 11, respectively. Along Collier Street, aside from the Accessory Dwelling Units setback 20 feet from the south property line on three of the proposed lots, and subject to the request for a 20 percent reduction in required front yards as Lots 11-21, are through lots. All homes are setback a minimum of 56 feet, consistent with the RA-1 Zone requirements.

Yard requirements assure uniform development of an appropriate scale and the provision of open space. The front yard reductions requested allow for uniform development within the secured community while maintaining appropriate scale relative to the surrounding uses and providing enhanced open space along the public rights-of-way as well as adjacent to neighboring properties on Linnet Street. Furthermore, as previously mentioned, regulations of the RA-1 Zone do not have minimums feet requirements for front yards. The 20 percent reduction responds to the configuration of the lots which are narrow and deep, with the reduction in required yards making way for additional landscape buffer along Collier Street. It also allows for homes to be placed further away from abutting properties on Linnet Street. The Project would still conform to the intent of the zoning regulations, providing a uniform and landscaped view from the public right-of-way and assuring an appropriate scale of development relative to the homes abutting the Project to the north.

- B. THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD OR THE PUBLIC HEALTH, WELFARE AND SAFETY.

The proposed project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The Community Plan encourages the development of new housing to meet the diverse economic and physical needs of the Community Plan area. The proposed Project is located on a site that is zoned RA-1 and permits a density of one unit per every 17,500 square feet of net lot area. As such, the subject property, which consists of 612,868 square feet of Lot Area, could accommodate a maximum of 35 single-family homes, consistent with the requirements of the RA-1 Zone. The proposed Project which consists of single-family infill development within a single-family neighborhood, includes 23 ground lots and 21 single-family homes. The project proposes a density well below what would be permitted within the subject zone. Additionally, the project will improve the surrounding public right-of-way consistent with the Mobility 2035 Plan Goals, Objectives, Policies, and standards. Specifically, and as described further below, the proposed project has been designed with due regard to the surrounding development and is compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

With regard to location, the proposed project is inherently compatible with surrounding uses and will not adversely affect or degrade adjacent properties or the surrounding neighborhood, or public health, welfare, and safety. The proposed Project is single-family infill development, surrounded by single-family homes and a charter school. The project has been sited such that ingress and egress to the homes will be off a Private Street that intersects with Oakdale Avenue where there is currently an existing driveway. Additionally, the request for reduced yards is primarily internal to the site, with the request for reduced yards isolated to the front yards along the Private Street, one internal side yard, and three Accessory Dwelling Units adjacent to Collier Street. The reduced yards are located such that there will be no negative impact on surrounding properties, but rather, the reduced yards allow for the homes to be located further from adjacent single-family development to the north and from Collier Street to the south, allowing for added privacy for neighboring properties to the north, and additional landscape buffer to the south. Three Accessory Dwelling Units will be single-story, and located 20 feet from the property lines along Collier Street. They will be shielded from view by both a landscape buffer and a solid block wall. Thus, neither the project with the front and side yard reductions will adversely affect the surrounding neighborhood.

With regard to size, the project brings 21 single-family homes that are consistent with the RA-1 Zone requirements related to Residential Floor Area. As such, no deviations to permit additional Floor Area on any of the proposed lots are requested. The homes will range in size from 4,819 square feet to 5,136 square feet plus an Accessory Dwelling Unit ranging from 367 square feet to 503 square feet. The homes will be placed on lots ranging in size from 17,515 square feet to 28,615 square feet, consistent with the requirements of the RA-1 Zone.

The front and side yard reductions do not allow for any additional density or floor area on the site, but, rather allow for the homes to be located closer to the Private Street, affording additional landscaping on Collier Street and added privacy for neighboring homes to the north. The requested yard reduction accounts for existing improvements to remain as part of the dedication of 180,834 square feet to the MRCA. Thus, the project would be consistent with the requirements of the Zone and will be inherently compatible with surrounding uses. The project would not adversely affect or degrade surrounding neighbors that include single-family homes in the RA-1 Zone and a school, and the neighborhood as a whole.

With regard to height, the project proposes 21 two-story single-family homes with maximum heights of 31-feet, 10-inches. This is consistent with the height regulations of the RA-1 Zone, which permits a maximum height of 36 feet. Furthermore, the reduced yards requested allow the homes to locate further from neighboring properties and the public right-of-way. Additionally, a block wall and landscaping will further shield the proposed homes from view from the public right-of-way. The project proposes building heights consistent with the RA-1 Zone and will utilize the yard reduction to site the buildings closer to the Private Street and farther from the adjacent homes to the north, and further away from Collier Street to the south. The height of the proposed Project will not adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

With regard to operations, the project's design will be compatible with surrounding uses. A preservation lot that totals 180,834 square feet of open space will be preserved on-site and dedicated to the MRCA. The project will also provide two rows of citrus trees along Oakdale Avenue, maintaining a significant amount of open space on-site. Additionally, the site has been planned to preserve and enhance the pedestrian environment, with all ingress and egress for the 21 proposed homes off a Private Street that will intersect with Oakdale Avenue, where an existing driveway presently exists. The Private Street will be secured and each home will have a minimum of three off-street parking spaces within attached garages. Additional guest parking will be available on both sides of the proposed Private Street. Additionally, the homes will be buffered from the street with landscape buffers along both Oakdale Avenue and Collier Street. The project improves Collier Street and Oakdale Avenue such that the existing street trees can be maintained while providing new sidewalk, curb, and gutter. The operations of the project are consistent with single-family development. Furthermore, the project has been designed with ample parking, open space, and the homes sited with due regard for the surrounding uses and the public right-of-way. As such, the operations of the proposed Project will not adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

Further, the project has no *significant features*, which would adversely affect or degrade surrounding neighbors or the neighborhood as a whole. The requested yard reduction would allow the proposed homes to be sited further from adjacent neighbors and the public right-of-way. Additionally, the project is consistent with the RA-1 Zone, being consistent with surrounding development that consists of single-family homes within the RA-1 Zone along with a school. The project will enhance the built environment with street improvements and extensive landscaping, and has been designed to maintain existing protected trees on-site. Furthermore, the project offers 180,834 square feet of preserved open space to be dedicated to the MRCA, maintaining and enhancing this portion of the site and bringing benefit to the community. The project has no significant features that will adversely affect or degrade surrounding neighbors or the neighborhood as a whole.

Lastly, the project will not adversely affect or degrade the public health, welfare or safety. The project enhances the pedestrian environment along Oakdale Avenue and Collier Street improving them with a sidewalk, curb, and gutter. No new driveways are proposed. Additionally, the Corbin Avenue terminus will be improved with a hammerhead turnaround for vehicles, including emergency vehicles, enhancing safety in the immediate area. The project has also been designed to be sustainable, as each home will be equipped with solar panels, and water preserving cisterns. These homes will be designed to conform to applicable green building code provisions. Furthermore, the Applicant will pay all applicable impact fees. Therefore, the project will not adversely affect or otherwise degrade public health, safety, and welfare.

C. THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

The project with the requested side yard and front yard reductions would substantially conform with the purpose, intent and provisions of the General Plan and Community Plan.

The General Plan includes a Framework Element which is the organizing element of the General Plan guiding development in the City of Los Angeles through its purposes, policies, and programs, further implemented by each individual element of the General Plan, including the following elements which are applicable to the proposed Project, the Housing Element, Transportation Element and Land Use Element. As set forth below, the Project is consistent with the goals, objectives, and policies of each of the aforementioned elements and as such is consistent with the General Plan.

#### **The Framework Element**

The Framework Element of the General Plan was adopted by the City of Los Angeles in December of 1996 and re-adopted in August 2001. The Framework Element is the organizing element that provides guidance on policy issues for the entire City of Los Angeles. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The project is consistent with the following applicable Goals, Objectives, and Policies set forth in the Framework Element.

Goal 3A of the General Plan Framework Element is, *"A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural sources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city."*

- Objective 3.1 of that Goal is, *"Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors."*

The proposed Project represents single-family residential in-fill development in a single-family residential neighborhood. The Project is consistent in nature with the underlying zoning and General Plan designation for the subject property, supporting the balanced distribution of land uses set forth for in the Community Plan and the conservation of existing single-family neighborhoods.

Additionally, the Project will enhance open space opportunities through the preservation of 180,834 square feet of open space on-site. It is also of note that the Project is located within an identified High Quality Transit Area and as such will be locating new residential development within a half mile of high-quality transit. As such, the Project will support the goal of a physically balanced distribution of land uses that contribute to the conservation of existing residential neighborhoods, reduction of traffic congestion and improvement of air quality, and the enhancement of recreation and open space opportunities. In furtherance of the above stated objective and as described above, the Project which will add 21 single family homes will support the needs of future residents and thereby provide support to local businesses.

Goal 3B of the General Plan Framework Element is, *"Preservation of the City's stable single-family residential neighborhoods."*

- Objective 3.5 of that Goal is, "Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development."
- o Policy 3.5.1: "Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2."

The project provides single-family infill development within an established single-family residential neighborhood, and preserves and enhances the existing neighborhood. Furthermore, the project's scale and character is compatible with other residential uses in the surrounding area. The project includes 21 two-story single-family homes, 20 of which will have Accessory Dwelling Units. The homes have been designed consistent with the requirements of the RA-1 Zone on lots within a minimum of 17,500 square feet, and as such are fundamentally compatible with surrounding uses. The 20 percent front yard reductions allows for additional backyard depth where homes abut existing residential development to the north. The reductions also provide for additional landscape buffer along Collier Street. The homes have been designed with sophisticated and refined architecture that will complement surrounding development. As such, the proposed Project is consistent with the above stated Goal, Objective and Policy which supports the development of in-fill single-family development that maintains the scale and character of surrounding residential uses.

### **The Housing Element**

The project is consistent with the following Goals, Objectives, and Policies.

Goal 2 of the Housing Element is *"A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels."*

- Objective 2.3 of that Goal is: "Preserve, conserve and improve the quality of housing."

Goal 3 of the Housing Element is *"A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos."*

- Objective 3.1 of that Goal is: "Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods."
- o Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."
- o Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."
- Objective 3.2 of that Goal is: "Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options."

As discussed above, the project preserves and enhances the quality of existing surrounding housing by providing a compatibly-designed, infill single-family development within a single-family neighborhood. The project is designed with a variety of architectural styles that respond to the surrounding context that is characterized by a variety of architectural styles. The project adds to the housing stock and creates housing opportunities. The project preserves 180,834 square feet of open space. The preserved open space will serve as an amenity for the surrounding neighborhood. Additionally, the houses have been designed to be environmentally sustainable and will include efficient appliances and will be equipped with solar panels and water preserving cisterns. The project site is located within a High-Quality Transportation Area, within a half-mile of quality transit opportunities providing additional access to transit. The project site is also located within a half-mile of Ventura Boulevard, which includes numerous amenities, businesses, and services, easily accessible by residents of the project. The project will improve Oakdale Avenue and Collier Street with concrete curbs, gutters, sidewalks and planted parkways will enhance pedestrian safety and access for the entire community. The project is consistent with the above stated Goal, Objectives, and Policies.

### **The Transportation Element**

The Mobility 2035 Plan (Transportation Element of the General Plan) sets forth street standards, "laying the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians ( especially for vulnerable users such as children, seniors, and the disabled), bicyclists, transit riders, and car truck drivers, and more." The Project will improve Collier Street and Oakdale Avenue abutting the Subject Property, consistent with the objectives of the Mobility 2035 Plan and will enhance the terminus of Corbin Avenue.

Relative to Oakdale Avenue, the Mobility 2035 Plan designates Oakdale Avenue as a Collector Street, with a required public right-of-way width of 66 feet, including a roadway width of 40 feet. Abutting the Subject Property the street is not fully improved and has limited and inadequate asphalt sidewalk, curb, and gutter. The Project will provide an 8-foot dedication along Oakdale Avenue and improve the street to provide for a 19-foot half roadway and a 14-foot border which will include concrete sidewalk, curb, gutter, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the existing street trees (Washingtonian Palms) along Oakdale Avenue that have become an iconic feature of the neighborhood. Additionally, it is of note that no new driveways will be added along Oakdale Avenue, contributing to a safe environment for pedestrians and bicyclists.

Relative to Collier Street, the Mobility 2035 Plan designates Collier Street as a Local Street, with a required public right-of-way width of 60 feet, inclusive of a 36-foot roadway. Adjacent to the Subject Property, Collier Street has a dedicated width of 30 feet with limited curb, gutter, and sidewalk. As such, the Project will dedicate 30 feet and improve Collier Street completing the 36-foot roadway and 60 foot right of way, providing a 12-foot border which will include sidewalk, curb, gutter, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street, further contributing to a safe pedestrian and bicyclist friendly environment.

Corbin Avenue terminates on the northern side of the Subject Property and is partially improved, the Project will provide a hammerhead turnaround where Corbin Avenue terminates into the Subject Property. These improvements will allow for emergency vehicle turnaround and access, enhancing the safety of the existing environment.

As set forth above, the Project will improve the adjacent rights-of-way consistent with the goals, objectives, and standards of the Mobility 2035 Plan, enhancing the pedestrian environment and providing for complete streets.

### **The Land Use Element/Community Plan**

The project is consistent with the following relevant Goal, Objectives, and Policies of the Encino-Tarzana Community Plan.

Goal 1 of the Encino-Tarzana Community Plan is *"A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community."*

- Objective 1-1 of that Goal is *"To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010 ."*

- o Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."
- o Policy 1-1.4: "Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design."
- Objective 1-3 of that Goal is: "To preserve and enhance the varied and distinct residential character and integrity in existing single and multi-family neighborhoods."
- o Policy 1-3.1: "Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

The project is consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan. The project proposes in-fill single-family residential development within a single-family residential neighborhood. The Project includes 21 two-story single-family homes and a 180,834 square foot preservation area to be dedicated to the MRCA.

The 20 percent side yard reduction for Lot 23 is requested since the existing structure currently sited 8 feet from the eastern lot line will remain on the preservation lot. The project for this portion of the project site will maintain the site's character and ensure compatibility as it is being preserved.

The proposed homes have been designed to be compatible with surrounding uses and meet the applicable Zoning standards set forth in the RA-1 Zone. The single-family homes are set on lots that each meet the minimum lot size of 17,500 square feet. Surrounding single-family development is also zoned RA-1.

As such, the project will be similar in scale to surrounding development. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue. No new driveways will be created and the existing pedestrian environment will be altered. The project brings improvements to Collier Street and Oakdale Avenue with sidewalks, curbs, gutters, and landscaped parkways where there are currently none. The 20 percent reduction in the required front yards allow for the homes to be positioned closer to the private street and further from neighboring residences to the north and from Collier Street to the south. These reductions will allow for additional privacy for neighbors to the north and additional landscaping to buffer the project from Collier Street to the south.

With the setbacks, the homes will be primarily shielded from view from the public right-of-way and adjacent homes through landscape buffers, including two rows of citrus trees provided along Oakdale Avenue, and a maximum eight-foot tall fence.

Nevertheless, the architecture of the proposed homes have been designed with assure compatibility with surrounding homes. The homes have a variety of architectural styles including Spanish, transitional farmhouse, and modern farmhouse. Each of the homes has been designed with a customized scheme of materials and colors to create a cohesive but distinctive community. The setbacks that have been reduced will not create a negative detriment to the project's ability to be in scale and fit in with surrounding development.

As set forth above, the proposed map, which permits the construction of 21 single-family homes and the preservation of 180,834 square feet of preservation area is consistent with the General Plan, specifically the applicable Goals, Objectives, and Policies of the Framework Element, Housing Element, Transportation Element, and Land Use Element. There is no applicable Specific Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 83927.

VINCENT P. BERTONI, AICP  
Advisory Agency



HENRY CHU  
Deputy Advisory Agency

HC:MC:SE:nm

#### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://BuildLA.lacity.org) portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



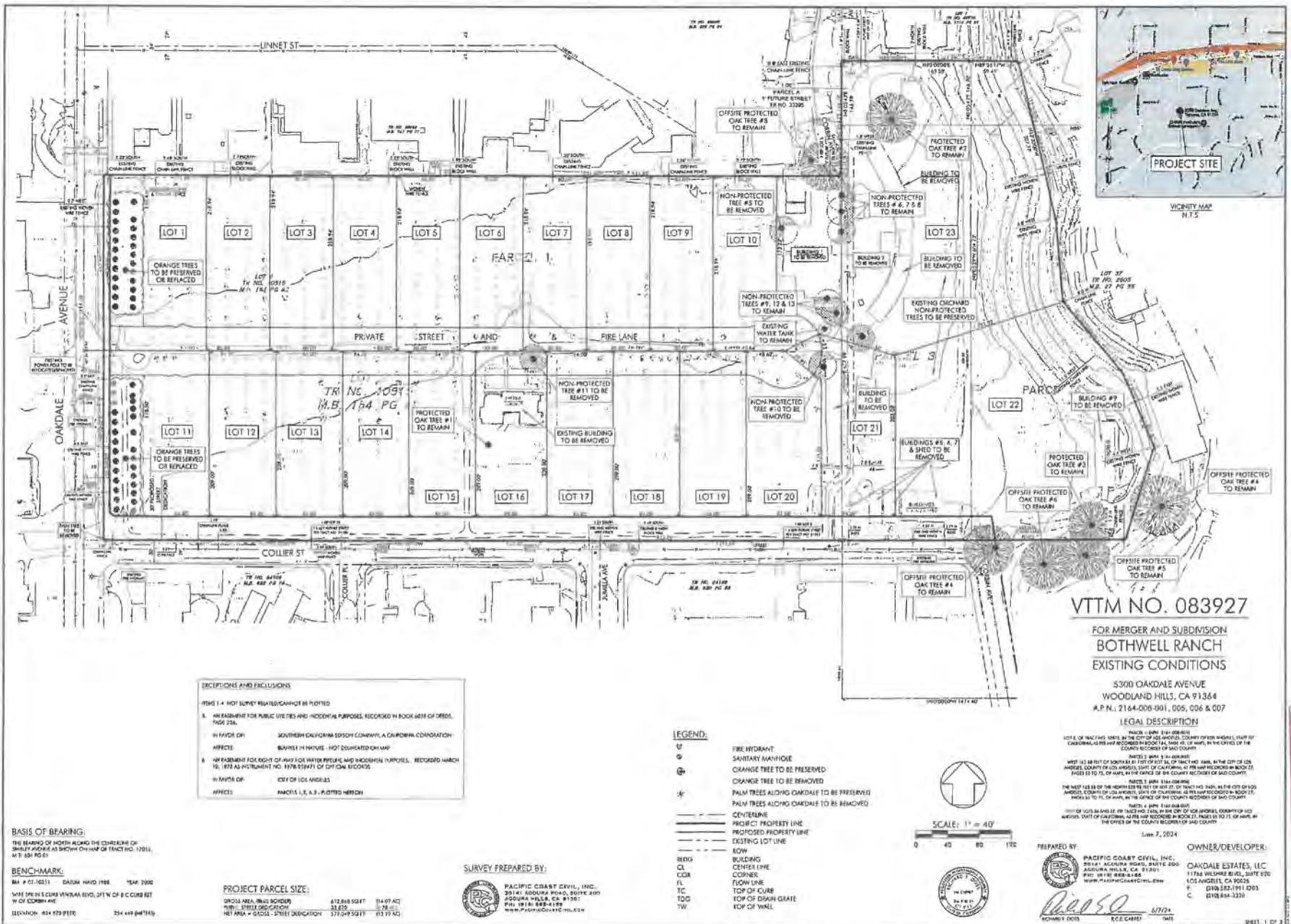
QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance



**VTTM NO. 083927**

FOR MERGER AND SUBDIVISION  
**BOTHWELL RANCH**  
 EXISTING CONDITIONS

5300 OAKDALE AVENUE  
 WOODLAND HILLS, CA 91364  
 A.P.N.: 2164-006-001, 005, 006 & 007

**LEGAL DESCRIPTION**

PARCEL 1000 004 000001  
 LOT 1 OF TRACT 1000, AS SHOWN IN THE CITY OF AGUADILLA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 154, PAGE 23, OF THE COUNTY RECORDS OF SAC COUNTY.  
 PARCEL 1000 005 000002  
 THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 1000, AS SHOWN IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 15, PAGE 33 TO 34, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAC COUNTY.  
 PARCEL 1000 006 000003  
 THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 1000, AS SHOWN IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 15, PAGE 33 TO 34, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAC COUNTY.  
 MAP BY JOHN BISHOP/BOB  
 1000 OF LOS ANGELES, AS SHOWN IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 15, PAGE 33 TO 34, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAC COUNTY.  
 June 7, 2024

PREPARED BY: **PACIFIC COAST CIVIL, INC.**  
 20141 AGOURA ROAD, SUITE 200  
 AGOURA HILLS, CA 91301  
 PH: 909.886.4488  
 WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:  
**OAKDALE ESTATES, LLC**  
 11748 WILSHIRE BLVD., SUITE 820  
 LOS ANGELES, CA 90025  
 P: (310) 282-1191 DDB  
 C: (310) 804-3233

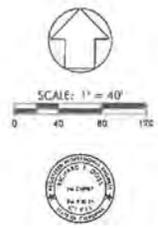
**EXCEPTIONS AND EXCLUSIONS**

FIGS 1 - 4 NOT SURVEY RELATED/CANNOT BE PLOTTED

1. AGREEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 4878 OF DEEDS, PAGE 276.  
 IN FAVOR OF: SOUTHERN CALIFORNIA Edison COMPANY, A CALIFORNIA CORPORATION  
 AFFECTS: BURNETT HYDROELECTRIC - HOT DESIGNATED ON MAP

2. AGREEMENT FOR RIGHT OF WAY FOR WATER PIPING AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1979 AS INSTRUMENT NO. 1878 (SHEET 1) OF CITY OF LOS ANGELES RECORDS.  
 IN FAVOR OF: CITY OF LOS ANGELES  
 AFFECTS: PARCELS 1, 2, 3 - PLOTTED HEREON

- LEGEND:**
- ⊕ FIRE HYDRANT
  - SANITARY MANHOLE
  - ◇ CHANGE TREE TO BE PRESERVED
  - ◇ CHANGE TREE TO BE REMOVED
  - ★ PALM TREES ALSO CHANCE TO BE PRESERVED
  - ★ PALM TREES ALSO CHANCE TO BE REMOVED
  - CENTERLINE
  - PROJECT PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING LOT LINE
  - ROW
  - BRG BUILDING
  - CL CENTER LINE
  - CCR CORNER
  - FL FLOW LINE
  - TC TOP OF CURB
  - TDG TOP OF DRAIN GRADE
  - TW TOP OF WALL



**BASIS OF BEARING:**  
 THE BEARING OF NORTH ALONG THE CENTERLINE OF SHEET 1000 AS SHOWN ON MAP OF TRACT NO. 17011, M 7- 521 PG 61

**BENCHMARK:**  
 844 + 01.16311 BAYVIEW 1988 1544 2000  
 W/ OF CORNER AND  
 5752 176 N 3/4 CORN VINTAGE EVO, 271 N OF S CORNER W/ OF CORNER AND  
 ELEVATION: 824.879 FEET 254.449 (MATH)

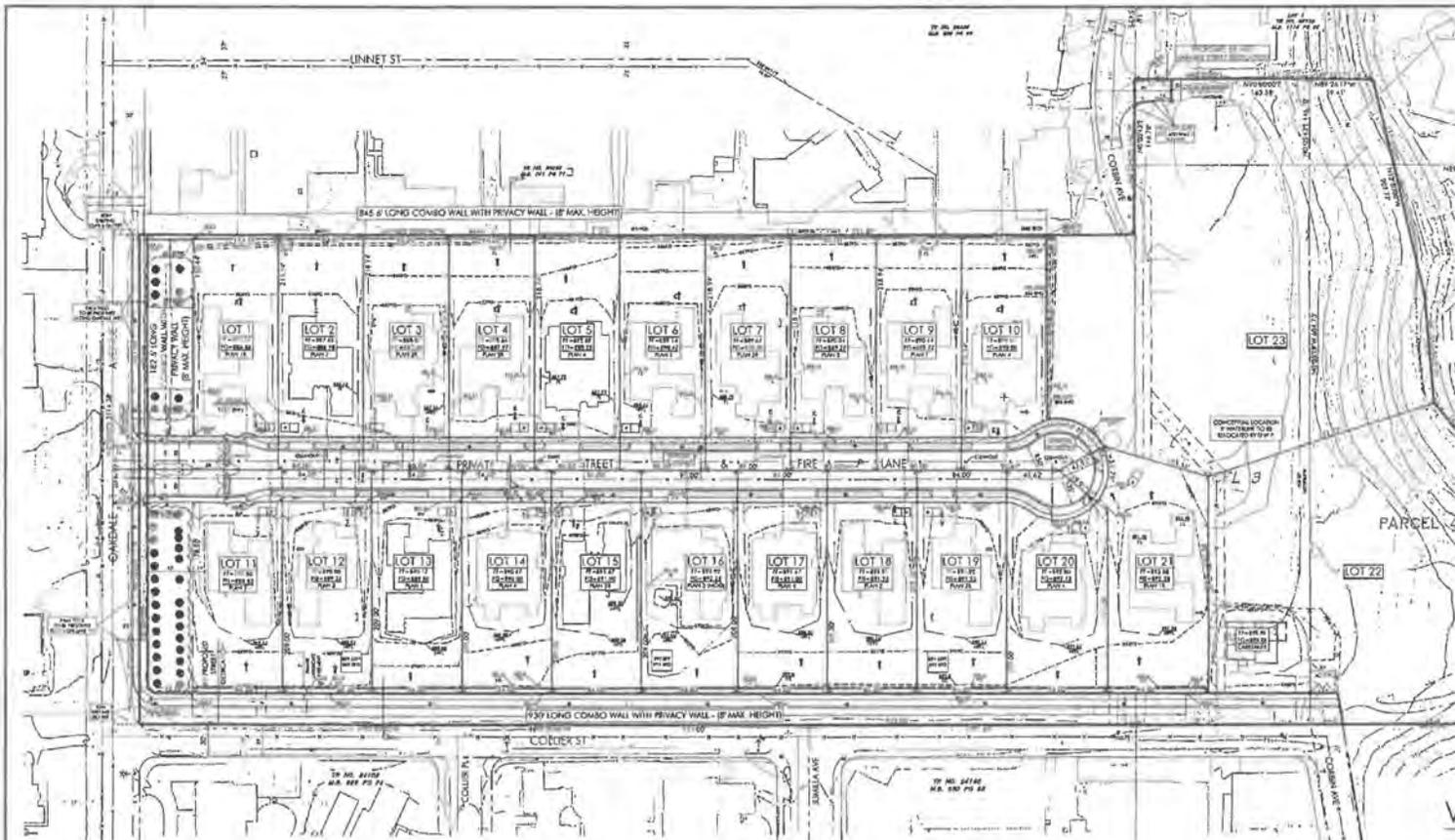
**SURVEY PREPARED BY:**

**PACIFIC COAST CIVIL, INC.**  
 20141 AGOURA ROAD, SUITE 200  
 AGOURA HILLS, CA 91301  
 PH: 909.886.4488  
 WWW.PACIFICCOASTCIVIL.COM

**PROJECT PARCEL SIZE:**

SINGLE AREA, 1/4 AC SURCH	612.848 SQ FT	(14.07 AC)
NET AREA, 1/4 AC SURCH	38.632	(.88 AC)
NET AREA + GROSS - STREET DEDICATION	573.216 SQ FT	(13.17 AC)

**EXHIBIT "A"**  
 Page No. 1 of 3  
 Case No. VTT-083927



**VTTM NO. 083927**

**FOR MERGER AND SUBMISSION  
BOTHWELL RANCH  
PROPOSED RESIDENTIAL LIVING**  
5300 OAKDALE AVENUE  
WOODLAND HILLS, CA 91364  
A.P.N.: 2164-008-001, 005, 006 & 007

**LEGAL DESCRIPTION**  
 PARCELS 1 thru 21 & 22 ARE...  
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**SURVEY PREPARED BY:**  
**PACIFIC COAST CIVIL, INC.**  
 30141 ANACAPTA ROAD, SUITE 200  
 ANACAPTA HILLS, CA 91301  
 PH: (818) 780-0180  
 WWW.PACIFICCOASTCIVIL.COM

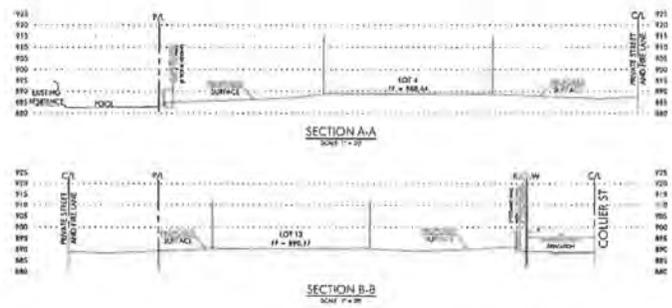
**SOILS ENGINEER:**  
**ALBUS & ASSOCIATES, INC.**  
 1311 W. ARBONADO STREET  
 ANAHEIM, CA 92816-3424  
 PHONE: (714) 330-1874  
 FAX: (714) 330-1874  
 DATED: APRIL 21, 2022

**ZONING:** RA-1

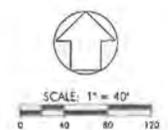
**EARTHWORK:**  
 FINISHED D.M. 13.000 C.Y.  
 13.000 M.D. 13.000 C.Y.  
 SAVINGS ON SITE

**BASIS OF BEARING:**  
 THE BEARING OF NORTH ALONG THE CENTERLINE OF  
 STREET AND/OR AS SHOWN ON MAP OF TRACT NO. 11911,  
 M.S. 801 PG 57

**BENCHMARK:**  
 BM # 87-10211 DIST. N. 1400 1988 YEAR 2000  
 WHE SPEARS CURB (VENTURA BLVD) 51 FT W OF E CORNER N1  
 W OF CORNER AVE  
 ELEVATION: 824.870 (ELEV) 254.447 (ICTR8)



- LEGEND:**
- FAH HYDRANT
  - SEWERY MANHOLE
  - RAIN HARVEST TANKS
  - RETAINING WALL
  - CENTERLINE
  - PROJECT PROPERTY LINE
  - PROPERTY LINE
  - LOT LINE
  - ROW
  - WALDLING
  - CENTERLINE
  - CORNER
  - FINISH FLOOR
  - FLOW LINE
  - FINISH GROUND
  - TOP OF CURB
  - TOP OF DRAIN GRATE
  - TOP OF WALL



**PROJECT PARCEL SIZE:**  
 GROSS AREA: 100,000 SQ FT (114,870 AC)  
 PUBLIC UTILITY OBLIGATION: 11,000 (25.0)  
 NET AREA - GROSS - (100) OBLIGATION: 89,000 (201) (15.23 AC)

**PREPARED BY:**  
**PACIFIC COAST CIVIL, INC.**  
 30141 ANACAPTA ROAD, SUITE 200  
 ANACAPTA HILLS, CA 91301  
 PH: (818) 780-0180  
 WWW.PACIFICCOASTCIVIL.COM

**OWNER/DEVELOPER:**  
**OAKDALE ESTATES, LLC**  
 11766 WASHING BLVD., SUITE 100  
 LOS ANGELES, CA 90027  
 P: (213) 841-1900  
 F: (213) 841-3330

DATE: JUNE 7, 2024

**EXHIBIT "A"**  
 Page No. 2 of 3  
 Case No. VTT-8927





## **LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES**

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

**Online Application System:** The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

**Drop off at DSC:** Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

**Metro DSC**

(213) 482-7077

201 N. Figueroa Street

Los Angeles, CA 90012

**Van Nuys DSC**

(818) 374-5050

6262 Van Nuys Boulevard

Van Nuys, CA 91401

**West Los Angeles DSC**

(CURRENTLY CLOSED)

(310) 231-2901

1828 Sawtelle Boulevard

West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

**An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination.** Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online  
Appeal Filing



QR Code to Forms  
for In-Person Filing