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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

CASE NO. ZA-2023-2170-ZAD-ZV-ZAA
RELATED CASE: VTT-83927
ZONING ADMINISTRATOR'S DETERMINATION,
ZONE VARIANCE, ZONING ADMINSTRATOR'S
ADJUSTMENT
5300 North Oakdale Avenue
Encino-Tarzana Planning Area
Zone : RA-1
D. M. : 171B113, 171B117
C. D. : 3 - Blumenfield
CEQA : ENV-2020-6762-EIR
Legal Description: Lot 2 (Arb 2), Lot PT
37 (Arbs 9 & 11), Tracts 10515 & 2605

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

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 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.

Pursuant to Los Angeles Municipal Code Section 12.24-X,7, I hereby APPROVE:

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 Los Angeles Municipal Code Section 12.27, I hereby APPROVE:

a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10.

Pursuant to Los Angeles Municipal Code Section 12.28.A, I hereby APPROVE:

a Zoning Administrator's Adjustment to permit 10-foot easterly and 10-foot westerly side yard setbacks for proposed Lots 1 through 21 in lieu of the minimum 12 feet required for the easterly and westerly side yard setbacks in the RA-1 Zone;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the

County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

7. Approved herein is the construction, use and maintenance of new 8-foot-tall sound wall block fence along the northern, western (Oakdale Avenue), and southern perimeter (Collier Street), as shown on Exhibit "A". The 8-foot tall fence shall be maintained in good repair and kept vertical, uniform, and structurally sound. All repairs shall blend and be compatible therewith in materials as shown on Exhibit "A."
8. Approved herein is a 15-foot hedgerow along the northern edge of Lots 1-10, also identified as the northern perimeter of the project site, as shown on "Exhibit A". The hedgerow shall be maintained regularly, and trimmed to not exceed the 15-foot height as permitted.
9. Approved herein are 10-foot easterly and 10-foot westerly side yard setbacks for proposed Lots 1 through 21 in lieu of the minimum 12 feet required for the easterly and westerly side yard setbacks in the RA-1 Zone;
10. This approval is tied to Vesting Tentative Tract Map No. 83927, which was heard at a concurrent hearing on August 21, 2024. The applicant shall comply with all the conditions of approval identified in that case.
11. Expedited Processing Section. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
12. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify 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 judgments 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 \$25,000. 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 (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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 the 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes 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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. 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. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 21, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a determination under the provisions of Section 12.24.X.7, 12.28.A, and 12.27 have been established by the following facts:

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

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FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 21, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a determination under the provisions of Section 12.24.X.7, 12.28.A, and 12.27 have been established by the following facts:

BACKGROUND

The subject property is comprised of four (4) 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 (1) 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 (4) 3,917 square-foot garages with a shed, one (1) 2,020 square-foot garage with ramp and one (1) 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 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 and Outside Flood Zone. The project is not located within a Liquefaction area and a Special Grading Area.

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.

The proposed project involves a Zoning Administrator Determination 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.

In addition to the entitlements requested herein, the applicant has filed a concurrent request for the merger and re-subdivision of four (4) parcels Assessor Parcel Numbers 2164-008-001, 2164-007-005, 2164-008-006, and 2164-008-007 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 project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21, two-story, single-family homes. The proposed single-family homes will range from 4,819 square feet to 5,136 square feet in floor area. Nineteen homes will contain an Accessory Dwelling Unit (ADU) ranging from 367 square

feet to 503 square feet. The project also includes the preservation of two (2) westernmost lots, to be donated in fee to a public agency and the construction of 1,178 square foot caretaker's residence. 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.

SURROUNDING PROPERTIES

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.

STREETS

Oakdale Avenue, adjoining the property to the east, is designated as an Collector dedicated to a width of 40 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Collier Street, adjoining the property to the east, is designated as a Local Street – Standard dedicated to a width of 36 feet and is improved with asphalt roadway, curb, gutter, concrete sidewalks, and street trees.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Vesting Tentative Tract Map No. VTT-83927 - Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a Vesting Tentative Tract Map to allow 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.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

There are no relevant cases.

PUBLIC CORRESPONDENCE

The minutes of the Woodland Hills Warner Center Neighborhood Council meeting on August 9, 2023, which transcribe that the neighborhood council supports the subject proposed project are included in the case file.

A letter in support of the project was provided by the Tarzana Neighborhood Council dated August 13, 2024.

A letter in opposition of the project was provided by Channel Law Group, LLP dated August 20, 2024.

PUBLIC HEARING

The public hearing was held telephonically on Wednesday, August 21, 2024 at 9:30 a.m. The hearing was attended by the applicant's representative, Brad Rosenheim, members from the applicant's team, and several members from the community.

Mr. Roseheim made the following statements:

- The is within the Encino-Tarzana Community Plan Area. It is zoned RA-1 and has a Very Low I residential land use designation.
- The site comprised of four lots and totals 612,868 square feet. It is about a 14.07 acre site.
- It has a depth of approximately 1,300 feet. The front is approximately 1,123 linear feet along Collier Street and 449 linear feet along Oakdale Avenue.
- The project, known as the Oakdale Estates, is comprised of 9.57 acres of residential dwelling units and a 4.15 acre preservation area, and 0.35 acres of double row trees along the property frontage.
- There will be a good neighbor wall to protect privacy of the abutting residents to the north.
- All homes will have their front yards along the private street. Rear yards will be designated along the northern boundary and Collier Street.
- The yards will be as follows: 20-foot front yards in lieu of the 25 feet required to allow for deeper rear yards.
- Side yards will be 10 feet.
- The preservation parcel is 4.15 acres or 29.5 percent of the site area.
- The project will demolish the structures on the preservation site area and upgrade the area with a more water efficient irrigation system. There will be a new caretaker's residence. There will be the retention of healthy existing trees and the addition of 50 new native trees.
- Three protected oak trees on-site will all remain. There are 19 Street trees along Oakdale, 15 to remain. There are 1,451 formerly agricultural citrus trees on-site, 1,143 distressed trees to be removed.
- The 57 citrus trees will be preserved along the Oakdale frontage. The 251 Citrus trees will be retained within the preservation parcels.
- The project will remove distressed trees, and chipped into mulch on-site for utilization within the preservation area. 328 new trees will be planted.
- The 50 native trees will be donated and planted within the preservation parcels.
- 278 trees will be planted within the 21 proposed home sites. Additional trees will be planted by homeowners in rear yards.
- The project will dedicate 0.78 acres for the public right-of-way. There will be new street lights and trees and Corbin Avenue will have a hammer head turn around.

- There are modifications to tract conditions for BOE, Building and Safety Grading, Zoning, Urban Forestry, and City Planning's Site Specific conditions as shown on the screen. There are suggested changes to the CEQA Findings wording in the subdivision tract map report.
- The project will be a sustainable development. It preserves 4.1 acres of land. There will be solar panels, EV charging, heat absorbing roofs, rainwater capture for recycling, and state of the art appliances for each home.
- Community engagement includes the Woodland Hills Homeowner's Organization, Tarzana Neighborhood Council, who unanimously supported the project, and the Woodland Hills Warner Center Neighborhood Council, who also unanimously supported the project.
- The project involves the following requests: a Vesting Tentative Tract Map, a Zoning Administrator's Determination for 8-foot tall fencing along the northern, southern, western property edges; a Zoning Administrator's Adjustment for a 20 percent side yard reduction for Lots 1-21; and a zone variance for a 15 foot hedgerow along the northern property line of Lots 1-10.

During the public hearing, 10 people provided public testimony.

- The first speaker, Jamie Hall, a land use attorney
- The second speaker, Joel Palmer,
- The third speaker, Jeff Bornstein of the West Valley Alliance for Optimal Living
- The fourth speaker, Shirley Scopelitis, parent of a child attending the CHIME Institute's Schwarzenegger Community School
- The fifth speaker, Dee Ann Nukirk, parent of a child attending the CHIME Institute's Schwarzenegger Community School
- The sixth speaker, Erin Cristall, resident of Collier Place
- The seventh speaker, Monika Suarez, resident of property facing the development
- The eighth speaker, Luann Sherzberg, parent of child attending the CHIME Institute's Schwarzenegger Community School
- The ninth speaker, Marianne King, stated she agrees with speaker Jamie Hall.
- The tenth speaker, Devin Chellevoid, a parent of a child attending the CHIME Institute's Schwarzenegger Community School

Comments raising concern and/or opposed are summarized as follows:

- There are concerns of the appropriateness of the environmental clearance.
- The Program EIR did not consider the subject site. There's not enough detail and additional review is required. It needs to look at the site specific impacts.
- The City determined the site is eligible for listing, and there are impacts pertaining to historic resources.
- The site is an agricultural resource, and has served as prime farmland.
- The community was informed that there would be over 1,400 trees removed. Other sources show 1,143 trees removed for the 21 homes. The project size needs to be reduced to reduce the removal of trees.
- There should be more conservation.
- The project would create an environmental impact on wildlife, temperature, insects,

endangered species, birds, nesting, migration and reproduction. The project needs to be denied in its current form and save more trees.

- The project would impact egress and ingress to the school. There are limited points to get to the school.
- There are concerns of the project's noise and air quality from project construction.
- How would the project affect access to the school? What if emergency vehicles need to get to the school. How would this affect that?
- The students' learning environment would be affected by loud noise from construction.
- Collier Street is the only access point to get to the school.
- Concerns of traffic to get to the school and traffic from the 21 new homes.
- Concerns of widening the street and the impact of street parking availability.
- How long will construction last?
- The project needs to memorialize tree preservation and protection.
- Specific conditions are needed.
- The 7-foot landscape on Collier needs to be memorialized.
- The orange trees in the front need to be preserved. The speaker read the orange trees would be removed and replanted.

Comments in support are summarized as follows:

- The community would like to see the project done well. Neighbors support this.
- The project widening the road is good as the current streets are too narrow.

At the conclusion of the public hearing, the Zoning Administrator took the case under advisement to consider the environmental clearance for the project.

ZONING ADMINISTRATOR'S DETERMINATION FINDINGS

In order for an adjustment from the zoning regulations to be granted, all five of the legally mandated findings delineated in Section 13B.2.1 of Chapter 1A and Section 12.24-X of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

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: a 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 (4) 3,917 square-foot garages with a shed, a 2,020 square-foot garage with ramp and an open shed, a total of 10 structures.

The proposed project involves the following: 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 12.24.X.7; 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 a Zone Variance to permit a 15-foot hedgerow along the northern edge of Lots 1-10 pursuant to LAMC Section 12.27.

As part of the project, there is tract map for the merger and re-subdivision of four parcels into 23 ground lots for the construction of 21, two-story single-family residences, a caretaker's residence, 20 percent reduction in front yard and side yard setback requirements and three model home lots.

The project will result in the removal of existing structures and a portion of an existing orchard and the construction of 21 single-family, two-story homes. These 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 a 1,178 square-foot caretaker's residence. 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.

The proposed fencing along Collier Street will appear to have a maximum height of 6 feet due to the natural slope of the site. The 8-foot fence proposed along Oakdale Avenue will be set back approximately 42 feet from the property line and screened by two rows of citrus trees and additional landscaping. There will also be visual relief along Oakdale Avenue as there will be an approximately 50-foot-wide driveway which will give way to the proposed 36-foot-wide Private Street at the center of the subject property. Furthermore, the Private Street will be secured, with gates located approximately 60 feet from the Oakdale Avenue and the northern property line will consist of the 8-foot fence and the 15-foot hedgerow to provide additional privacy to neighboring properties to the north. The hedgerow was included to protect abutting uses. It has been conditioned to be regularly maintained.

Therefore, the project will enhance the built environment by allowing the proposed fence and hedgerow through the approval of a Zoning Administrator Determination entitlement in order to provide privacy and security while being aesthetically compatible with the surrounding neighborhood for the proposed 21-single family homes.

2. **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 eight-foot tall fence along the northern, southern and western edges of the project site will help protect the privacy of the existing residential uses in the immediate surrounding area.

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.

The proposed fence height of 8 feet in lieu of the 6 feet otherwise required, will provide privacy for adjacent residential development and the natural slope of the site. The proposed project is a single-family infill development, surrounded by single-family homes and a charter school.

The proposed project is compatible with the surrounding neighborhood as the majority of residential uses contain some type of fencing or hedgerow along their property lines. Furthermore, properties along the northern edge of the subject site all have rear yard fencing which abuts the subject site. The proposed hedgerow and fence will help revitalize the community and activate the streetscape by bringing privacy and security through the use of fences and hedgerow fencing. Long-term physical maintenance of the property will allow for the project to improve community aesthetics and safety. As such, the proposed project will be compatible with and will not degrade the surrounding neighborhood, or the public health, welfare and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los Angeles Municipal Code Section 12.24 X.7 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project the construction of 21 single family homes and the preservation of two (2) lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone. As part of the project, eight-foot-tall fences will be located along the north, south, and west property lines to provide additional privacy to the project site's

surrounding neighbors. Additionally, a 15-foot hedgerow will be located along the northern property line to provide added privacy to project neighbors.

The General Plan includes the 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 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 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 proposed 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."

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."

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 proposed project is consistent with the above stated Goals, Objectives, and Policies. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, 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."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The proposed project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the project adds to the housing stock and creates additional high quality housing opportunities. The proposed fence and hedgerow will provide privacy and security for the proposed homes, and will be consistent with the above stated Goal and Objective.

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. The street abutting the subject property 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, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of the 19 existing street trees.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which designated the subject property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, the proposed 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."

Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."

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."

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 proposed 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 single-family homes and a 180,834 square-foot preservation area. The proposed homes have been designed to be consistent with the applicable Zoning standards set forth in the RA-1 zone, and 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, and as such, the project will be similar in scale to surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue. No new driveways will be created, and existing pedestrian environment will not be altered. The project will create a safer pedestrian environment with sidewalks, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The project community will complement surrounding residential uses and maintains the single-family residential scale of the neighborhood.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. The project 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.

ADDITIONAL FINDING FOR ZONING ADMINISTRATOR'S DETERMINATION

4. **Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.**

The proposed fence and materials have been taken into consideration. Many of the surrounding residential uses are improved with over-in-height fences along their front property lines similar to the fence proposed on the subject site. The composition and design of the proposed stacked bond blocks fence, which is of a customary type that can be commonly found throughout the City. The proposed fence will be consistent with surrounding walls along Collier Street. The Zoning Administrator has considered the environmental effects and appropriateness of the materials, design and location, including any impacts on views enjoyed by occupants of adjoining properties, and security to the subject property. The fence and materials in conjunction with the project will not be detrimental to any of the adjoining properties. It will be compatible and consistent with surrounding development.

ZONE VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative.

5. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The Zoning Administrator found in this instance, strict application of the provisions of the Zoning Ordinance would result in practical difficulties inconsistent with the general purpose and intent of the zoning regulations. The intent of height limitations on hedgerows is to delineate property lines, bring privacy, promote in-scale plantings and ensure compatibility with surrounding uses. The proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. According to the applicant, the proposed hedgerow heights are a result of discussions with the abutting neighbors and community. It ensures privacy with the abutting northern properties at the request of the abutting neighbors. Strict application of the Zoning Ordinance would result in a practical difficulty that allows a project to bring the privacy to the abutting properties to the north that would be inconsistent with the intent of separating and buffering the new development.

6. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

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.

There are special circumstances applicable to the subject property that do not apply generally to other properties in the vicinity. The subject property, zoned RA, was previously utilized as an orange grove and is abutted by single family residential development to the north also within the RA zone. The subject request will permit a 15-foot hedgerow along the northern boundary of the subject property which will allow for the maintenance of the level of privacy to which the neighbors to the north have become accustomed. Specifically, the proposed hedgerow will screen the proposed two-story homes, and their associated yards from view and will provide privacy for both future residents at the subject property and surrounding neighbors. Additionally, the proposed maximum 15-foot-tall hedgerow will be provided at the request of the neighbors.

As set forth above, there are special circumstances applicable to the subject property that necessitate the granting of the requested Variance that are not generally applicable to other properties within the same zone and vicinity.

7. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The subject site abuts homes to the north that have shallow rear yards abutting the subject property, ranging in depth from 20 to 27 feet. Without the substantial design features proposed by the project herein, inclusive of the variance request to allow for the 15-foot hedgerow, the over height fence request, and the 20 percent decrease in front yard depth, there would be a hardship for adjacent properties, which, due to the special circumstances described above, would be deprived the level of privacy to which they are accustomed in their backyards. The variance is necessary to allow for the continued enjoyment of the level of privacy afforded to both the subject property and neighboring properties to the north by the former use of the subject property as a commercial orange grove, which due to the special circumstances described above, would be denied to both the subject property and neighboring properties absent the variance to permit the maximum 15-foot-tall hedgerow. As such, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

8. **The granting of such variance will not 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.**

Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located. The subject property is zoned RA-1 and is surrounded by single-family residential uses and a school, zoned RA-1. With the requested variance, privacy for the single-family residential neighbors immediately to the north of the subject property will continue.

The proposed maximum 15-foot hedgerow will be planted along the northern property line of the subject property. It will serve to buffer the subject project from view of abutting neighbors and is also proposed at the request of the surrounding community. Currently, the neighbors to the north of the subject property abut the former orange grove. The northern property line is characterized by a variety of inconsistent fence types that are generally visually permeable. While the existing condition is acceptable given the current use of the site, the site is underutilized. The redevelopment of the subject property with 21 single family homes and 180,834 square-foot preservation area, inclusive of the requested variance, will bring privacy as well as a visually attractive, well-maintained wall and hedgerow along the property line. The proposed project and associated variance will not adversely affect or degrade public welfare. The proposed hedgerow conditioned to be maintained to a 15-foot height, which has been requested by the neighbors. The hedgerow is part of an overall project that has been designed to be sustainable, each home equipped with solar panels, water preserving cisterns and designed to conform to applicable green building code provisions. Furthermore, the Applicant will pay all applicable impact fees and the proposed project will be analyzed under CEQA which will impose mitigations on the proposed project, if necessary, to assure no significant environmental impacts. Therefore, the proposed Project, inclusive of the Variance, will not adversely affect or otherwise degrade public welfare.

9. **The granting of the variance will not adversely affect any element of the General Plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan does not address over-in-height walls or fences; however, the Los Angeles Municipal Code Section 12.27 permits the requested over-in-height fences, with approval by the Zoning Administrator.

The proposed project includes the merger and re-subdivision of the subject property into 23 ground lots to allow for the construction of 21 single family homes and the preservation of two lots. The proposed homes will be two-stories in height and nineteen homes will contain Accessory Dwelling Units which is consistent with the underlying RA-1 Zone.

Granting the zone variance to allow a 15-foot hedgerow to be located along the northern property line will be consistent with the General Plan as it will provide added privacy to project neighbors and be compatible with surrounding uses.

The General Plan includes the 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 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 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 proposed 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."

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."

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 proposed project is consistent with the above stated Goals, Objectives, and Policies. The overall project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences with landscaping. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, 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."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. Additionally, the project will add 21 single-family homes adding to the housing stock and creating additional high quality housing opportunities. The proposed hedgerow will provide privacy and security for the proposed homes. As such, the project is consistent with the above stated Goal and Objective.

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. The street abutting the subject property 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, streetlights, and a landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles. The proposed project is within the Encino-Tarzana Community Plan, which designated the subject property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the Zone, as discussed further below, the proposed 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."

Policy 1-1.2: "Protect single family residential neighborhoods from new, out-of-scale development."

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."

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 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. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 zone and 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 of like scale to the surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the requested fence and hedgerow will provide privacy and security for the homes.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale

Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. 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. As such, the 15-foot hedgerow as part of the project and the overall project substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

10. **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.**

The site characteristics of the subject property make the strict adherence to the requirements of LAMC 12.07.C.2, which would require 12-foot side yards for the proposed two-story homes. The project, which proposes 10-foot side yards, conforms to the intent of the Zoning regulations. The Applicant proposes 21 two-story, single-family homes and the preservation of 180,834 square feet for conservation by the Mountains Recreation Conservation Authority ("MRCA"), or similar public agency, on the subject property, which, could accommodate a maximum of 29 single family homes on 17,500 square foot lots. The proposed single-family homes are bounded by the preservation area to the east and Oakdale Avenue to the west. Additionally, along Oakdale Avenue the Project proposes a 42-foot-deep landscape buffer between Oakdale Avenue and the proposed wall along the Oakdale frontage. The landscape buffer will include two rows of citrus trees adjacent to the public right of way.

The 20 percent reduction in the required side yard setback, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site can provide such density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

Additionally, the RA Zone permits 10-foot side yards for homes that are 18 feet or less in height, requiring the addition of one foot to the side yard for each 10-foot increment above 18 feet. As such, 10-foot side yards are permitted and contemplated by the Zoning regulations. The purpose and intent of the Zoning regulations related

to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The project, inclusive of the side yard reductions is consistent with these purposes.

As described above, the reduction in the side yards allow for the provision of open space along the Oakdale frontage and the preservation of Lots 22 and 23 by a different entity (Mountains Recreation and Conservation Authority ("MRCA")). Additionally, the requested reduced side yards do not abut existing development, and are all internal to the site. The site is designed to be consistent with neighboring uses, having homes with a minimum 17,500 square-foot lots, and meeting the floor area and height requirements of the zone. Furthermore, the unique shape of the site and the prior use of the property as a commercial orange grove, as well as the desire of the applicant to create and dedicate the preservation parcels to the MRCA makes the strict application of the zoning regulations infeasible relative to the width of the proposed side yards, nevertheless, the project conforms to the intent of the zoning regulations.

11. **In light of the project as a whole, including any mitigation measures imposed, 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 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 as well as the CHIME Institute's Schwarzenegger Community School located at 19722 Collier Street.

The purpose and intent of the zoning regulations related to yards is to assure the provision of open space and a compatible scale of development relative to adjacent properties. The 20 percent reduction in the side yard width, from 12 feet to 10 feet, allows for the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove. The reduction in side yards are for the development to accommodate for the density and would not impact uses abutting the subject project site. Homes within the project site would have reduced side yard setbacks from each other (Lots 1 through 21) and not to uses abutting the project site. Thus, the request herein will not have an adverse impact on the public health, welfare, or safety or the community.

12. The project is in substantial conformance with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plan.

As stated in the previous findings for related to General Plan conformance, the overall project is in substantial conformance with the purpose, intent, and provisions of the General Plan and the Encino-Tarzana Community Plan. The proposed project will provide a single-family infill development within an established single-family residential neighborhood which will preserve and enhance the existing neighborhood. Furthermore, the scale and character of the project is compatible with the surrounding neighborhood which primarily consists of single-family residences. The proposed 21 homes have been designed consistent with the requirements of the RA-1 Zone and as such are fundamentally compatible with surrounding uses.

Additionally, out of due regard to the scale of the surrounding homes, the project's 20 percent side yard reductions allow the project to provide the preservation parcel as well as the two rows of citrus trees along the Oakdale frontage. By allowing the proposed homes to sit slightly closer together, the site is able to provide the proposed density as well as the landscape buffer adjacent to Oakdale Avenue and preservation parcels, both of which are provided in response to the unique characteristics of the site and its prior use as a commercial orange grove.

The Housing Element of the General Plan further promotes the development, preservation and enhancement of quality residential neighborhoods. As discussed below, 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."

Policy 3.1.2: "Promote new development that furthers Citywide Housing Priorities in balance with the existing architectural and cultural context."

Policy 3.1.7: "Promote complete neighborhoods by planning for housing that includes open space, and other amenities."

The proposed project will preserve and enhance the quality of existing surrounding housing by providing well designed infill single-family development within a single-family neighborhood. The project adds 21 single-family homes, adding to the housing stock and creating additional high quality housing opportunities.

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. The street abutting the subject property 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, streetlights, and landscaped parkway. These improvements will provide a complete street with a safe and attractive pedestrian experience, while maintaining the 14 of 19 existing street tree.

Furthermore, 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, streetlights, and landscaped parkway, consistent with the Mobility 2035 Plan standards and objectives. Additionally, no new driveways will be added along Collier Street and Corbin Avenue.

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 response times and 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 of the General Plan establishes the 35 Community Plans located throughout the City of Los Angeles, as discussed further below, the proposed

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.”

Policy 1-1.2: “Protect single family residential neighborhoods from new, out-of-scale development.”

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.”

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 proposed 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. The proposed homes have been designed consistent with the applicable Zoning standards set forth in the RA-1 zone and 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 of like scale to the surrounding development.

The proposed project has been designed to complement surrounding uses, maintaining the quality of the existing single-family residential environment. The proposed homes will be accessed from a private drive that intersects with Oakdale Avenue and as such the project will create no new driveways and thereby will not alter the existing pedestrian environment, aside for the planned improvements which will create a safer pedestrian environment with sidewalk, curb, gutter, streetlights, and landscaped parkway where there is currently none. The two rows of citrus trees and 42-foot-wide setback along Oakdale Avenue will enhance the appearance of the development, paying homage to the previous use of the site and enhancing project aesthetics. Additionally, the applicant is requesting a 20% reduction in the required

front yards to allow for the homes to be positioned closer to the private street and as such further from neighboring residences to the north and from Collier Street to the south. These reductions will allow for the additional privacy for the surrounding neighbors to the north and additional landscaping to buffer the project from Collier Street to the south.

The project has been designed such that the homes will be primarily shielded from view from the public right-of-way and adjacent homes through the provision of landscape buffers, including two rows of citrus trees to be provided along Oakdale Avenue, a widened parkway strip along Collier Street, a 15-foot hedgerow adjacent to the northern property line, and a maximum eight-foot-tall fence, as described herein. The community will compliment surrounding residential uses and maintains the single-family residential scale of the neighborhood.

As discussed above, consistent with the above stated Goal, Objectives, and Policies of the Encino-Tarzana Community Plan, the proposed project maintains the scale of and will complement the surrounding single family residential neighborhood. The Encino-Tarzana Community Plan has designated the Subject Property for Very Low I Residential Uses, corresponding to the RE20 and RA Zones. The subject property is zoned RA-1 and has been designed to be generally consistent with the requirements of the zone, as discussed further below and as such is consistent with the Encino-Tarzana Community Plan.

Relative to use, the proposed single-family homes and the proposed preservation area are consistent with the uses permitted in the RA-1 zone. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ADDITIONAL MANDATORY FINDINGS

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is outside a flood zone.

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
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

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 portal (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

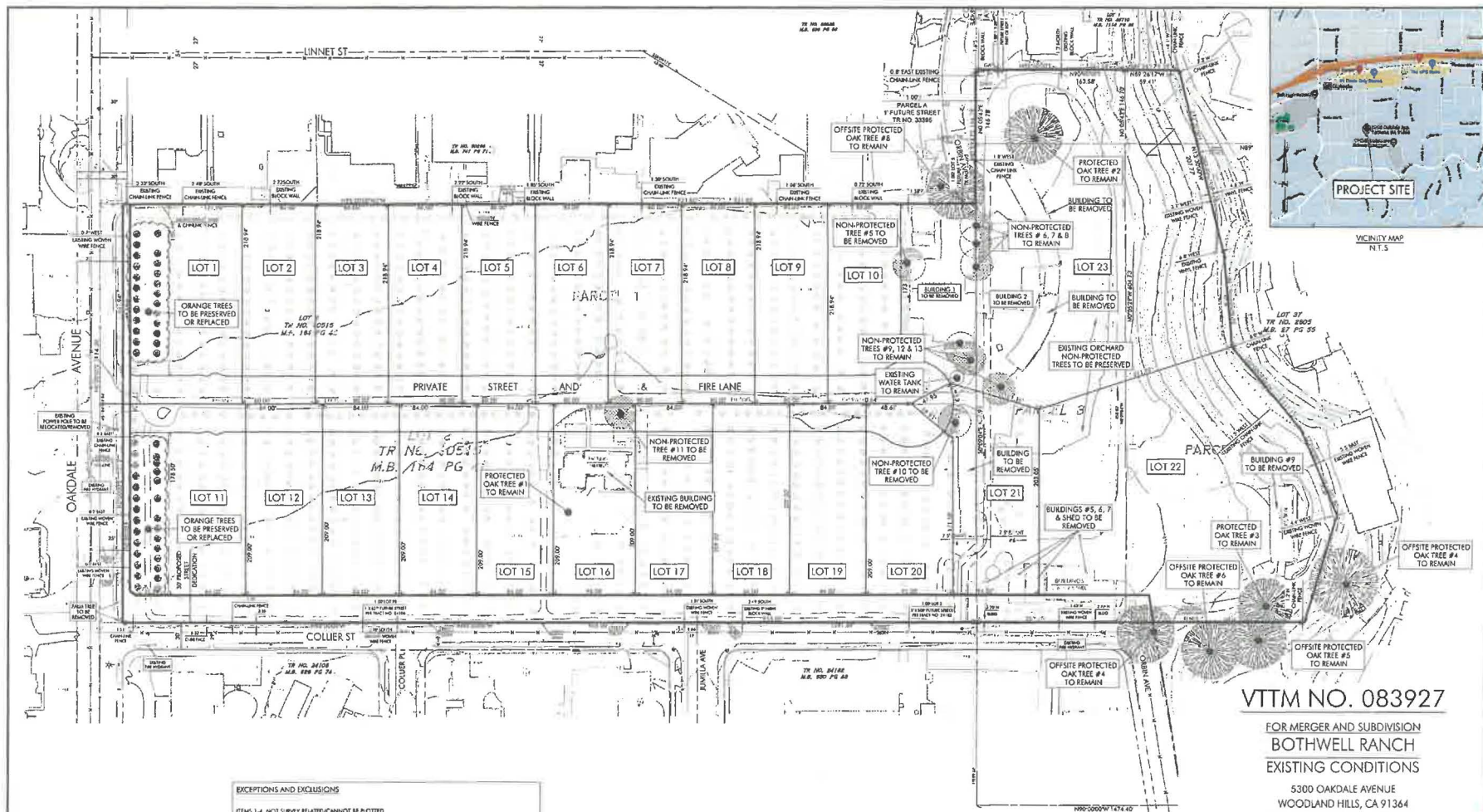
Inquiries regarding this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492 or Stephanie.Escobar@lacity.org.



HENRY CHU
Associate Zoning Administrator

HC:MC:SE:nm

cc: Councilmember Bob Blumenfield
Third Council District
Adjoining Property Owners
Interested Parties



VTTM NO. 083927

FOR MERGER AND SUBDIVISION
BOTHWELL RANCH
EXISTING CONDITIONS

5300 OAKDALE AVENUE
WOODLAND HILLS, CA 91364
A.P.N.: 2164-008-001, 005, 006 & 007

LEGAL DESCRIPTION

PARCEL 1: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10518, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10519, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10520, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: 3.99 AC (174,400 SQ. FT.) OF TRACT NO. 10521, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

June 7, 2024

PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 888-4148
WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:

OAKDALE ESTATES, LLC
11764 WILSHIRE BLVD, SUITE 420
LOS ANGELES, CA 90025
P: (310) 582-1991
D: (310) 584-3222

EXCEPTIONS AND EXCLUSIONS

ITEMS 1-4: NOT SURVEYED/CANNOT BE PLOTTED

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6028 OF DEEDS, PAGE 236.

IN FAVOR OF: SOUTHERN CALIFORNIA Edison COMPANY, A CALIFORNIA CORPORATION
AFFECTS: SUNSET IN NATURE - NOT DELETED ON MAP

6. AN EASEMENT FOR RIGHT-OF-WAY FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 1978-259471 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: PARCELS 1, 2, & 3 - PLOTTED HEREON

BASIS OF BEARING:

THE BEARING OF NORTH ALONG THE CENTERLINE OF SHIPLEY AVENUE AS SHOWN ON MAP OF TRACT NO. 17091, A.B. 901 PG 01

BENCHMARK:

B.M. # 87-10231 DATUM: NAVD 1983 YEAR: 2000
WIRE SP. IN S CLUB VENTURA BLVD, 371 W OF B CURB RET W OF CORNER
ELEVATION: 834.870 (FEET) 234.439 (METERS)

PROJECT PARCEL SIZE:

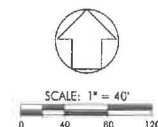
GROSS AREA: 617,868 SQ. FT. (14.67 AC)
NET AREA: 579,645 SQ. FT. (13.29 AC)

SURVEY PREPARED BY:

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LEGEND:

— FIRE HYDRANT
— SANITARY MANHOLE
— ORANGE TREE TO BE PRESERVED
— ORANGE TREE TO BE REMOVED
— PALM TREES ALONG OAKDALE TO BE PRESERVED
— PALM TREES ALONG OAKDALE TO BE REMOVED
— CENTERLINE
— PROJECT PROPERTY LINE
— PROPOSED PROPERTY LINE
— EXISTING LOT LINE
— ROW
— BUILDING
— CL
— CORNER
— FLOW LINE
— TC
— TOG
— TW
— TOP OF CURB
— TOP OF DRAIN GRATE
— TOP OF WALL



PREPARED BY:

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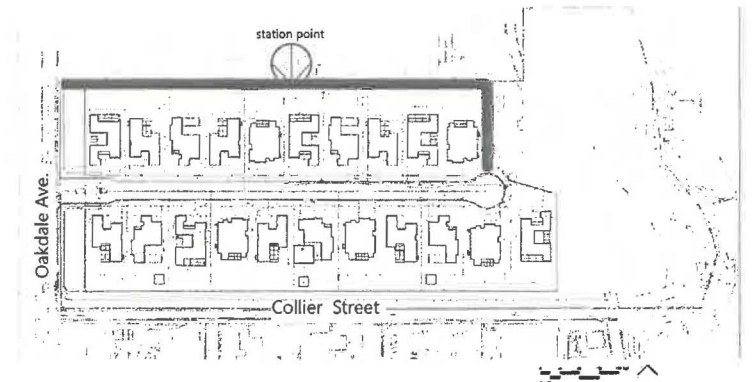
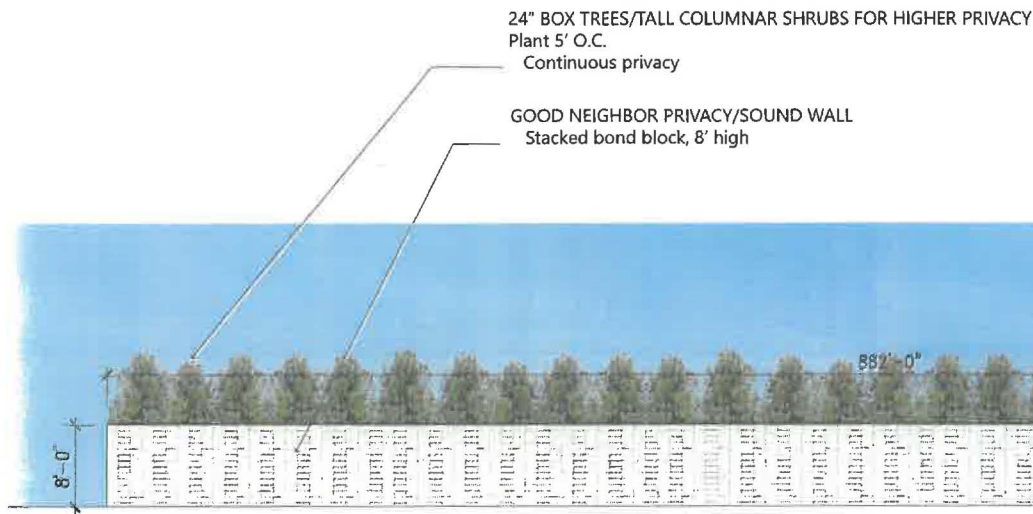


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Case No. 24-2023-2170-2417-2V-24A



1 GOOD NEIGHBOR WALL - N SIDE



Laurus nobilis
Bay Laurel
Evergreen



Podocarpus gracilior
Fern pine
Evergreen



Eleocharis decipiens
Japanese Blueberry Tree

Good Neighbor Wall
viewed looking South toward Oakdale Estates

EXHIBIT "A"
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