

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
Abiso ng Pagdinig sa Publiko • 公開聽證會通知  
Հանրային խոսմունքի մասին ծանուցագիր

311

Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**February 12, 2026 after 4:30 p.m.**

South Valley Area Planning Commission

Marvin Braude San Fernando Valley  
6262 Van Nuys Boulevard, Meeting Room 1B  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](https://planning4la.org/hearings) for the meeting agenda.



## Project Address

23139 & 23141 West Collins Street

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyecto

ծրագրի Հասցե

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyecto

Առաջարկվող ծրագիր

The project involves a request for a Zoning Administrator's Adjustment to allow a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet. This request is being submitted concurrently with Preliminary Parcel Map No. AA-2023-2925-PMLA-HCA to subdivide an existing 35,913 square foot (gross) lot into two single family lots in the RA-1 Zone. The subject site is currently developed with an existing single family dwelling proposed for removal. The project will include the construction, use and

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## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

maintenance of a new 5,013 square foot, two-story, single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior ADU, and pool. Parcel B will remain vacant. The site also contains three protected trees all proposed to be retained. One significant, mature tree is proposed for removal. No grading is proposed.

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## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An appeal of the Associate Zoning Administrator's entire determination, dated November 14, 2025, which:

Pursuant to California Environmental Quality Act, **DETERMINED**: based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Projects) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

Pursuant to Los Angeles Municipal Code Section 12.28, **APPROVED**: an Adjustment to allow a 20-foot lot width in lieu of the minimum 70 feet otherwise required in the RA Zone, in conjunction with Parcel B of Parcel Map AA-2023- 2925-PMLA-HCA, with additional terms and conditions.

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## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

ZA-2023-2926-ZAA-HCA-1A

### Environmental Case Number(s):

ENV-2023-2927-CE

### Related Case Number(s):

AA-2023-2925-PMLA-HCA

### Overlay(s):

N/A

### Zone:

RA-1

### Community Plan Area:

Canoga Park - Winnetka - Woodland Hills - West Hills

### Land Use Designation:

Very Low Residential

### Assigned Staff Contact Information:

Courtney Yellen, Planning Assistant  
courtney.yellen@lacity.org  
(818) 374-5059  
6262 Van Nuys Blvd., Room 430  
Van Nuys, CA 91401

### Council District:

3 - Blumenfield

### Applicant:

Yaron Levy, High Point Venture

### Appellant/Appellant Representative:

Appellant #1 - Donna Schuele, Walnut Acres Neighborhood Association

### Applicant Representative:

Aaron Belliston, BMR Enterprises

Appellant #2 - David Lowery

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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)978-1389, the Commission Office Main Line at (213) 978-1300 or by email at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

# **MASTER APPEAL FORM**

**WITH ATTACHMENTS**

# 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: ZA-2023-2926-ZAA-HCA

APN: 2041-016-018

Project Address: 23139 Collins Street Woodland Hills, CA 91367

Final Date to Appeal: December 1st, 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: David Lowery

Company/Organization: \_\_\_\_\_

Mailing Address: 23131 Collins Street

City: Woodland Hills State: CA Zip Code: 91367

Telephone: (818) 613-4328 E-mail: davelowery3@gmail.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: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 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:** \_\_\_\_\_ **Date:** 11/30/25

## 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.

**ZA-2023-2926-ZAA-HCA**

**Appeal Application - David Lowery**

**Reasons for Appeal; Specific Points at Issue; How You Are Aggrieved by This Decision**

**REASONS FOR APPEAL**

As 31-year residents of Collins Street, we share the 300-foot easterly border with the applicant.

We moved to Walnut Acres for that which defines RA-1 zoning, and we have enjoyed the quietude, beauty, open spaces, sense of privacy, and animal-keeping opportunities afforded us.

All of the aforementioned is now threatened.

The ZA made the adjustment to a critical zoning regulation at our expense, as well as that of surrounding neighbors and the entire Walnut Acres community.

We are submitting this appeal because the ZA made mistakes and their logic was flawed.

The ZA disregarded the significant and irreversible impact this decision will have on adjacent property owners.

Information relied upon by the ZA to make this decision was not correctly applied.

Despite the overwhelming recommendations to deny, the ZA made their decision in favor of the developer.

We believe the original decision should be overturned.

**SPECIFIC POINTS AT ISSUE**

We are refuting certain points in the 3 Mandated Findings in the Determination Letter (pp 17-23):

*p 18 (Mandated Finding 1)*

*...does not result in any sense of increased residential development since any new dwelling would be located away from the street and behind the existing street-facing dwelling. In this case, a lot configuration that strictly conforms to the lot width requirement of the Zone confers no practical benefit to either the community or the applicant...*

*...Therefore, given that flag lots exist within the community and have been approved in the past, and that the 20-foot midpoint lot width in conjunction with the lot design of Parcel B does not interrupt the existing sense of density and spacing between adjoining buildings in the development pattern of the community, the Zoning Administrator finds that the project conforms with the intent of those regulations.*

*p 19 (Mandated Finding 2)*

*The proposed subdivision will likely result in an erosion of both new parcel's ability to establish and maintain animal keeping structures on their property, and due to separation requirements, is likely to result in an erosion of the northern and eastern property owner's ability to establish new animal keeping structures as well.*

*p 21 (Mandated Finding 2)*

*The project will result in a residential use, in a Zone that permits such use, on a parcel that meets the minimum lot area requirement, with no relief being sought for any developmental requirement or limitation. All of the surrounding adjoining and abutting properties are developed and utilized for residential purposes. As such the Zoning Administrator finds that granting relief to allow a reduced 20-foot-wide midpoint lot width, in lieu of the minimum 70 feet otherwise required in the RA Zone, in conjunction with 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.*

*p 22 (Mandated Finding 3)*

*Objective 1-1 Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.*

*Policy 1-1.6 **Promote neighborhood preservation**, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.*

*Objective 1-3 **Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.***

*Policy 1-3.2 Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as*

*neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.*

*Objective 1-4 Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.*

*Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.*

*p 23 (Mandated Finding 3)*

*Although flag lot configurations have been denied on nearby properties in the past, the City's policy direction has evolved to address the urgent need for -housing. The grant supports the goals and objectives outlined in the 2021-2029 Housing Element, particularly in promoting infill development, expanding housing opportunities on underutilized sites, and removing barriers to housing production.*

### **RESPONDING POINTS:**

1. There are contradictory and misleading statements with biased language in the Determination Letter.
2. The ZA is dismissive of animal keeping privileges for adjacent properties granted by RA-1 zoning, and relies on this dismissiveness as a basis for approval of the adjustment.
3. The Determination Letter acknowledges the overwhelming opposition by members of the community, Councilmember Bob Blumenfield (LA City Council District 3), Woodland Hills Warner Center Neighborhood Council, and various community groups. Despite this, the ZA ignored this in the explanation of his decision, overriding the community's interests in favor of the developer.
4. Neither the developer nor the ZA identified a need for the lot split, in creating the rear nonconforming flag lot.
5. The purpose of the critical 70-foot midpoint RA-1 zoning regulation is to prevent flag lots.
6. The amount of the adjustment exceeds the norm for adjustments and is excessive.
7. Previous lot splits in Walnut Acres which were subject to few or no regulations do not constitute a solid basis for approval.
8. The ZA overlooked the significance of this decision with regard to the dangerous precedent it will establish, in favor of developers seeking the same kind of relief.

9. This flag lot configuration would change the look of our neighborhood, creating a sense of increased residential density.

### **HOW ARE YOU AGGRIEVED BY THIS DECISION**

Flag lots are inherently problematic.

This action is going to result in myriad issues for us including the erosion of animal keeping privileges, disruption of privacy, encroachment, decrease in property values, and forever altering the rural character of our neighborhood.

# 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: ZA-2023-2396-ZAA-HCA

APN: 2041016018

Project Address: 23139/23141 W Collins St, Woodland Hills, CA 91367

Final Date to Appeal: December 1, 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: Donna Schuele

Company/Organization: Walnut Acres Neighborhood Association

Mailing Address: 23058 Califa Street

City: Woodland Hills State: CA Zip Code: 91367

Telephone: 818-802-7541 E-mail: dcscvl@pacbell.net

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

Self  Other: Walnut Acres Neighborhood Association

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

## REPRESENTATIVE / AGENT INFORMATION

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 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:** \_\_\_\_\_ **Date:** 11/30/2025

## 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.*

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### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** \$178.00

**Reviewed & Accepted by (DSC Planner):** Steven Wechsler

**Receipt No.:** 200355565235 **Date:** 12-1-25

Determination authority notified

Receipt Number

## GENERAL APPEAL FILING REQUIREMENTS

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## APPEAL DOCUMENTS

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Justification/Reason for Appeal

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## 3. Appeal Fee

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- 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)

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## SPECIFIC CASE TYPES

### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

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

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- 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.

**Case No. ZA-2023-2926-ZAA-HCA**

**Aggrieved Party: Donna Schuele, President, Walnut Acres Neighborhood Association**

**Reason for Appeal**

1. The City and the developer have failed to identify any need to grant the lot split.
2. Lot splits and flag lots have been opposed by the CD3 representative for over two decades. The former councilman, Dennis Zine, uniformly opposed lot splits in Walnut Acres, and this project is opposed by the current councilman, Bob Blumenfield.
3. Lot splits and flag lots have been opposed by the South Valley Area Planning Commission dating back over two decades.
4. Lot splits and flag lots approved prior to the early 2000s were subject to few or no regulations, and thus do not provide a basis for approval of this lot split and nonconforming flag lot in violation of the current 70 ft minimum lot width regulation.
5. The 70 ft midline requirement set by law is not arbitrary and is entitled to utmost deference.
6. Adjustment of the midpoint lot width to benefit the developer at the financial and privacy expense of the surrounding neighbors and the community in general is not warranted.
7. Notwithstanding the developer's claim, lot splits subsequent to the establishment of the 70 ft midline requirement have not been allowed. Thus, approval of this project establishes a dangerous precedent which will lead to the destruction of Walnut Acres as an RA-1 zoned neighborhood.
8. Approval of this project fails to recognize destruction of animal keeping privileges granted to the surrounding residents by the RA zoning, privileges that they paid for when purchasing their property.
9. Approval of this project conflicts with the General Plan land use designation of very low density residential for the properties in the Walnut Acres community.

10. Flag lots can introduce conflicts between adjoining residents, increase fire risks, make the neighborhood less safe to residents, and provide cover for potential criminal activities.
11. The ZA has failed to address the fire hazards that this lot split creates and could be created by subsequent lot splits granted in the wake of this precedent. With the City now on notice of the increased fire risks wrought by climate change, the City will now be liable for damages should this increased fire risk lead to property damage and loss of life. Flag lots increase the opportunity for fires on built-out back lots. Fires on back lots are dangerous to more surrounding residents and structures and are more difficult to detect from the street.
12. The ZA has failed to address the potential for increased crime by virtue of granting this lot split and subsequent splits that would be granted in the wake of this precedent. Criminal activities on back lots are notoriously difficult to discern. Neighbors and law enforcement cannot witness these activities from the street. Thus, flag lots are an invitation to engage in criminal activities.
13. Granting RA-1 zoning to Walnut Acres allowed the City of Los Angeles to create a neighborhood at low cost, avoiding spending taxpayer money on residential safety enhancing amenities such as curbs, sidewalks, and street lighting. Allowing lot splits in Walnut Acres increases the density significantly, thereby creating safety issues. The ZA's decision granting the lot split, and thus setting a precedent that will require granting further lot splits, provides no basis for ameliorating safety issues that will be created.
14. Even if lot splits could be granted in Walnut Acres without violating the law, good reason exists for denying this particular lot split, due to the fact that it abuts three shallow non-conforming RA-1 lots.

**DETERMINATION  
LETTER**

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHRISTINE M. SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
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EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

planning.lacity.org

November 14, 2025

Last Day to File an Appeal: December 1, 2025

Yaron Levy (A)(O)  
High Point Venture, LLC  
1180 Beverly Drive, Ste. 301  
Los Angeles, CA 90035

Aaron Belliston (R)  
BMR Enterprises  
5250 Lankershim Boulevard, Ste. 500  
North Hollywood, CA 91601

CASE NO. ZA-2023-2926-ZAA-HCA  
ZONING ADMINISTRATOR'S  
ADJUSTMENT

Related Case: AA-2023-2925-PMLA-HCA  
23139 and 23141 West Collins Street  
Canoga Park – Winnetka – Woodland  
Hills – West Hills Community Plan  
Zone: RA-1  
C.D: 3  
D.M.: 174-B-093  
CEQA: ENV-2023-2927-CE  
Legal Description: Lot 34, Tract 9529

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Projects) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

an Adjustment to allow a 20-foot lot width in lieu of the minimum 70 feet otherwise required in the RA Zone, in conjunction with Parcel B of Parcel Map AA-2023-2925-PMLA-HCA.

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 and floor 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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date 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 Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Authorized herein is the use and maintenance of a 20-foot lot width in lieu of the minimum 70 feet otherwise required in the RA Zone, in conjunction with Parcel B of Parcel Map AA-2023-2925-PMLA-HCA.
8. Except as granted above, no other deviation from the Zone Code requirements or limitations have been requested or granted herein.
9. The applicant shall comply with all conditions of approval set forth in parcel Map No. AA-2023-2925-PMLA-HCA.

**10. 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 \$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 interest, 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, 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.

#### **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 13A.2.7.G. of Chapter 1A of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter I. (General Provisions and Zoning) of this Code 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 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 or Chapter I. (General Provisions and Zoning), shall

constitute a violation of this Chapter or Chapter I. (General Provisions and Zoning) 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 subsequent contact regarding this determination must be with the staff assigned to this 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 September 9, 2025, 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 conditional use approval under the provisions of Section 12.28 of Chapter 1 and Section 13B.5.2. of Chapter 1A have been established by the following facts:

#### **BACKGROUND**

The subject property is a level, rectangular-shaped, interior, approximately 35,913 square-foot parcel of land with a 120-foot frontage on the north side of Collins Street. The property has an even width and depth of 120 feet and 299 feet, respectively.

The property is developed with a single-family dwelling, first constructed circa 1953, on the southern half of the lot, while the northern half remains generally unimproved.

The property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area, and the associated General Plan Land Use Map designates the property for Very Low Low Density Residential land uses with corresponding Zones of RE20, RA, RE15, and RE11; a notation on the map further indicates that this is a horse keeping area. The property is zoned RA-1. The property is further located within an Equine Keeping area (ZI-2438), an Urban Agriculture Incentive Zone, Special Grading Area (BOE Basic Grid Map A-13372), a Liquefaction area, and is approximately 12 kilometers from the Malibu Coast Fault.

The site is not within a Hillside Area, Flood Zone, Very High Fire Hazard Severity Zone, Hazardous Waste/Border Zone, High Wind Velocity Area, or Methane Zone. The site is located within an Urban Agriculture Incentive Zone, Special Grading Area, and Liquefaction Zone. There are no oil wells on site. The site is located approximately 12 km from the Malibu Coast Fault. The site is not located within an

Alquist-Priolo Fault Zone, Landslide Area, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone. The project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

The applicant proposes to subdivide the lot into two, with Parcel A having a lot area of 17,600 square feet and Parcel B with a lot area of 18,313 square feet. On July 24, 2025, the Deputy Advisory Agency approved a lot split for a maximum of two lots under related Parcel Map No. AA-2023-2925-PMLA-HCA. The approval of the map requires the applicant to obtain a Zoning Administrator's Adjustment to allow for a reduced mid-point lot width of 20 feet in lieu of the otherwise required 70 feet in the RA-1 Zone.

According to information submitted by the applicant:

Strict application of the zoning code requires the lot width as measured at the mid-point of the lot to meet the requirement of the lot width dimension required for the underlying zone. Denial of the request would unfairly prevent the applicant from enjoying reasonable use of the subject site. Such regulations however are written on a citywide basis and cannot consider individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and the applicant's desire to provide a more functional configuration for eventual residential dwellings can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The portion of the flag lot on which a building pad will be situated is 120 feet wide, which is 50 feet wider than the minimum lot width required for the zone of 70 feet. The only portion of the lot width which will be substandard is the 20-foot-wide roadway. Thus the dimension of the lot's building pad meets the intent of the code to have a minimum 70 foot lot width, the adjustment allows the access strip to be reduced to a 20-foot width while resolving the definition of the lot width in the municipal code.

The granting of the proposed adjustments do not impose any adverse impact on the adjoining or neighboring properties. Will result in a project with no adverse impacts from the proposed adjustment and no adverse impacts from environmental effects. Furthermore, there are numerous examples of the flag lot condition throughout the RA-1 zoning in the immediate vicinity of the proposed subdivision. None of the extant examples of the flag lot condition with an access strip containing a driveway to reach a wider lot in the rear has proven to adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

While the [parcel map] Staff Report referenced several cases that were denied lot split. Those denials had other issues and had they been perfected should have resulted in approval of the maps or at least a more appropriate denial

under the law. Namely the decision maker failed to consider the broader context of the neighborhood and the significant development patterns that exist throughout the RA-1 area referred to as Walnut Acres. Instead, those prior denials rely on an overly generic assessment of prior flag lot conditions having been created by deed and not through an approved subdivision process. (AA-1997-7198-PMLA) While that may be true for some of the lots it is certainly not the case for all of the flag lots present, see detailed table below. The prior denials, and the staff report failed to include the many instances where lots flag lots were created and quite a number of those were done through an appropriate mapping process. Further, several of the lots that were created by deed have since been Approved for Development, which under the Subdivision Map Act would then require the City to issue, without condition, a Certificate of Compliance pursuant to the action the City took in recognizing the lot, pursuant to Section 66499.34(c). The numerous locations where this exists throughout the Walnut Acres neighborhood provide a clear and direct correlation to the development pattern of the neighborhood and the compatibility of the current request with the make-up of the neighborhood as it is.

Further, there are multiple State Laws on the books at this time that would allow the ministerial subdivision of this parcel demonstrating the legislative conditions encouraging these more efficient uses of land. This request complies with the zoning and density of the LAMC.

Addresses of flag lots are as follows. Notably, see the details related to the way in which the flag lots were created, nearly all having been done so in conformance with the Subdivision Map Act. This is a significant contrast to the findings made in the denied cases that were referenced in the staff report. Each lot with a recorded parcel map pursuant to the SMA is hyperlinked below. If further map references are located, we will provide an update to DCP.

- 23112 Hatteras St. DL-1963-589
- 22938 Hatteras St. AA-2025-3502-PMEX Approved in 2017 with flag lot condition
- 22942 Hatteras St. DL-1964-1185
- 23029 Hatteras St. YC 11681 OK Lot Split - Approved for Development  
1965VN75337
- 23423 Hatteras St. Parcel Map 1291, recorded 1968
- 22847 Oxnard St.
- 23011 Oxnard St.
- 23015 Oxnard St. Parcel Map 4412, recorded 1980
- 23037 Oxnard St.
- 22905 Oxnard St. Parcel Map 6750, recorded 2000
- 23001 Calvert St. Parcel Map 7118, recorded 1995
- 23032 Calvert St.
- 23020 Calvert St. Parcel Map 5067, recorded 1982
- 22968 Calvert St.
- 22833 Calvert St.
- 22841 Calvert St. Parcel Map 4919, recorded 1981
- 23251 Collins St.

CASE NO. ZA-2023-2926-ZAA-HCA

- 23323 Collins St. Parcel Map 6288, recorded 1989
- 23347 Collins St. Parcel Map 346, recorded 1966
- 23308 Collins St.
- 23346 Collins St.
- 23418 Collins St.
- 23445 Collins St. Parcel Map 6577, recorded 1991
- 22725 Califa St.
- 23116 Califa St. AA-2010-232-PMEX Approved in 2010 with flag lot condition
- 23442 Califa St.
- 23458 Califa St. Parcel Map 2695, recorded 1973
- 23554 Califa St.
- 22933 Collins St. AA-2015-3502-PMEX Approved in 2017 with flag lot condition
- 23526 Collins St.
- 23532 Collins St.
- 23111 Erwin St. AA-2004-4842-PMLA and ZA-2004-4849-ZAA Approved with flag lot condition and no street improvements. Parcel Map 4842, recorded 2005
- 23054 Erwin St. AA-2005-5684-PMLA-1A and ZA-2006-0463-ZAA Approved May 11, 2006, with flag lot condition, berm and 18-foot 1/2 roadway, no curb/gutter/sidewalk/streetlight. Approved for 20' midpoint -lot width in lieu of 70'. Appeal denied. Parcel Map 5684, recorded 2010
- 23127 Erwin St. Parcel Map 1748, recorded 1970
- 23122 Sylvan St.
- 23210 Burbank Blvd.
- 23238 Burbank Blvd. Parcel Map 6581, recorded 1994
- 23230 Dolorosa St.
- 23237 Dolorosa St. AA-2003-5845-PMLA Approved 2004 with flag lot condition with Modification approved in 2011 to delete sidewalk requirement, only curb and gutter. Parcel Map 5845, recorded 2003

The applicant submitted plans stamped by LADBS Plan Check on February 5, 2024, that shows the applicant is proposing to construct a 5,013 square foot, two-story single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior Accessory Dwelling Unit, and pool. Both the stamped plans and preliminary parcel map show Parcel B to remain vacant with no proposed construction.

The applicant has submitted an Arborist Report prepared by Kay J. Greeley, dated October 18, 2023, indicating that the property contains three protected trees – one Southern California Black Walnut, one Valley Oak, and one California Western Sycamore – as well as nine mature, significant trees. According to the report, one mature Orange tree is proposed for removal, and six additional mature trees along with one protected California Western Sycamore tree located along the proposed rear property line of Parcel A will experience encroachment into their protected zones to accommodate construction on Parcel A.

The applicant has submitted a Soils Report Approval Letter, Log #125898, issued by the Department of Building and Safety on May 22, 2023.

Within the broader Walnut Acres community, there exists a mix of flag lots. Many such lots exist without formal approval by the Advisory Agency and appeal to have been created by deed instead of a subdivision review and approval action. There are also flag lots that were created by formal subdivision action. Some of those flag lots are configured in such a way as they comply with the minimum width requirement of the Zone, some do not. Previously approved parcel map subdivisions resulting in flag lots may have simply formalized existing deed-cut lot configurations, but this cannot be confirmed.

### **Surrounding properties**

The surrounding area is a developed urban area, with all of the adjoining and abutting properties located within the RA-1 Zone and improved with single-family residential dwellings.

### **Streets**

Collins Street, adjoining the subject property on the south, is designated as a Standard Local Street, dedicated to a regular width of 60 feet and improved with asphalt roadway and asphalt berm.

### **Previous Cases, Affidavits, and Orders**

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 1,500-foot radius of the subject property and found the following:

#### **Subject Property:**

Case No. AA-2023-2925-PMLA-HCA – On July 24, 2025, the Advisory Agency approved the subdivision of the property into two parcels, one of the conditions of approval, Condition No. 14., states:

That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2023-2926-ZAA-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2023-2926-ZAA-HCA is not approved, the subdivider shall submit and pay the applicable City fees for a Parcel Map modification.

Ordinance No. 129,279 – Effective on February 26, 1965, amending the definition of "Hillside Areas" through the adoption of an amended reference map.

#### **Surrounding Properties:**

Case No. AA-2015-3502-PMEX – On February 3, 2017, a Certificate of Compliance and Parcel Map Exemption was issued in conjunction with a Lot Line Adjustment for existing land-locked properties, on property located within

the RA-1 Zone, involving 22933 and 22938 West Hatteras Street and 22949 West Collins Street.

Case No. AA-2010-232-PMEX – On May 5, 2011, the Advisory Agency issued a Certificate of Compliance for a Lot Line Adjustment, resulting in the creation of a flag-shaped lot also having a 70-foot wide midpoint width, on property located within the RA-1 Zone, at 23116 West Califa Street.

Case No. AA-2006-2601-PMLA-1A – On May 1, 2007, the South Valley Area Planning Commission granted an appeal, overturning the action of the Advisory Agency, and denied a subdivision of two adjoining lots into a maximum of three parcels, on property located within the RA-1 Zone, at 23129 West Burbank Boulevard.

Case No. AA-2004-1965-PMLA-1A – On June 21, 2005, the South Valley Area Planning Commission denied an appeal, sustained the determination of the Advisory Agency, and disapproved the subdivision of one lot into two parcels, one of which was a flag lot, on property located within the <> Zone, at <>.

Case No. AA-1997-7198-PMLA – On November 21, 1997, the Advisory Agency denied a subdivision resulting in the creation of a flag-shaped lot, on property located within the RA-1 Zone, at 23130 Hatteras Street.

Case No. YV 19431 – On April 5, 1977, the Zoning Administrator approved yard variances to allow lot widths of 60 feet in lieu of the otherwise required 70 feet, in conjunction with the redivision of a lot into two parcels, on property located within the RA-1 Zone, at 22955-59 Collins Street.

Case No. YV 15733 – On October 23, 1968, the Zoning Administrator approved a yard variance to allow a reduced 57-foot mid-point lot width in lieu of the 70 feet otherwise required for Parcel B, in conjunction with a one-lot subdivision into two parcels, on property located within the RA-1 Zone, at 23045 Burbank Boulevard

Case No. YV 11693 – On May 16, 1961, the Zoning Administrator approved a reduced lot area of 18,000 square feet in lieu of the otherwise required 20,000 square feet for Parcel A, and a reduced lot mid-point width of 35 feet in lieu of the 70 feet otherwise required for Parcel B, in conjunction with a one-lot subdivision into two parcels, on property located within the RA-1 Zone, at 22948 West Hatteras Street.

### **Correspondence**

Councilmember Bob Blumenfield, Third District – In a letter dated November 3, 2025, the Councilmember expressed his opposition to the request, stating in part: “This neighborhood is affectionately known as Walnut Acres and its defining feature are its large RA lots. Flag lots configurations have been consistently denied on nearby properties in the past because they were found to be inconsistent with the neighborhood character. And while the City’s policy direction has evolved to address

urgent need for housing, this Adjustment and associated Lot Split does not even propose a housing project.”

Susan Prestine and David Lowery – In an email with attachment dated October 2, 2025, Ms. Prestine and Mr. Lowery express their opposition to the request and submit a survey to show that there are very few lot splits in the neighborhood.

Guillermo Morales Vitola – In emails dated October 1, 2025, and September 7, 2025, Mr. Vitola expands on the testimony he provided at the public hearing in opposition to the request. He states that it would “undermine the integrity of RA zoning, threaten property values, and set a dangerous precedent for our community” and further citing opposition from the Neighborhood Council, the loss of animal keeping rights, the loss of the low-density character of the neighborhood, loss of privacy, no lot splits approved for over 15 years, the immediate neighborhood maintains private septic systems with no interest to upgrade, would set a negative precedent, would damage property values, does not qualify for Housing Crisis Act. In addition, he expands on the purpose of the mid-point width requirement to protect property values, privacy and livability, animal-keeping rights, and safety and infrastructure.

Nellie Prestine-Lowery – In an email dated September 30, 2025, Ms. Prestine-Lowery expresses her opposition to the project request, citing a desire to preserve the large lot sizes and animal keeping rights.

Donna Schuele, President, Walnut Acres Neighborhood Association – In an email dated September 29, 2025, Ms. Schuele expands on the testimony she provided at the public hearing in opposition to the request. Ms. Schuele states that the mid-point width requirement preserves the intent of the RA Zone and protects property values, privacy between neighbors, animal keeping privileges, the safety of the neighborhood due to its low density, the higher number of adjoining properties the project will impact, and recounts the history of lot splits in the community.

David Lowrey – In emails dated September 28 and September 8, 2025, Mr. Lowery expresses his opposition to the project, citing the lack of similar cases approved since 2006, compromises property owner’s ability for animal keeping and agricultural activities, that this is an attack on the appeal of and the quality of life in the neighborhood, would result in an invasion of privacy on adjoining properties, and results in over-building.

Robert Marshall, Marshall & Associates – In an email dated September 9, 2025, Mr. Marshall expands on the testimony he provided at the public hearing in opposition to the request. He states that the Housing Crisis Act does not apply to the project and that neither lot splits or adjustments are normal in the neighborhood.

Aaron Belliston, BMR Enterprises – In an email with attachment dated September 9, 2025, Mr. Belliston expanded upon the other subdivision actions in the neighborhood.

Caitlin Hawkins – In emails dated September 9 and July 8, 2025, Ms. Hawkins expands on the testimony she provided at the public hearing in opposition to the request, She cites the existing character of the community, the loss of animal keeping

ability, the loss of property value, loss of agricultural rights, more traffic, more parked cars, more development within the community. In addition, Ms. Hawkins argues that there are no other two-story homes on Collins Street; the homes on Collins Street are still on private septic systems; that only side-by-side lots splits are acceptable in the neighborhood; that the project will result in a negative precedent for future projects; that no similar project has been approved since 2006; the neighborhood is very low density; want to preserve animal keeping rights; the project results in a doubling of the density; the increase in criminal activity associated with flag lot configurations; and that higher density Warner Center was allowed in exchange for keeping these neighborhoods lower density.

Penny Bahn – In an email with attachments dated September 9, 2025, a letter with attachment dated September 6, 2025 and an email dated July 3, 2025, Ms. Bahn expresses her opposition to the project and expanding on the testimony she provided at the public hearing, citing the negative impacts associated with lot splits, such as increased crime, loss of privacy, and loss of animal keeping rights; a prior Council Motion to protect Walnut Acres from lot splits, the inapplicability of the Housing Crisis Act to the project, community opposition, the number of properties that it adjoins, a desire to maintain the low residential density of the neighborhood, and the existence of private septic systems.

Charles Prestine-Lowery – In an email dated September 9, 2025, Mr. Prestine-Lowery expresses his opposition to the project request, stating that the project would result in overcrowding and set an undesirable precedent for future development.

Richard and Sandra Shirley – In an email dated September 9, 2025, Mr. and Mrs. Shirley express their concern that the project will increase density along with the problems associated with increased density; will negatively affect property values; and will stress neighborhood infrastructure such as utilities, traffic, parking, emergency services, and increase crime.

Martha Sgriccia – In an email dated September 8, 2025, Ms. Sgriccia expresses her opposition to the project request, stating that she does not want the neighborhood to lose its rural feel.

Susan Prestine – In an emails dated September 8 and July 25, 2025, Ms. Prestine expresses her opposition to the project requests. In her opposition, she states that if approved, the project “will negatively affect us, our immediate neighbors, and the community of our semi-rural agricultural Walnut Acres in innumerable ways.” She continues by arguing that the mid-point lot width requirement is specific and necessary in order to preserve the intent of the RA Zone; that the last approved lot split was in 2006; will result in the loss of animal keeping rights; this portion of Collins Street is the only dead-end in the neighborhood; increased density will result in increased traffic; the Neighborhood Council, Preserve Walnut Acres, and Walnut Acres Neighborhood Association all oppose the project.

Diana Rodriguez – In an email dated September 8, 2025, Ms. Rodriguez expresses her opposition to the project, citing the lack of lot splits since 2006, the negative

impact these types of projects have on animal keeping rights, the increased density and criminal activity, and a prior City Council motion to protect the neighborhood from similar projects.

Armand Egan – In an email dated September 7, 2025, Ms. Egan expresses his opposition to the project, citing the loss of privacy and reduced property value, the loss of security, increased potential for criminal activity, inconsistent neighborhood design, and the negative precedent this would create.

Betty Breneman – In an email dated September 5, 2025, Ms. Breneman expresses her opposition to the project request, citing the negative precedent this would set and the loss of the low density neighborhood.

Heather Barclay – In an email dated September 5, 2025, Ms. Barclay expresses her opposition to the project request, citing the higher number of affected adjoining properties, the creation of privacy issues, and the impact to property values.

Henry – In an email dated September 2, 2025, Henry expresses his opposition to the project request, citing the higher number of adjoining properties, the creation of privacy issues, increased potential for criminal activity, loss of animal keeping privileges, increases stress on existing infrastructure, and establishes a bad precedent for future similar projects.

Dina Reisman – In an email dated July 8, 2025, Ms. Reisman expresses her opposition to the project, citing the change to the character of the neighborhood, increased traffic, and additional strain on public resources and services.

Joyce Fletcher, Woodland Hills-Warner Center Neighborhood Council – In an email dated July 7, 2025, the Neighborhood Council expresses their opposition to the project, citing a reduction in animal keeping rights for surrounding property owners, the loss of property value, a resulting increase in undesired residential density, the creation of privacy issues, the loss of semi-rural neighborhood character, and the continued opposition by the local community to other similar projects.

### **PUBLIC HEARING**

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on September 9, 2025 at 9:01 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. 15 individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Aaron Belliston, representative for the applicant, summarized the project and request as follows:

CASE NO. ZA-2023-2926-ZAA-HCA

- The parcel map for the project has already been approved.
- The flag lot has been designed with a 20-foot width.
- The developed portion of the lot exceeds the minimum lot width requirement.
- The project is pursuant the Housing Crisis Act (HCA), and would require special findings to deny.
- There are other flag lot cases, both in support and denial.
- Many flag lots were created after the Subdivision Map Act.
- There are approximately 35-40 flag lots in existence.
- The requested flag lot is consistent.
- Cannot deny the request under HCA.
- There is an urgent need for housing.
- The project meets the goals of the Housing Element.
- Additional justifications for flag lots have been submitted in conjunction with the Parcel Map case.

The hearing was then opened to receive testimony from the general public:

Donna Schule

- I represent the Walnut Acres Neighborhood Association.
- We are opposed the project request.
- The lot splits do not meet the nature of the neighborhood.
- Privacy will be impacted.
- Seven lots will be impacted by the project.

Dawn Stead

- I want to echo the prior comments.
- When will the public be able to review the applicant documents?

Nancy Mclane

- I live nearby.
- The 70-foot mid-point needs to be continued.
- This is in opposition to LAMC 12.27 – there is no hardship.
- Housing Crisis Act does not apply.

Susan Prestine

- I am a neighbor.
- I am opposed to the request.
- This is a semi agricultural, animal keeping area.
- The project is in opposition to this.
- The community has fought lot split applications in the past.
- The Neighborhood Council does not support the project.

Caitlin Hawkins

- I want to echo Donna's comments.
- I live in the neighborhood for its rural setting.
- Animal keeping is an important part.
- I don't want the lot split – it results in over-crowded development.
- I don't want to lose my property value.

Emmy

- I live down the street.
- HCA is not about single-family dwellings – does not apply to individual single-family dwellings.
- The project does not comply with LAMC 12.27.
- The project does not comply with the RA Zone regulations.
- The lot split diminishes adjoining lots ability for animal keeping.
- There is court precedent – SFD don't apply to HCA.
- I am opposed to the project.

Arnaud

- I live next to the subject property.
- There will be privacy, security implications – these would be impacted.
- Low density needs to be maintained.

Guillermo Morales Vitola

- I am opposed to the project.
- The Neighborhood Council opposed the project.
- Animal keeping and privacy would be impacted.
- The area is maintained with privately maintained septic systems.
- I want to echo prior comments.

Marty Lipkin

- The Neighborhood Council rejected the request.
- The project takes away animal keeping rights of other property owners.
- This isn't right.

Amy Legrand

- I live next door.
- I want to echo the prior zoning comments.
- Keep the integrity of zoning and neighborhood.

Robert Marshall

- I want to echo the prior comments.

CASE NO. ZA-2023-2926-ZAA-HCA

- There have not been other lot splits for many years.
- Follow the law, deny the request.

Serena

- I oppose the request.
- We love horse keeping in the area.
- I want to echo prior comments.

Grant Gilmore

- I live in the community.
- I do not want any more lot splits in our neighborhood.
- I want to echo prior comments.

Brendan Hawkins

- I am opposed to the request.
- I want to echo the prior comments.

Following public testimony, the applicant's representative was given an opportunity to respond to the comments heard:

Aaron Belliston

- The cited 75-foot separation between new structures and animal keeping, are mis-applied.
- This does not represent an increase in density – there is no increased density request.
- The lot split has been approved.
- There have been a number of subdivisions approved.
- The request is for a Zoning Administrator's Adjustment, not a Zone Variance.
- The project is substantially consistent with the General Plan and Community Plan, and Housing Element.

At the conclusion of the hearing, the Zoning Administrator remarked that there was little within the administrative record to support the project request, and that additional time would be given to the applicant to supplement the record. With the consent of the applicant's representative, the Zoning Administrator announced that the matter would be taken under advisement through October 3, 2025, during which time further written comments would be accepted into the record for consideration. After that date, the totality of the record and the testimony presented at the hearing would be considered and a written determination issued.

**MANDATED FINDINGS**

In order for a deviation from the zoning regulations to be granted, all of the legally mandated findings delineated in 12.28 of Chapter 1 must be made in the affirmative. Following are the findings and the application of the relevant facts to the same:

1. **While 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 subject property is a level, rectangular-shaped, interior, approximately 35,913 square-foot parcel of land with a 120-foot frontage on the north side of Collins Street. The property has an even width and depth of 120 feet and 299 feet, respectively.

The property is developed with a single-family dwelling, first constructed circa 1953, on the southern half of the lot, while the northern half remains generally unimproved.

The applicant proposes to subdivide the lot into two, with Parcel A having a lot area of 17,600 square feet and Parcel B with a lot area of 18,313 square feet. On July 24, 2025, the Deputy Advisory Agency approved a lot split for a maximum of two lots under related Parcel Map No. AA-2023-2925-PMLA-HCA. The approval of the map requires the applicant to obtain a Zoning Administrator's Adjustment to allow for a reduced mid-point lot width of 20 feet in lieu of the otherwise required 70 feet in the RA-1 Zone. Parcel B, a flag-shaped lot, would have a 20-foot-wide mid-point lot width due to the length of the 20-foot-wide driveway stem accessing Collins Street.

The intent of minimum lot widths is to promote the creation of lots with a regular and similar dimensions within a given Zone designation. With the exception of the RMP Zone, all residential zones have a minimum lot width requirement. The lot width, in conjunction with side yard setbacks, combine to create a sense of density in the development pattern of a community.

The subject property is over-sized: the RA Zone requires a minimum lot area of 17,500 square feet and a minimum lot width of 70 feet; the property contains approximately 35,913 square feet and a lot width of 120 feet. The property is level, with all substantial improvements located toward the southern end of the property.

There are no physical features of the property or existing improvement thereon that precludes the applicant from designing this subdivision to comply with the minimum lot width of the Zone. The project does not propose a dwelling design on the newly created Parcel B, so the property owner could easily design a dwelling in the future to take advantage of the compliant lot design with little trouble. There have been subdivisions within the neighborhood resulting in lot splits of similar-sized over-sized lots. Some have designed those splits such that the calculated midpoint lot width met the required 70 feet. Most of those subdivisions were accomplished via some process other than through the Subdivision Map Act. Based upon the above, it would be neither impractical nor infeasible to strictly adhere to the zoning regulations.

Subdivisions which have resulted in flag-lot configurations, similar to now proposed, are not unusual, and have been approved through the Subdivision Map Act. Several such subdivisions have been approved and recorded within this neighborhood. Both new parcels meet or exceed the minimum lot area required for the RA Zone. The new Parcel A, fronting on Collins Street, will observe a lot width of 100 feet, exceeding the minimum lot width standard for the Zone. Combined with the 20-foot-side driveway to access Parcel B, the appearance of residential density within the neighborhood is unaltered. As observed from the Collins Street public right-of-way, the proposed subdivision does not result in any sense of increased residential development since any new dwelling would be located away from the street and behind the existing street-facing dwelling. In this case, a lot configuration that strictly conforms to the lot width requirement of the Zone confers no practical benefit to either the community or the applicant. The applicant has obtained an approved Parcel Map for the proposed subdivision, contingent upon obtaining the entitlement sought through this Zoning Administrator's Adjustment action.

Therefore, given that flag lots exist within the community and have been approved in the past, and that the 20-foot midpoint lot width in conjunction with the lot design of Parcel B does not interrupt the existing sense of density and spacing between adjoining buildings in the development pattern of the community, the Zoning Administrator finds that the project conforms with the intent of those regulations to promote a regular and similar lot dimension within the RA Zone.

2. **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 subject property is a level, rectangular-shaped, interior, approximately 35,913 square-foot parcel of land with a 120-foot frontage on the north side of Collins Street. The property has an even width and depth of 120 feet and 299 feet, respectively.

The property is developed with a single-family dwelling, first constructed circa 1953, on the southern half of the lot, while the northern half remains generally unimproved. There are no identified hazards associated with the development and use of the property for residential purposes.

The applicant proposes to subdivide the lot into two, with Parcel A having a lot area of 17,600 square feet and Parcel B with a lot area of 18,313 square feet. On July 24, 2025, the Deputy Advisory Agency approved a lot split for a maximum of two lots under related Parcel Map No. AA-2023-2925-PMLA-HCA. The approval of the map requires the applicant to obtain a Zoning Administrator's Adjustment to allow for a reduced mid-point lot width of 20 feet in lieu of the otherwise required 70 feet in the RA-1 Zone. Parcel B, a flag-

shaped lot, would have a 20-foot-wide mid-point lot width due to the length of the 20-foot-wide driveway stem accessing Collins Street.

The applicant submitted plans stamped by LADBS Plan Check on February 5, 2024, that shows the applicant is proposing to construct a 5,013 square foot, two-story single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior Accessory Dwelling Unit, and pool. Both the stamped plans and preliminary parcel map show Parcel B to remain vacant with no proposed construction.

Opposition to the request is strong. The local City Councilmember, Neighborhood Council, neighborhood association, and numerous community members both individually and collectively oppose the request in order to stymie the approved Parcel Map resulting in the subdivision of the property.

Comments in opposition to the request cite incompatibility with neighborhood regulations for animal keeping, increased residential density, increased traffic, increased crime, decreased privacy, decreased property values, and erosion of the character of the neighborhood.

The property is located in an area identified on the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan's General Plan Land Use Map as a horse keeping area, and Zoning Information (ZI) No. 2438, attached to the property, states, "As development pressures have mounted in these traditional lower-density neighborhoods (lots zoned RA, RE20, RE40, A1, and A2), equestrian-oriented lots have been subdivided into sizes too small to accommodate equines, buffers between equine and non-equine uses have been diminished, equine keeping rights have been lost due to new, adjacent development, and commonly used trails have been obscured or interrupted by new developments. These pressures over time have resulted in a loss of valuable and irreplaceable equine keeping lots that contribute to the rich and dynamic character of Los Angeles."

LAMC Section 12.21 C.5(a) requires that "every animal keeping structure ... shall be located not less than 25 feet from all side lot lines ... [and] shall neither be located closer than 35 feet from the habitable rooms of the animal keeper's dwelling unit nor closer than 75 feet from the habitable rooms of a neighbor's dwelling unit."

The proposed subdivision will likely result in an erosion of both new parcel's ability to establish and maintain animal keeping structures on their property, and due to separation requirements, is likely to result in an erosion of the northern and eastern property owner's ability to establish new animal keeping structures as well. No testimony was offered either at the hearing or through written communication that the affected properties presently maintained animal keeping structures that would be affected.

The subject property is over-sized: the RA Zone requires a minimum lot area of 17,500 square feet and a minimum lot width of 70 feet; the property contains approximately 35,913 square feet and a lot width of 120 feet. Though granting the request will effectively enable the construction of a new single-family dwelling, the underlying zoning and overall residential density of the community, as anticipated by the General Plan, will not be exceeded. Since the rear Parcel B will access Collins Street via the 20-foot wide stem, and development will be behind the dwelling maintained on Parcel A which fronts on Collins Street, observation of the property from the public right-of-way will not change the overall appearance of the community.

Collins Street is designated as a Local Street and maintains a standard 60-foot-wide public right-of-way, including an asphalt roadway. This segment of Collins Street terminates to the east as it intersects with Arroyo Calabazas watercourse and flood control channel. As such, there is no through traffic on this street. Local Streets serve properties located in all zoning designations across the city, including those areas with much higher residential densities. The addition of a single-family dwelling onto this street segment would not result in any significant impacts on local traffic.

Comments made arguing that the flag-lot configuration results in increased crime have been anecdotal or second-hand, and no information has been submitted to substantiate this claim.

Zone code regulations that help to facilitate privacy between adjoining lots is limited to perimeter fences, yard setbacks, and to some degree, height limitations. Beyond these, there are no regulations that protect or guarantee privacy between adjoining lots. While the lots adjoining the subject property presently enjoy a lack of use of the rear portions of the property, construction of a residential use on those rear portions is not prohibited. No reduction in required setbacks or increase in height have been sought by the applicant. As such, development of Parcel B does not diminish adjoining properties' expectation of privacy.

Comments made stating that the project will result in decreased property values are speculative, with no information submitted to support the claim.

Comments were made stating that the project will result in an erosion of the character of the neighborhood, leading to a precedent that would alter its character entirely. This argument is not without merit. Given the over-sized lots within the community and existing incentives to develop new housing, there may be enough interest to pursue more projects similar to that being presently proposed.

The underlying RA zoning in conjunction with the over-sized lots within the community supports the increased number of residential uses without exceeding planned densities. The increased development will come at the cost of the available opportunities for animal keeping, which community members

describe as being an important characteristic of the neighborhood. Despite this, the loss of this opportunity through the development of additional residential uses does not affect or degrade adjacent properties, the surrounding neighborhood, or endanger public health, welfare, and safety.

The project will result in a residential use, in a Zone that permits such use, on a parcel that meets the minimum lot area requirement, with no relief being sought for any developmental requirement or limitation. All of the surrounding adjoining and abutting properties are developed and utilized for residential purposes. As such the Zoning Administrator finds that granting relief to allow a reduced 20-foot-wide midpoint lot width, in lieu of the minimum 70 feet otherwise required in the RA Zone, in conjunction with 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.

3. **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.**

On July 24, 2025, the Deputy Advisory Agency approved a lot split for a maximum of two lots under related Parcel Map No. AA-2023-2925-PMLA-HCA. The Parcel Map will contain Parcel A, having a lot area of 17, 600 square feet, and Parcel B, having a lot area of 18,313 square feet. Recordation of the approved map requires the applicant to obtain a Zoning Administrator's Adjustment to allow for a reduced mid-point lot width of 20 feet in lieu of the otherwise required 70 feet in the RA-1 Zone for Parcel B. Parcel B, a flag-shaped lot, would have a 20-foot-wide mid-point lot width due to the length of the 20-foot-wide driveway stem accessing Collins Street.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The associated General Plan Land Use Map designates the property for Very Low Low Density Residential land uses, with corresponding zones of RE20, RA, RE15, and RE11. A notation on the map further indicates that this is a horse keeping area. The property is zoned RA-1. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan is silent with regards to lot width requirements. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals and policies of the Community Plan:

**Goal 1** A Safe, Secure, and High Quality Residential Environment for All Economic, Age, and Ethnic Segments of the Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan Area

**Objective 1-1** Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

**Policy 1-1.6** Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.

**Objective 1-3** Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.

**Policy 1-3.2** Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.

**Objective 1-4** Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

**Policy 1-4.1** Promote greater individual choice in type, quality, price and location of housing.

**Policy 1-4.3** Ensure new housing opportunities minimize displacement of the residents.

The project's proposal to facilitate the recordation of an approved Parcel Map through the granting of a deviation from the minimum lot width requirement is in conformance with the Community Plan.

The project will result in two parcels that meet or exceed the minimum lot area requirement of the underlying zone, thus preserving the planned residential

density of the area, in conformance with Policies 1-1.6 and 1-3.2. The project will create a new fee simple lot that will be available for the construction of a new single-family dwelling, facilitating greater individual choice in type, quality, price and location of housing, without the displacement of existing residents, in conformance with Policies 1-4.1 and 1-4.3.

Although flag lot configurations have been denied on nearby properties in the past, the City's policy direction has evolved to address the urgent need for housing. The grant supports the goals and objectives outlined in the 2021–2029 Housing Element, particularly in promoting infill development, expanding housing opportunities on underutilized sites, and removing barriers to housing production.

For the reasons cited above, the Zoning Administrator finds that 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.

#### **ADDITIONAL MANDATORY FINDINGS**

4. 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. 186,952, have been reviewed and it has been determined that this project is located within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain.

#### **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 North Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

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

**South Los Angeles DSC**  
(In person appointments available on  
Tuesdays and Thursdays 8am-4pm only)  
8475 S. Vermont Avenue, 1st Floor  
Los Angeles, CA 90044  
[planning.southla@lacity.org](mailto:planning.southla@lacity.org)

**West Los Angeles DSC**  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto: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](http://BuildLA) 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

Inquiries regarding the matter shall be directed to Courtney Yellen, Planning Assistant, at [courtney.yellen@lacity.org](mailto:courtney.yellen@lacity.org) or (818) 374-5059.

A handwritten signature in blue ink, appearing to read 'Jonathan A. Hershey', written over a horizontal line.

JONATHAN A. HERSHEY, AICP  
Associate Zoning Administrator

JAH: CR:LFS:CY:bw

cc: Councilmember Bob Blumenfield  
Third District  
Woodland Hills-Warner Center Neighborhood Council  
Adjoining Property Owners  
Interested Parties



City of Los Angeles  
Department of City Planning  
**SUBMITTED FOR FILING**

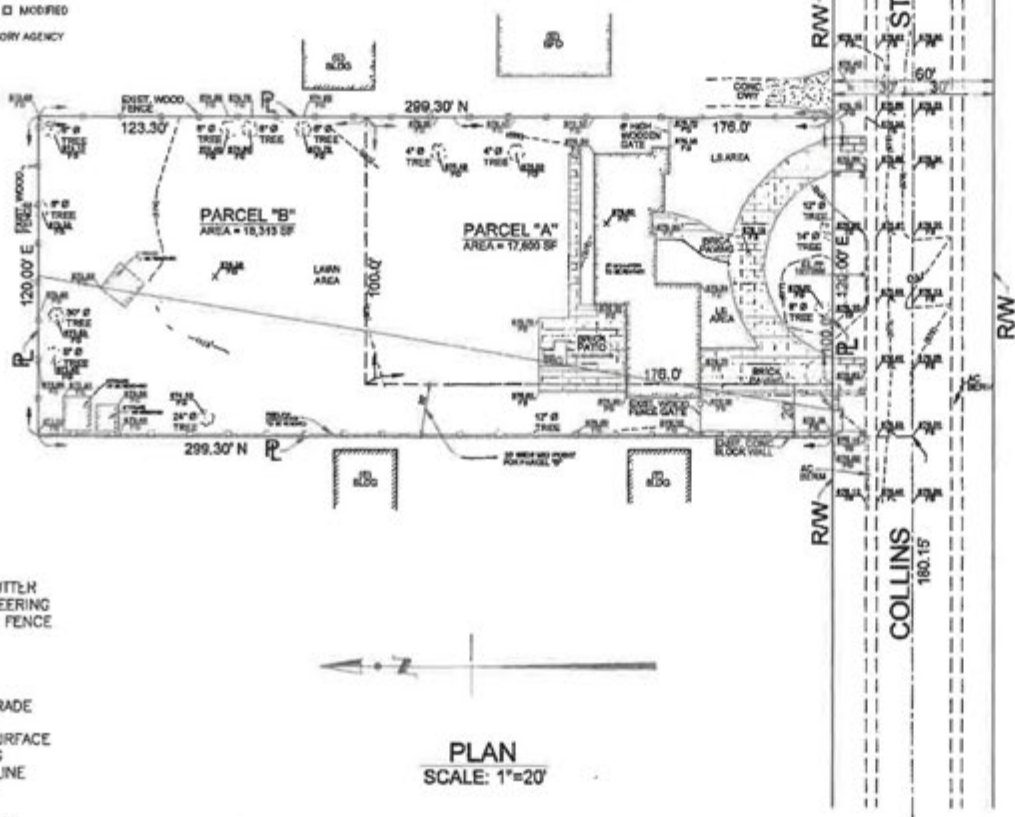


**PRELIMINARY PARCEL MAP NO. AA-2023-2925PMLA**

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SUBDIVISION PURPOSES

AA-2023-2925 PMLA

- TENTATIVE MAP
  - PARCEL MAP
  - REVISED MAP
  - EXTENSION OF TIME
  - FINAL MAP UNIT
  - MODIFIED
- 06/08/2023
- DEPUTY ADVISORY AGENCY



VICINITY MAP  
NTS

**OWNER:**  
HIGH POINT VENTURE, LLC  
1180 S. BEVERLY DR., #301  
LOS ANGELES, CA 90035  
TEL: 310-277-0000

**REPRESENTATIVE:**  
D-H & ASSOCIATES  
215 CENTENNIAL WAY SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 988-8888

**LEGAL DESCRIPTION:**  
LOT 34, TRACT NO. 8228  
MAP BOOK 133, PAGES 8184  
RECORDS OF LOS ANGELES COUNTY  
APN: 2041-018-018

- NOTES:**
- EXISTING S.F.D. TO BE DEMOLISHED FOR CREATION OF TWO (2) SINGLE LOTS
  - PROPOSED DEVELOPMENT DATA:  
TWO (2) SINGLE LOTS  
PARKING:  
2 COVERED PARKING SPACE PER HOUSE  
TOTAL COVERED PARKING PROVIDED: 2 X 2=4
  - PROJECT ADDRESS:  
23138 W. COLLINS ST.  
LOS ANGELES, CA 91307
  - THERE ARE NO OAK, WESTERN RYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY OR TOYON TREES PER ORDINANCE NO. 186873 ON THE SITE.
  - THE SITE IS RELATIVELY FLAT.
  - THE SITE IS NOT IN THE FLOOD ZONE AREA.
  - REFER IS NOT AVAILABLE AT PUBLIC RIGHT OF WAY
  - LOT AREA:  
TOTAL AREA = 36,113 SF (0.824 ACRES)  
PARCEL "A" = 17,800 SF (0.404 ACR)  
PARCEL "B" = 18,313 SF (0.420 ACR)
  - THOMAS GUIDE: PAGE 199-01 & 02  
DISTRICT MAP NO. 114-B-090  
CENSUS TRACT NO. 1373.01  
COUNCIL DISTRICT NO. 3
  - THERE ARE FOURTEEN (14) TREES ON THE SITE
  - THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
  - THE SITE IS IN SPECIAL GRADING AREA.
  - EXISTING ZONING: RA-1
  - PROPOSED ZONING: RA-1
  - MAP PREPARED ON 4-25-2023

**SYMBOLS**

- AC ASPHALT
- B BOTTOM
- BLDG BUILDING
- C&G C-GRS & GUTTER
- CE CIVIL ENGINEERING
- CLK C-RAIN LINK FENCE
- CONC CONCRETE
- DIA DIAMETER
- DWY DRIVEWAY
- (E) EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- L&T LEAD & TAG
- P PROPERTY LINE
- PP POWERPOLE
- PVMT PAVEMENT
- R/W RIGHT OF WAY
- SL STREET LIGHT
- SLPB STREET LIGHT FULLBOX
- SWK SIDEWALK
- T TOP
- TB TOP OF BERM
- TC TOP OF CURB
- TW TOP OF WALL
- W WOODEN
- WM WATER METER



**PLAN**  
SCALE: 1"=20'

**TENTATIVE APPROVAL**

NO: PPM  
Approved without conditions  
BY: [Signature] 4/25/23  
Department of Building & Safety  
Grading Division



**EXHIBIT "A"**  
Page No. 1 of 1  
Case No. 21-2023-2926-209



**DEPARTMENT OF  
CITY PLANNING  
APPLICATION**

# **ENVIRONMENTAL REPORT**

# **PLOT PLANS**



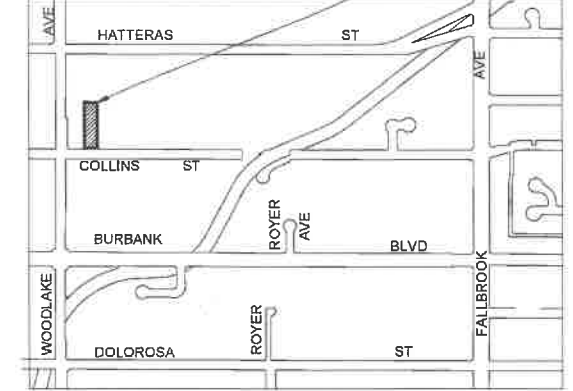
City of Los Angeles  
Department of City Planning  
**SUBMITTED FOR FILING**



**PRELIMINARY PARCEL MAP NO. AA-2023-2925 PMLA**  
IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SUBDIVISION PURPOSES

AA-2023-2925 PMLA

**PROJECT SITE**



**VICINITY MAP**  
NTS

**OWNER:**

HIGH POINT VENTURE, LLC  
1180 S. BEVERLY DR., #301  
LOS ANGELES, CA 90035  
TEL: 310-277-5000

**REPRESENTATIVE**

DHS & ASSOCIATES  
275 CENTENNIAL WAY SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

**LEGAL DESCRIPTION:**

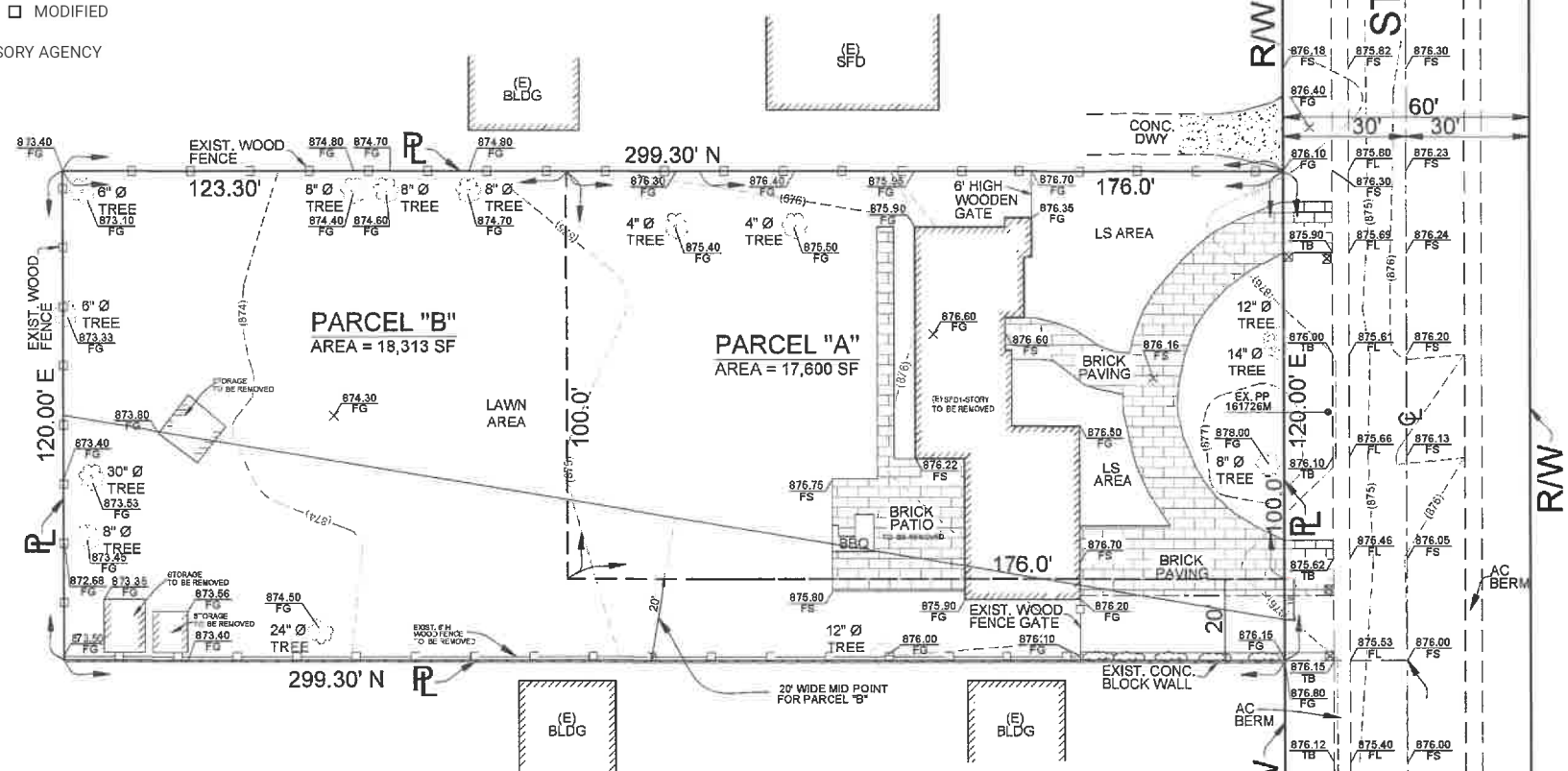
LOT 34, TRACT NO. 9529  
MAP BOOK 133, PAGES 81/84  
RECORDS OF LOS ANGELES COUNTY  
APN: 2041-016-018

**NOTES:**

- EXISTING S.F.D TO BE DEMOLISHED FOR CREATION OF TWO (2) SINGLE LOTS
- PROPOSED DEVELOPMENT DATA:  
TWO (2) SINGLE LOTS  
PARKING:  
2 COVERED PARKING SPACE PER HOUSE  
TOTAL COVERED PARKING PROVIDED: 2 X 2= 4
- PROJECT ADDRESS:  
23139 W. COLLINS ST.  
LOS ANGELES, CA 91367
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY OR TOYON TREES PER ORDINANCE NO. 186873 ON THE SITE.
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER IS NOT AVAILABLE AT PUBLIC RIGHT OF WAY
- LOT AREA:  
TOTAL AREA = 35,913 SF (0.824 ACRES)  
PARCEL "A"=17,600 SF (0.404 ACR)  
PARCEL "B"=18,313 SF (0.420 ACR)
- THOMAS GUIDE: PAGE 559-G1 & G2  
DISTRICT MAP NO. 174-B-093  
CENSUS TRACT NO. 1373.01  
COUNCIL DISTRICT NO. 3
- THERE ARE FOURTEEN (14) TREES ON THE SITE
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
- THE SITE IS IN SPECIAL GRADING AREA.
- EXISTING ZONING: RA-1
- PROPOSED ZONING: RA-1
- MAP PREPARED ON 4-20-2023

- TENTATIVE MAP
  - PARCEL MAP
  - REVISED MAP
  - EXTENSION OF TIME
  - FINAL MAP UNIT
  - MODIFIED
- DEPUTY ADVISORY AGENCY

06/08/2023



**PLAN**  
SCALE: 1"=20'

**TENTATIVE APPROVAL**

NO: PPM  
Approved without conditions  
BY: [Signature] 4/25/23  
Department of Building & Safety  
Grading Division

**SYMBOLS**

- AC ASPHALT
- B BOTTOM
- BLDG BUILDING
- C&G CURB & GUTTER
- CE CIVIL ENGINEERING
- CLX CHAIN LINK FENCE
- CONC CONCRETE
- DIA DIAMETER
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- SWK SIDEWALK
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- TW TOP OF WALL
- W WOODEN
- WM WATER METER



**EXHIBIT "A"**  
Page No. 1 of 1  
Case No. ZA-2023-2926-ZAA-HCA



# **MISCELLANEOUS REPORTS**

# **RADIUS MAP**

# **CORRESPONDENCE**


# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

## ENABLE BOOKMARKS ONLINE:

\*\*If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



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February 2, 2026

*Via Email (courtney.yellen@lacity.org)*  
South Valley Area Planning Commission  
c/o Courtney Yellen, Planning Assistant  
Marvin Braude San Fernando Valley  
6262 Van Nuys Boulevard, Meeting Room 1B  
Van Nuys, CA 91401

Re: Support for Appeal of ZA-2023-2926-ZAA-HCA-1A, 23139 and 23141 West Collins Street; Hearing Date February 12, 2026

Dear Commissioners:

We write on behalf of Susan Prestine and David Lowery in support of the appeal filed by Mr. Lowery opposing the proposed Zoning Administrator's Adjustment at 23139 and 23141 West Collins Street (Case No. ZA-2023-2926-ZAA-HCA-1A). This Project includes the subdivision of the existing parcel, which, until its recent demolition, contained a single-family home, into two parcels. Parcel A would front on West Collins Street and Parcel B at the rear would be a flag lot.

The City's Zoning Regulations requires that these RA-1 zoned lots have a minimum width of at least 70 feet as measured at the midpoint of the lot. Parcel B does not meet this requirement as at its midpoint the parcel is only 20 feet wide, a more than 70% reduction from the Zoning Regulation requirement. For this reason, the Project has included a Zoning Administrator's Adjustment ("ZAA") to allow this massive deviation from code requirements. However, such a large deviation from the required lot width cannot be approved via a ZAA, nor can a deviation of this size be approved at all in the RA zone.

The City seeks to approve this Project based upon a Class 32 exemption to the California Environmental Quality Act ("CEQA"). This categorical exemption applies only to projects that are consistent with all General Plan designations and policies and Zoning Regulations. As such, a Class 32 exemption is inapplicable to the Project due to such a substantial deviation from the Zoning Regulation for lot width, and inconsistency with the Zoning Designation for animal keeping and General Plan designation of the site for horsekeeping.

In addition to the legal assessment provide below, attached to this letter is factual review by Ms. Prestine and Mr. Lowery, which points out factual mistakes included in the November 14, 2025 Zoning Administrator's Letter of Determination ("ZA LOD") as well as inaccuracies the

Project proponent included in their applications for the Project. For all of these reasons, we urge you to grant Mr. Lowery's appeal and deny the ZAA for this Project.

**I. Approval of the Massive Deviation from Zoning Regulations is Not Allowed.**

The Project deviates from the Zoning Regulations for Lot Area in RA Zone by more than 70%, prohibiting approval of a ZAA. Moreover, even if a ZAA were available for such a massive deviation from Zoning Regulations, the findings required to approve such a ZAA cannot be made for this Project.

Further, the ZA LOD incorrectly claims that there are multiple State laws that would allow the ministerial subdivision of this site. To the extent such laws remain in effect, they could not be applied to the Project because it fails to comply with the objective Zoning Regulations for the site.

**A. LAMC Section 12.28 Sets Limits Adjustments and Slight Modifications.**

The Project site is zoned RA-1, Suburban Zone. LAMC section 12.07 sets out the zoning regulations for the RA zone. These regulations include the following "Lot Area" requirement: "Every lot shall have a minimum width of 70 feet and a minimum area of 17,500 square feet." (LAMC §12.07(C)(4), *emph. added.*) The Zoning Regulations also specify how this minimum lot width is required to be measured; it is "[t]he horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines." (LAMC §12.03, *emph. added.*) The Project proponent proposes to evade this regulation by seeking a ZAA pursuant to LAMC section 12.28 and the Zoning Administrator improperly approved a ZAA.

LAMC section 12.28 sets out strict parameters for "Adjustments and Slight Modifications." This section provides that the Planning Director has "the authority to grant slight modifications in the yard and area requirements of" the Zoning Regulations. (LAMC §12.28(B).) However, it also places strict guardrails on what can be considered a slight modification: "Slight Modifications from the yard and area requirements shall be limited to: ... deviations of no more than ten percent from the required lot area regulations." (*Ibid.*)

The Project seeks a ZAA to allow a minimum midpoint lot width of 20 feet for Parcel B, a more than 70% reduction in the lot area requirements of a minimum 70-foot midpoint lot width for the RA zone. A deviation of this significant size is not allowed under the City's Zoning Regulations and the appeal should be granted on that basis.

Further, LAMC section 12.28 is clear that a ZAA should only be granted "where circumstances make the literal application of the yard and area requirements impractical." There is no evidence in the record to show that it would be impractical to develop the Project site with a single-family home. It had been developed and used as such for decades. Without a showing that it would be impractical to use the Project site for its zoned use, the City does not have the authority to grant a ZAA.

**B. The City Cannot Make the Required Findings for a ZAA.**

Even if the Project's massive deviation from the lot width requirement could be approved with a ZAA, which it cannot, the following findings required to approve a ZAA cannot be made.

1. That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations;
2. That 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; and
3. That 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.

(LAMC §13B.5.2(E).)

Finding 1 cannot be made because the Project does not conform to the intent of the Zoning Regulations for the RA zone. It is not impractical to maintain the site for a single-family home as it had been maintained for more than 70 years until its demolition last month. Additionally, the regulations for the RA zone identify the importance of equine and other animal keeping as a permitted use on these sites. The Zoning Administrator acknowledged that "The proposed subdivision will likely result in an erosion of both new parcel's ability to establish and maintain animal keeping structures on their property, and due to separation requirements, is likely to result in an erosion of the northern and eastern property owner's ability to establish new animal keeping structures as well." (ZAA LOD p. 19.) Ms. Prestine and Mr. Lowery are the adjacent property owners to the east of the Project site and, as set forth in their attached comments, they have an equine permit that could be adversely impacted by approval of this Project. Further, key intent of the requirement for a minimum 70-foot width at a parcel's midpoint is to prevent the creation of new flag lots, such as the Project.

Finding 2 cannot be made because creation of a flag lot as part of the Project will adversely affect the surrounding neighborhood. This Project would impose external restrictions on the adjacent properties by eliminating their animal keeping privileges. It could also have safety impacts due to the narrow access to the rear Parcel B, which could adversely affect the ability to access the site for fire safety purposes, putting others in the neighborhood in danger as well.

Finding 3 cannot be made because the Project is inconsistent with the designation of this site in the applicable Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. This Community Plan designates the Project site and the area surrounding it as "Horsekeeping Areas." As acknowledged by the ZA, the approval of this Project would eliminate horsekeeping

abilities on the site, and on surrounding property, in direct conflict with the Community Plan designation for the area.

## **II. The Proposed Approvals Would Violate CEQA.**

CEQA requires the City to conduct an adequate environmental review *prior* to making any formal decision regarding projects subject to the Act. (CEQA Guidelines § 15004). By improperly relying on a categorical exemption to environmental review, the City has failed to do so.

### **A. The City Cannot Rely on a Class 32 Exception.**

The City improperly relies on a Class 32 exemption to CEQA review. To rely on a Class 32 exemption, it is the City's burden to demonstrate, based on substantial evidence, that the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations," and that approval of the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality." (CEQA Guidelines § 15332.) The City has not met this burden.

Moreover, the City does not have discretion to interpret the requirements included in CEQA's Class 32 exemption. The interpretation of the language of the guidelines implementing CEQA or the scope of a particular CEQA exemption presents "a question of law, subject to de novo review" by a court. (*Fairbank v. City of Mill Valley* (1999) 75 Cal.App.4th 1243, 1252; *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1192.) "[A categorical] exemption can be relied on only if a factual evaluation of the agency's proposed activity reveals that it applies." (*Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386.) "[T]he agency invoking the [categorical] exemption has the burden of demonstrating" that substantial evidence supports its factual finding that the project fell within the exemption. (*Ibid.*)

### **1. The Project is Not Consistent with General Plan Policies and Zoning Regulations.**

The Project cannot rely upon a Class 32 exemption because it is not consistent with City Zoning Regulations for the site and is also inconsistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designation and policies for the site.

As set forth above, the Project is inconsistent with the RA Zone Lot Area Zoning Regulations for the site. Instead of the required 70-foot lot width at the midpoint required by the Zoning Regulations, the Project's Parcel B would have a width of only 20 feet. (LAMC §12.07(C)(4).) This is a more than 70% reduction in the lot width mandated by the Zoning Regulations. Moreover, this deviation cannot be approved with a ZAA as proposed by the applicant. The Project is not consistent with the Zoning Regulations and thus cannot rely upon a Class 32 exemption.

Additionally, it appears the new single-family house proposed for Parcel A may be noncompliant with the Zoning Regulations contained in the City's Baseline Mansionization Ordinance. LAMC section 12.07(C)(5) sets limits on the maximum residential floor area for a lot in the RA zone: "the maximum Residential Floor Area contained in all buildings and accessory buildings shall not exceed 25 percent of the lot area when the lot is less than 20,000 square feet." Parcel A has a lot area of 17,600 square feet; thus, the maximum floor area allowed in all buildings is 4,400 square feet. The ZA LOD and the only available plans for Parcel identify that the Project applicant "is proposing to construct a 5,013 square foot, two-story single family dwelling with a maximum height of 25 feet and six inches on Parcel A. Additionally, Parcel A will include covered patios, 310 square foot trellis, 196 square foot recreation room, 680 square foot Junior Accessory Dwelling Unit, and pool." (ZA LOD p. 8.) The ZA LOD does not disclose any information that would allow for an increase in the allowable floor area for Parcel A. Thus, this apparent inconsistency with the Residential Floor Area Zoning Regulation would also prevent reliance on a Class 32 exemption for the Project.

Further, the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan serves as the General Plan Land Use Element for the Project site. As set forth above, this Community Plan's General Plan Land Use Map clearly designates the Project site and the area surrounding it as "Horsekeeping Areas." The Project is inconsistent with the General Plan designation for the site because, as acknowledged in the ZA LOD, it would eliminate animal keeping, including horsekeeping, at the Project site and on adjacent parcels. For this reason, the Project is further inconsistent with applicable land use regulations and cannot rely upon a Class 32 exemption.

## **B. Exceptions to Categorical Exemption Require Environmental Review.**

Categorical exemptions from CEQA are subject to exceptions. Even if a project fits within a specified class of categorical exemption, the exemption is inapplicable if any of the exceptions to categorical exemptions apply. (CEQA Guidelines § 15300.2.) If an exception to a categorical exemption applies, CEQA review in the form of an MND or EIR must be conducted.

### **1. Unusual Circumstances May Result in Significant Environmental Impacts.**

CEQA prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines § 15300.2, subd. (c).) Under this exception, two determinations must be made; first is whether there is substantial evidence of unusual circumstances. (*Berkeley Hillside, supra*, 60 Cal.4th 1086, 1114-16.) Without a definition in CEQA, courts have opined that "whether a circumstance is 'unusual' is judged relative to the typical circumstances related to an otherwise typically exempt project." (*Voices for Rural Living v. El Dorado Irrigation Dist.* (2012) 209 Cal.App.4th 1096, 1109.) Additionally, "the significance of an activity may vary with the setting." (CEQA Guidelines section 15064, subd. (b).) Thus, unusual circumstances negating categorical exemptions include a project's context. (*Azusa Land, supra*, 52 Cal.App.4th 1165, 1207-08; *Lewis v. Seventeenth Dist. Agricultural Assn.* (1985) 165 Cal.App.3d 823, 829; *Meridian Ocean Systems, Inc. v. State Lands Com.* (1990) 222 Cal.App.3d 153, 169; *Meyers v Board of Supervisors* (1976) 58 Cal.App.3d 413, 426-27.) The court then determines whether there is a reasonable possibility of a significant effect on the environment due to the unusual

circumstances using the fair argument standard. (*Berkeley Hillside, supra*, 60 Cal.4th 1086, 1116.) The fair argument standard is a “low threshold” that requires preparation of environmental review whenever there is any substantial evidence a project may have an adverse impact, even if there is evidence to the contrary, without deference to an agency’s determination. (CEQA Guidelines § 15064, subd. (f)(1); *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75; *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1318.)

Creation of a new flag lot, which has not been done in this area for 20 years, is an unusual circumstance. Moreover, a flag lot has never existed on Collins Street east of Woodlake Avenue. This section of Collins Street ends in a dead-end at the Arroyo, meaning there is only one way in and out of the area. The attached letter from Ms. Prestine and Mr. Lowery details the unusual nature of approving a new flag lot in the Walnut Acres area as this type of lot split has long been vociferously opposed by the community and elected officials due to the neighborhood compatibility, access and other environmental impacts it creates. This unusual circumstance would result in adverse land use and other impacts, violating applicable Zoning Regulations, eliminating the ability for the Project site and adjacent sites to maintain their animal keeping rights, and this Project could also have adverse impacts through the removal and adverse impacts to protected and other mature trees located on the site, as well as on adjacent property.

## **2. The Project Could Result in Cumulatively Considerable Impacts**

A categorical exemption is “inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” (CEQA Guidelines §15300.2, subd. (b).) Allowing the Project to be divided into a non-conforming flag lot, in violation of the lot width mandated by the Zoning Regulations would set an improper and highly detrimental precedent. This could open the flood gates to the many other larger parcels in the area seeking to subdivide with a flag lot. The ZA LOD recognizes the precedent-setting nature of this Project. (ZA LOD p. 20.) This would permanently change the character of neighborhood, most significantly by eliminating the ability to keep horses and other animals in the area.

## **Conclusion**

For all of the reasons set forth herein, in the attached comments and the appeals, and in additional comments that will be and have been submitted and presented to the South Valley Area Planning Commission, we urge the Commission to grant the appeal and deny this Project.

Sincerely,



Amy Minter

Carstens, Black & Minter, LLP

Enclosure: Prestine and Lowery Comment Letter

February 2, 2026

SUSAN PRESTINE AND DAVID LOWERY

ZA-2023-2926-ZAA-HCA-1A

PROJECT ADDRESS: 23139 and 23141 West Collins Street

HEARING DATE: February 12, 2026

South Valley Area Planning Commission  
Marvin Braude San Fernando Valley  
6262 Van Nuys Boulevard, Meeting Room 1B  
Van Nuys, CA 91401

Commissioners:

The information is submitted herein for your consideration to overturn the Zoning Administrator's decision to approve ZA-2023-2926-HCA-1A.

My wife and I are the neighbors directly east of 23139 Collins Street and share a 300-foot border. We have lived in Walnut Acres for 32 years.

In an aptly worded and excellent description written several years ago by a longtime resident and fierce defender of our community:

“Today, the larger community commonly called Walnut Acres ...retained its agrarian roots after being zoned RA-1 by the City of Los Angeles. The RA-1 zoning...is permissive of agrarian activities including equestrian pursuits.

“Walnut Acres...is a very low-density residential enclave characterized by large estate-type properties and a semi-rural lifestyle representing a living link to the historic agrarian past of the San Fernando Valley.

“[The area] has been a prime target of developers attempting to subdivide our large lots, build immense mansions, depart, and leave the mess for the community to deal with. Such subdivision, in particular the creation of flag lots, causes a multitude of neighbor problems in an area zoned for agrarian uses and deprives residents of their right to keep animals in accordance with RA-1 zone provisions.

“Given the history of our neighborhood, [we need to] preserve the character and integrity of this unique island of open space in a sea of urban sprawl.”

The above is to show you what we are fighting for in this appeal, as well as why the Walnut Acres community at large, Councilmember Bob Blumenfield, the Woodland Hills Warner Center Neighborhood Council, the PLUM Committee, the Walnut Acres Neighborhood Association, and Preserve Walnut Acres stand in firm opposition to this project.

The issue at hand is granting an exception to an RA-1 regulation which protects the community from such lot splits as proposed (as per the appeal hearing notice):

“The project involves a request for a Zoning Administrator’s Adjustment to allow a reduced midpoint (lot width) for Parcel B to allow for a flag lot configuration where a portion of the lot has a width of 20 feet in lieu of 70 feet.”

We are perplexed at the decision in light of the evidence submitted and therefore lay out the following.

## **ZONING ADMINISTRATOR’S LETTER OF DETERMINATION (ZA LOD) 11/14/25**

### **Page 1**

The Zoning Administrator writes:

“I hereby APPROVE:

an Adjustment to allow a 20-foot lot width in lieu of the minimum 70 feet otherwise required in the RA zone, in conjunction with Parcel B of Parcel Map AA-2023-2925-PMLA-HCA.”

Of significance here is that the critical word MIDPOINT is missing, which is central to the approval. In the application for the lot split, as well as in the City Planning’s file for this case, the Zoning Administrator’s wording does not match. The word MIDPOINT must be included in order for it to make sense and be correct. Since these cases are so uncommon, we do realize the Zoning Administrator may not have extensive experience in a case such as this; nonetheless, we find it careless, as omitting it is integral to the decision being valid.

### **Pages 5-7**

#### **FINDINGS OF FACT**

The Zoning Administrator notes “the requirements for authorizing a conditional use approval...have been established by the following facts.” Further in this section he includes “information submitted by the applicant”.

-Why is this included in the findings of fact?

-No acknowledgement/dispute of veracity/correctness of this information

-No clarification of errors contained in this information

Statements made by applicant but not addressed by the Zoning Administrator in the LOD:

“The dimension of the lot's building pad meets the intent of the code....”

Intent is not about the building pad.

“The granting of the proposed adjustments do not impose any adverse impact on the adjoining or neighboring properties.”

What about animal-keeping? This statement is patently untrue, yet the Zoning Administrator later adopts this position in finding 2.

“Furthermore there are numerous examples of the flag lot condition throughout the RA-1 zoning in the immediate vicinity....”

What defines immediate vicinity? There are no flag lots in the 26 properties on Collins Street east of Woodlake. The city notifies residents within a 500-foot radius of project address about upcoming public hearings. Using this as a basis for “immediate vicinity”, there is only one flag lot at 23112 Hatteras out of a total of 49 homes in that radius.

“Namely the decision maker failed to consider the broader context of the neighborhood and the significant development patterns that exist throughout the RA-1 area referred to as Walnut Acres”

This is a sweeping generalization and suggests history is wrong. Applicant disputes the Staff Report.

“The numerous locations where this exists throughout the Walnut Acres neighborhood provide a clear and direct correlation to the development pattern of the neighborhood and the compatibility of the current request with the make-up of the neighborhood as it is.”

Applicant paints a picture that flag lots are very common throughout Walnut Acres and claim their project fits the development pattern, despite no parcel splits producing a flag lot have been approved in 20 years.

“This request complies with zoning...”

Applicant knows it does not or this case would not exist.

While these might be misstatements or misleadingly written by the applicant, The Zoning Administrator made no statement in the LOD regarding the data and statements provided by the applicant. Was his decision to approve reliant on information provided by the applicant?

## **APPLICANT’S FLAG LOT LIST**

The Zoning Administrator does not indicate whether or not the applicant’s flag lot information was verified or influenced his decision.

Regarding the applicant’s specific information on flag lots:

39 properties. 4 not in Walnut Acres. 1 not a flag lot.

34 flag lots

No context or parameters of the area surveyed

No historical perspective provided

No inclusion of the percentage of flag lots in Walnut Acres

27 lots are >1500 feet from subject property, 7 are within 1500 feet (1 within 500 feet)

Little data to check most lot split history, suggesting prior to Subdivision Map Act 1974

(NOTE: SMA cases are still required to follow zoning regulations)

Average number of years ago splits were done (if year available in data): 43 years

Number of Substandard (under 17,500 sq ft) lots created as a result of split: 20

3 were achieved via variance

3 were lot line adjustments. Note: Lot line adjustment does not create a new parcel

Animal keeping rights disrupted in all splits

These divisions would not be allowed today

The historical perspective is critically important yet seems to have been overlooked. While we have never denied there are flag lots in the community, did the Zoning Administrator consider when they were done, under what circumstances, if they are the norm or the exception, with what consequence, would they be allowed today, and that the last one granted was 20 years ago?

**P 8**

### **Arborist Report (10/18/23)**

“The Protected California Western Sycamore located along the proposed rear property line of Parcel A will experience encroachment into their protected zones to accommodate construction on Parcel A.”

This tree is located on the front of Parcel A by the street.

Taking out a protected tree to accommodate a developer is outrageous.

This report cites trees on our property that might experience encroachment if the trench and sidewalk aren't done with great caution, using hand tools, and following a certain recommended approach. The report states our pine tree, which we planted more than 25 years ago as a 2-foot tall tree when our children were little, may be in jeopardy and if there is a problem while constructing, the owner could work out a solution with us as to how to remedy the situation, including possible removal. This is not acceptable.

Note: Current protections as put forth in the Arborist Report for said Sycamore are not in place, as there is supposed to be a protective barrier around the base of the tree and there is none. Additionally, a new arborist report is required, due to the elapsed time.

**Page 9**

“Within the broader Walnut Acres community, there exists a mix of flag lots...Previously approved parcel map subdivisions resulting in flag lots may have simply formalized existing deed-cut lot configurations, but this cannot be confirmed.”

There is no heading or authorship here as the previous pages had information from the applicant. Since this proposal creating a flag lot is the central concern of the opponents, it would be good to know if these are the ideas of the applicant or the Zoning Administrator.

### **STREETS**

Collins Street is designated as a Standard Local Street, but it is more specifically a dead-end street, and not described as such at this point in the LOD.

#### **Local Street and Dead-End Street (Engineering, City of Los Angeles)**

**LOCAL STREET** – A street or road, primarily for access to residential, business, or other abutting property.

**DEAD-END STREET** – A local street open at one end only without special provision for turning around.

**DEAD-END STREET**

Has different challenges than Standard Street

Collins east of Woodlake is the only dead-end street in Walnut Acres

Collins is only street in Walnut Acres without direct access to Fallbrook, which is a major thoroughfare

Access is limited as a dead-end street

As dead-end there is an additional challenge for quick access by emergency vehicles

A flag lot property that goes back 300 feet with a narrow driveway relative to these vehicles poses an additional concern, not only for the residents of such a location but for adjacent properties should emergency vehicles have access issues which would add critical time in the event of a fire.

Note: We witnessed the home at 23126 Collins burn down 10 years ago in the middle of the night. The home was at the property's front with no barriers, a 35-foot setback. The fire department took 7 minutes longer to arrive as this section of Collins Street is not accessible from Fallbrook, which is where they are located.

**Traffic patterns and the volume of vehicles are different on Collins St East of Woodlake vs. Collins St West of Woodlake:**

ZIMAS: 23139 Collins (and **Collins Street East of Woodlake**)  
is a **Low Vehicle Travel Area** (AB 2334)

ZIMAS 23346 Collins (and **Collins Street West of Woodlake**)  
is **NOT a Low Vehicle Travel Area** (AB 2334)

The Zoning Administrator acknowledges in Finding 2 (p 20) that the street is a dead-end but uses different language “terminates to the east...” and “As such, there is no through traffic...” He concludes “The addition of a single-family dwelling onto this street segment would not result in any significant impacts on local traffic” but fails to consider the above-mentioned special considerations for a dead-end street. While he acknowledges elsewhere Parcel B could be developed he does not factor that into the calculation of what would happen by allowing this adjustment: one lot right now would allow a SFD and ADU, 2 lots would double that and traffic impact would increase fourfold of its previous status. This is not including the impact on traffic when other properties divide similarly if this decision is upheld.

Precedent: more splits, more houses, more cars: traffic impacts.

**Pages 10-16**

Pages 10-13 include summaries of the correspondence. All correspondence was in opposition to the project, and over 100 pages were received. Pages 13-16 are summaries of comments made at the 9/9/25 hearing. Given the enormous volume, it is commendable the Zoning Administrator did these summaries. However, these may or may not have been well summarized, and ours was not. Impassioned statements were reduced to facts, key points like “precedent” were omitted, powerful adjectives were left out. In the hearing comments “I am a neighbor” omits directly east,

“I am opposed to the request” doesn’t include “strongly”, “this is a semi-agricultural, animal keeping area” leaves out the fact we moved to Walnut Acres for those reasons, “the project is in opposition to this” makes no sense and was not said, “the community has fought lot splits” is not the same as has fought tirelessly and none have been granted in 20 years, and finally “the Neighborhood Council does not support this project” is different than The Neighborhood Council voted unanimously 11-0 to deny this lot split.

### **Pages 14 and 16**

Multiple statements made at the 9/9/25 hearing by the applicant’s representative Aaron Belliston are either misleading or untrue. (Elaboration on this to follow in a separate document.)

### **Page 16**

At the conclusion of the 9/9/25 hearing, “the Zoning Administrator remarked that there was little within the administrative record to support the project request, and that additional time would be given to the applicant to supplement the record. With the consent of the applicant’s representative, the Zoning Administrator announced that the matter would be taken under advisement through October 3, 2025, during which time further written comments would be accepted into the record for consideration.”

This is objectionable, as it suggested an undue and undeserving opportunity for the applicant. The applicant had over 2-1/2 years to prepare for this so there was no reason more time should have been given. We observed the file prior to the hearing and the case was well documented in order to make a decision. This conveys a sense of partiality towards the applicant. Furthermore, there is no explanation in the LOD as to what was submitted after the hearing by the applicant that changed the Zoning Administrator’s mind, from very little in the record to support the request to approval.

### **Pages 17 and 20**

In Finding 1 and Finding 2 the Zoning Administrator uses the term “over-sized” five times in describing the said property. This is biased language with a negative connotation. “Over-sized” as a term suggests gluttony, like you took too much and you need to give some back. We can assure you this term or notion is not considered with these lots. Our neighborhood is appropriately named Walnut Acres as the many properties like these are nearly an acre in size. (Walnut refers to its walnut trees.)

### **Page 18**

Saying what a property looks like is not what it is in actuality. What looks to be true, appearance, is not what we care about. Saying the appearance of residential density within the neighborhood is unaltered might exist if the front house is so enormous that it shrouds anything in back. Flag

lots look different and are different. We have a large community of daily walkers, and they can point out the flag lots immediately.

### **Page 19**

“The property is located in an area... These pressures over time have resulted in a loss of valuable and irreplaceable equine keeping lots that contribute to the rich and dynamic character of Los Angeles.” The Zoning Administrator continues “The proposed subdivision will likely result in an erosion of both new parcel’s ability to establish and maintain animal keeping structures on their property and due to separation requirements, is likely to result in an erosion of the northern and eastern [our] property owner’s ability to establish new animal keeping structures.” The Zoning Administrator contradicts himself by concluding this “will not adversely affect or further degrade adjacent properties...”

It is faulty logic to say this, to invalidate this property and the adjacent properties from being valuable and irreplaceable by granting this request. So too is it hard to understand a very clear adverse effect spelled out by the Zoning Administrator only to turn around paragraphs later and say there are no properties adversely affected.

### **Page 20**

“...development of Parcel B does not diminish adjoining properties' expectation of privacy.” The words “expectation of” might be replaced with “concerns regarding” privacy.

“Comments were made....erosion of character of the neighborhood. leading to a precedent that would alter its character entirely. This argument is not without merit... may be enough interest to pursue more projects similar to...” This demonstrates the Zoning Administrator recognizes character and precedent, but seems to undervalue its import as reflected in his decision

## **ANIMAL-KEEPING IN OUR COMMUNITY**

Animal rights do not have an expiration date. They do not have a “use by or lose “clause.

Besides the number of people whose animal keeping rights will be eroded in this case, the whole community will be impacted as other cases are filed for a similar lot split.

Did the Zoning Administrator consider the number of people who sent emails and commented at the hearing about the importance of animal keeping rights?

In our neighborhood, almost every person we know has or has had animals you wouldn't find elsewhere, including llamas, miniature horses, horses, dogs, cats, rabbits, geese, goats, birds, chickens, bees. There is a virtual menagerie around us. Even people who do not currently have animals still love being in a community where you can enjoy them.

We loved helping our former neighbor Cathy at 23139 with her 2 miniature horses, inspiring us to want a horse ourselves. (See equine license.)

## **MATERIALS OUTSIDE OF THE ZA LOD**

### **INACCURACIES IN APPLICATIONS**

Application itself (attachment)  
Demo permit application (attachment)  
Preliminary Zoning Assessment (attachment)  
Tree Disclosure Statement (attachment)  
Parcel map (attachment)  
Was there an ownership change in August 2025?  
Was City Planning notified of the 9/18/25 application for a new building plan?

### **FACTS ABOUT IMPROPER PERMITTING**

#### **Applications for Building Permits (attachments)**

Submitted 3 original building plans 3/28/23  
Submitted new building plans 9/18/25  
Withdrew 3 original building plans 11/13/25  
There have been some sign-offs on the current permit going forward.  
The applicant submitted new building plans for 2 story SFD on 9/18/25, 10 days following the hearing  
Plans cited in this LOD were withdrawn 11/13/25.

City Planning signed off (Jacqueline Torres) on new building application on 11/13/25 in the categories “ZA Case CLEARED” and “Miscellaneous CLEARED”.

After a series of calls to City Planning, a planner recognized the error and changed the status to NOT CLEARED for the ZA Case and Miscellaneous 12/29/25

Note the 2 clearances occurred one day before the LOD was officially released, 11/14/25.

The City is using invalid information in this case.

Plans to build a 5013 sq ft home were withdrawn 11/13/25.

Information about applicant’s plans is incorrect in Appeal Hearing Notice mailed 1/13/26.

Information in LOD regarding what the applicant is proposing is outdated.

Due to restrictions re: public access, the residents have no idea what applicant is now proposing.

No one knows if the new permit is for Parcel A or Parcel B.

#### **Submitted Demo Permit 4/14/23**

Issued 10/10/23 (attachment)

Permit Expired

Started demolition 12/22/25 with expired permit

Halted by community members

Submitted/withdrew for new demo permit 12/23/25

**Permit granted 12/24/25 via abatement order 7/30/24. Order to demolish within 30 days.**

## **REGARDING THE DECISION TO APPROVE THE APPLICANT'S REQUEST**

The applicant has proven no hardship nor did the Zoning Administrator acknowledge any evidence demonstrating this.

The applicant presented no compelling reasons nor did the Zoning Administrator acknowledge any evidence demonstrating this.

The applicant does not have the legal right and the Zoning Administrator is not obligated to grant this exception.

Did the Zoning Administrator reflect on why so many people in the community are passionate and in opposition to this case?

Finally Commissioners,

Creating this nonconforming lot does not conform with the RA-1 code. A 120-foot wide lot cannot achieve the required 70-foot midpoint lot width as determined in our RA-1 zone, protecting us from such splits as the one proposed here.

We cannot urge you strongly enough to support our appeal to overturn the Zoning Administrator's decision and deny the applicant his request.

Thank you for your time in the careful review of this case.

Susan Prestine and David Lowery  
23131 Collins Street

**CITY OF LOS ANGELES**  
**DEPARTMENT OF ANIMAL SERVICES**  
 221 N.Figueroa St., Suite 600  
 Los Angeles, CA 90012




**EQUINE LICENSE**

DAVID LOWERY  
 23131 W COLLINS ST  
 WOODLAND HILLS, CA 91367

October 1, 2023

This license attests that this horse has been licensed and the fee paid as required by law. This license will expire on the date specified.

**THIS IS YOUR OFFICIAL LICENSE - PLEASE KEEP IT IN A SAFE PLACE**

LICENSE NUMBER <b>H26-022238</b>	LICENSE EXPIRATION DATE <b>9/25/2026</b>	ANIMAL ID / PERSON ID <b>A2107406 / P0470640</b>	LICENSE ISSUE DATE <b>9/25/2023</b>
ANIMAL NAME <b>GLENNA</b>	BREED <b>PONY</b>	SECONDARY BREED	TYPE <b>EQUINE</b>
DOMINANT COLOR <b>BAY</b>	2ND COLOR 	SEX <b>MARE</b>	STERILIZED <b>NO</b>
			DATE OF BIRTH <b>1/1/2013</b>

Compare the permanent license number on this document to the license number on your horse's permanent license tag and verify your horse's description information. You may update information concerning this license by telephoning the Animal Management Information Center at (213) 482-9550 or email us at [ANI.LICENSING@LACITY.ORG](mailto:ANI.LICENSING@LACITY.ORG).

To obtain information about Department services or to contact a shelter,  
 call our toll free number at 1-888-4LAPET1 (1-888-452-7381)

**CITY OF LOS ANGELES ANIMAL CARE CENTER DIRECTORY**

North Central Animal Care and Control Center, 3201 Lacy Street, Los Angeles, CA 90031  
 South Central Animal Care and Control Center, 1850 W. 60th Street, Los Angeles, CA 90047  
 West Los Angeles Animal Care and Control Center, 11361 W. Pico Boulevard, Los Angeles, CA 90064  
 Harbor Animal Care and Control Center, 957 N. Gaffey Street, Los Angeles, CA 90731  
 West Valley Animal Care and Control Center, 20655 Plummer Street, Chatsworth, CA 91311  
 East Valley Animal Care and Control Center, 14409 Vanowen Street, Van Nuys, CA 91405

**HELP THE ANIMALS - DONATE TO THE ANIMAL WELFARE TRUST FUND** - The City of Los Angeles, Department of Animal Services, Animal Welfare Trust Fund augments related programs. Contributions to the Animal Welfare Trust Fund may be sent to the Los Angeles Department of Animal Services, 221 N. Figueroa St. Suite 600, Los Angeles, CA 90012 or donate online through our website at [LAAAnimalServices.com](http://LAAAnimalServices.com).

**GUIDE DOG, HEARING DOGS AND SERVICE DOGS** - Any dog trained to assist sight-impaired or physically impaired persons in moving from place to place qualifies for a free dog license if the dog is actually used for that purpose. The dog must have a current rabies vaccination certificate.

# Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

174B093-206

**Parcel Profile Report:**

1

**Permit Information found:**

2

**Expand Closed 23139 W COLLINS ST 91367**

Application/Permit #	PC/Job #	Type	Status	Work Description
03016 - 20001 - 20209	--	Bldg- Alter/Repair	Permit Finaled 10/29/2003	SUPPLEMENTAL TO REPLACE 16 RAFTERS IN THE GARAGE AS ORIGINAL, LESS THAN 10% DAMAGE.
03016 - 20000 - 20209	--	Bldg- Alter/Repair	Permit Finaled 10/29/2003	T/O (E) ROOF AND APPLY 32 SQS. OF MONIER-DURALITE TILES OVER EXISTING SHEATHING. (WEIGHT 5.7 PSF) ICBO # 4660. SMOKE DETECTORS REQUIRED.
23019 - 20000 - 01500	B23VN04444	Bldg- Demolition	Application Pending 4/6/2023	Demo Pre-Inspection and Posting for Single Family Home with Attached Garage 1,948 s.f.
23019 - 20000 - 01608	B23VN04755	Bldg- Demolition	Issued 10/10/2023	eplan Demolish Single Family Home with Attached Garage.
25019 - 10000 - 04654	B25LA54144	Bldg- Demolition	Permit Finaled 1/15/2026	DEMOLISH SINGLE FAMILY DWELLING. "COMPLY WITH DEPARTMENT ORDER effective date 07/30/2024. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE". CEIS Case #1013673.
25019 - 10000 - 04653	B25LA54142	Bldg- Demolition	Application Withdrawn 12/23/2025	DEMO OF SINGLE FAMILY DWELLING
23010 - 20000 - 01283	B23VN03817	Bldg-New	Application Withdrawn 11/13/2025	NEW 12'-6" X 18' DETACHED REC ROOM. AL WORK PER ENGINEERING. NFPA 13R THROUGHOUT.
23010 - 20000 - 01282	B23VN03817	Bldg-New	Application Withdrawn 11/13/2025	NEW 59'-6" X 76'-0" IRREGULAR SHAPED 2-STORY SFD. NFPA 13D FIRE SPRINKLERS THROUGHOUT. ALL WORK PER ENGINEERING.
25010 - 20000 - 04323	B25VN27535	Bldg-New	Quality Review Completed 10/2/2025	NEW 2-STORY SFD WITH ATTACHED TWO CAR GARAGE , NFPA-13D FIRE SPRINKLERS REQUIRED THROUGHOUT, ALL WORK PER ENGINEERING
23030 - 20000 - 01951	B23VN03817	Grading	PC Info Complete 5/28/2024	GRADING - REMOVAL & RECOMPACT FOR SFD, ADU AND REC ROOM
23030 - 20000 - 03964	B23VN08438	Grading	Application Pending 6/26/2023	GPI AND POSTING REQUIRED FOR (N) 2-STORY SFR W/ ATT GARAGE, DET ADU., DET REC ROOM, (N) POOL AND SPA, R&R PER SOILS REPORT
25030 - 20000 - 06587	B25VN28083	Grading	Application Pending 10/1/2025	GPI AND POSTING REQUIRED FOR (N) 2-STORY SFD AND POOL.
03042 - 90000 - 34340	--	Plumbing	Permit Finaled 2/19/2004	earthquake valve

**+ 23141 W COLLINS ST 91367**

**Code Enforcement Information:**

3

**Soft-story Retrofit Program Information:**

1

*list of permits submitted & withdrawn as of 2/2/26.*

# Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

174B093-206

**Parcel Profile Report:**

1

**Permit Information found:**

2

Expand Closed 23139 W COLLINS ST 91367

Expand Closed 23141 W COLLINS ST 91367

Application/Permit #	PC/Job #	Type	Status	Work Description
23010 - 20000 - 01284	B23VN03817	Bldg-New	Application Withdrawn 11/13/2025	NEW 22'-6" X 34' IRREGULAR SHAPED 1-STORY ACCESSORY DWELLING UNIT PER GCS 65852.2(e)(1)(B) AND LAMC 12.22 A.33(c),(d) AND (g). NFPA 13R FIRE SPRINKLERS THROUGHOUT. ALL WORK PER ENGINEERING.

**Code Enforcement Information:**

3

**Soft-story Retrofit Program Information:**

1

*permit withdrawn 11/13/25*

# Los Angeles Department of Building and Safety

## Certificate Information: 23139 W COLLINS ST 91367

**Application / Permit**

25010-20000-04323

**Plan Check / Job No.**

B25VN27535

**Group**

Building

**Type**

Bldg New

**Sub-Type**

1 or 2 Family Dwelling

**Primary Use**

(I) Dwelling - Single Family

**Work Description**

NEW 2-STORY SFD WITH ATTACHED TWO CAR GARAGE , NFPA-13D FIRE SPRINKLERS REQUIRED THROUGHOUT, ALL WORK PER ENGINEERING

**Permit Issued**

No

**Current Status**

Quality Review Completed on 10/2/2025

*new permit application SFD submitted 9/18/25.*

### Permit Application Status History

Submitted	9/18/2025	APPLICANT
Assigned to Plan Check Engineers	9/25/2025	RARES BODEA
Assigned to Zoning Architect	9/25/2025	SHARAREH KAHENASSA
Corrections Issued	9/29/2025	RARES BODEA
Quality Review Completed	10/2/2025	STEVEN KIM
Building Plans Picked Up	10/3/2025	APPLICANT

### Permit Application Clearance Information

GPI Written Notices	Not Cleared	9/28/2025	Department of Building and Safety
Grading Pre-Inspection	Not Cleared	9/28/2025	Department of Building and Safety
Trees in Parkway	Not Cleared	9/28/2025	Bureau of Street Services
Hydrant and Access approval	Cleared	10/1/2025	RUEL COLE
Eng Process Fee Ord 176,300	Cleared	10/6/2025	LEE GUILBEAUX
Permit	Cleared	10/6/2025	LEE GUILBEAUX
Roof/Waste drainage to street	Cleared	10/6/2025	LEE GUILBEAUX
Sewer availability	Cleared	10/6/2025	LEE GUILBEAUX
Disturb/Remove Protected Trees	Not Cleared	10/10/2025	Bureau of Street Services
Zoning Plan Check	Cleared	12/9/2025	SHARAREH KAHENASSA
Low Impact Development (LID)	Cleared	12/11/2025	ERNEST TSE
Miscellaneous	Not Cleared	12/29/2025	City Planning Department
ZA Case	Not Cleared	12/29/2025	City Planning Department

### Contact Information

Engineer Amar, David; Lic. No.: C97582

8160 CORBIN AVENUE TARZANA, CA 91356

### Inspector Information

No Data Available.

# EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.asp](http://www.ladbs.org/LADBSWeb/customer-survey.asp). If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0066.

For use by cashier only

**2023ON 18614**

Payment Date: 10/10/2023

Receipt No: 1690624

Amount: \$207.43

Method: CC

**PERMIT #:** 23019 - 20000 - 01608  
**ADDRESS:** 23139 W Collins St  
**OWNER:** Rankin Mooney, Catharine Tr Camaliramo Trust  
 23139 Collins St  
 WOODLAND HILLS CA 91367

**Bldg-Demolition**  
 1 or 2 Family Dwelling  
 Plan Check at Counter  
 Plan Check

**JOB DESCRIPTION:** eplan Demolish Single Family Home with Attached Garage.

*demo permit - owner incorrect*

## INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Form s		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plum bing		
Plum bing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plum bing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Fram ing		
Ins ulation		
Sus pended Ceiling		
OK to Cover		
FOR INSPECTION REQUESTS, PLEASE CALL 3-1-1 OR OUTSIDE CITY OF LOS ANGELES 888-LA4-BUILD (888)524-2845 or <a href="http://www.ladbs.org">www.ladbs.org</a>		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plum bing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required  YES  NO



Bldg-Demolition **GREEN - NONE** City of Los Angeles - Department of Building and Safety Issued on: 10/10/2023  
 1 or 2 Family Dwelling  
 Plan Check at Counter **APPLICATION FOR INSPECTION TO** Last Status: Issued  
 Plan Check **DEMOLISH BUILDING OR STRUCTURE** Status Date: 10/10/2023

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9529		34		M B 133-81/84	174B093 206	2041 - 016 - 018

demo permit - owner incorrect.

**3. PARCEL INFORMATION**  
 Baseline Mansionization Ordinance - Yes District Map - 174B093 Area Planning Commission - South Valley  
 LADBS Branch Office - VN Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes  
 Council District - 3 Hillside Grading Area - YES Community Plan Area - Canoga Park-West Hills-Winnetka-Woo  
 Certified Neighborhood Council - Woodland Hills-Warner Centre Thomas Brothers Map Grid - 559-G1 Near Source Zone Distance - 12  
 Census Tract - 1373.01 Thomas Brothers Map Grid - 559-G2 School Within 500 Foot Radius - YES

ZONES(S): RA-1

**4. DOCUMENTS**  
 ZI - ZI-2438 Equine Keeping in the City of Lc BMO - Yes  
 ZI - ZI-2462 Modifications to SF Zones and S  
 ORD - ORD-129279  
 CPC - CPC-2019-1742-CPU

**5. CHECKLIST ITEMS**  
 Pilot - Electronic Plan  
 Sewer Cap - Permit Required

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner(s): RANKIN MOONEY, CATHARINE TR CAMALI 23139 COLLINS ST WOODLAND HILLS CA 91367  
 Tenant:  
 Applicant: (Relationship: Agent) Carolyn Wilson - 5250 Lankershim Blvd. Ste 500 NORTH HOLLYWOOD 91601 (818) 486-0981

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(07) Garage - Private	(23) Demolition	eplan Demolish Single Family Home with Attached Garage.

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG. PC By: Farshad Alimohamadi DAS PC By:  
 OK for Cashier: Jeannette Montgomery Coord. OK:  
 Signature: FARSHAD ALIMOHAMADI Date: 06/29/2023

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

**For Cashier's Use Only** W/O #: 31901608

**11. PROJECT VALUATION & FEE INFORMATION**

Permit Valuation	Final Fee Period	PC Valuation:
\$7,000		
FINAL TOTAL Bldg-Demolition	207.43	
Permit Fee Subtotal Bldg-Demolition	130.00	
Plumbing	33.80	
Plan Check Subtotal Bldg-Demolition	0.00	
E.Q. Instrumentation	0.91	
D.S.C. Surcharge	4.94	
Sys. Surcharge	9.88	
Planning Surcharge	7.80	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	9.10	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:	Total Bond(s) Due:	

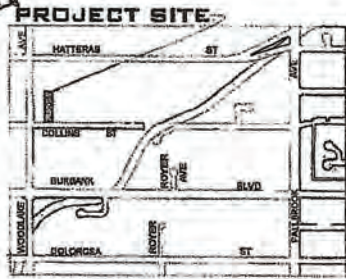
Payment Date: 10/10/2023  
 Receipt No: 1690624  
 Amount: \$207.43  
 Method: CC  
 Building Card No.: 2023ON 18614

**12. ATTACHMENTS**  
 CEQA Bldg Demolition Notice Plot Plan  
 Demo Affirmation Posting



**PRELIMINARY PARCEL MAP NO. AA-2023-2925PMLA**  
 IN THE CITY OF LOS ANGELES,  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 FOR SUBDIVISION PURPOSES

2925-rmla



VICINITY MAP  
NTS

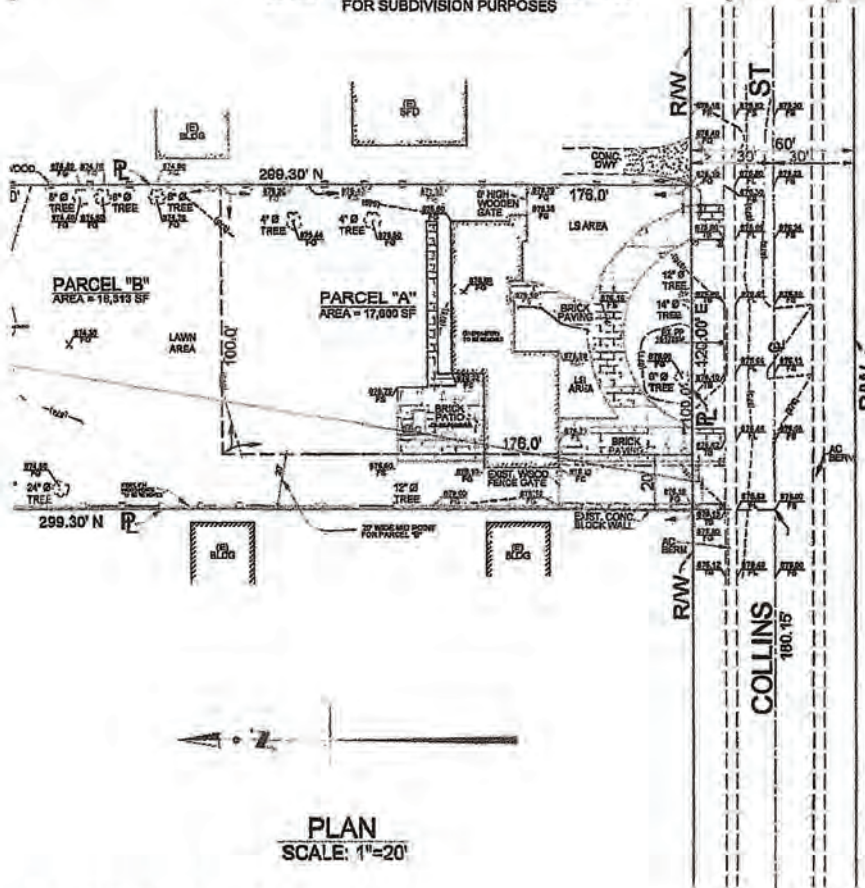
**OWNER:**  
 HIGH POINT VENTURE, LLC  
 1180 S. BEVERLY DR., #501  
 LOS ANGELES, CA 90035  
 TEL: 310-277-8000

**REPRESENTATIVE**  
 DHS & ASSOCIATES  
 276 CENTENNIAL WAY SUITE 208  
 TUSTIN, CA 92780  
 TEL: (714) 699-6668

**LEGAL DESCRIPTION:**  
 LOT 34, TRACT NO. 8829  
 MAP BOOK 135, PAGES 8184  
 RECORDS OF LOS ANGELES COUNTY  
 APN: 2041-018-013

**NOTES:**

1. EXISTING S.F.D. TO BE DEMOLISHED FOR CREATION OF TWO (2) SINGLE LOTS
2. PROPOSED DEVELOPMENT DATA:  
 TWO (2) SINGLE LOTS  
**PARKING:**  
 2 COVERED PARKING SPACE PER HOUSE  
 TOTAL COVERED PARKING PROVIDED: 2 X 2=4
3. PROJECT ADDRESS:  
 33138 W. COLLINS ST.  
 LOS ANGELES, CA 91387
4. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT, MEDICAN ELDBERRY OR TOYON TREES PER ORDINANCE NO. 188973 ON THE SITE.
5. THE SITE IS RELATIVELY FLAT.
6. THE SITE IS NOT IN THE FLOOD ZONE AREA.
7. SEWER IS NOT AVAILABLE AT PUBLIC RIGHT OF WAY
8. LOT AREA:  
 TOTAL AREA = 35,813 SF (0.824 ACRES)  
 PARCEL "A" = 17,800 SF (0.404 ACR)  
 PARCEL "B" = 18,013 SF (0.420 ACR)
9. THOMAS GUIDE: PAGE 689-01 & 02  
 DISTRICT MAP NO. 174-S-099  
 CENSUS TRACT NO. 1373.01  
 COUNCIL DISTRICT NO. 5
10. THERE ARE FOURTEEN (14) TREES ON THE SITE
11. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
12. THE SITE IS IN SPECIAL GRADING AREA.
13. EXISTING ZONING: RA-1
14. PROPOSED ZONING: RA-1
15. MAP PREPARED ON 4-20-2023



PLAN  
 SCALE: 1"=20'

**TENTATIVE APPROVAL**

NO: PPM  
 Approved without conditions  
 BY: [Signature] 4/25/23  
 Department of Building & Safety  
 Grading Division

**EXHIBIT "A"**  
 Page No. 1 of 1  
 Case No. 2A-2023-2926-200

1/22/26

prelim parcel map stating 'no protected trees' on property.

# REFERRAL FORM



## URBAN FORESTRY REFERRAL – PILOT PROGRAM

### Pre-Filing Requirement

*tree disclosure statement*

This form shall be required if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- Located within the Mt. Washington/Glassell Park Specific Plan
- SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
- Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process<sup>1</sup>
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program<sup>2</sup>
- Other projects as determined by City Planning,

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION:**

1. Complete the Tree Disclosure Statement (CP-4067).
2. Prepare a Tree Report in accordance with the Tree Report Template (CP-4068). If using an existing Tree Report, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the Customer Service Request Portal for Urban Forestry Division Clearances. An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

### Post-Filing Requirement

If a project is identified as requiring this form after a case has been filed, in addition to the above materials, provide the following information:

Case Number: AA-2023-2925-PMLA; ZA-2023-2926-ZAA

Planning Staff Name: Courtney Yellen

Planning Staff Email: courtney.yellen@lacity.org

<sup>1</sup> Refer to the Executive Directive 1 Implementation Guidelines for qualifying criteria

<sup>2</sup> For more information, refer to the TOC Guidelines

# tree disclosure statement

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

Project Site Address: 23139 W. Collins St. Woodland Hills, CA 91367

Description of Proposed Project: PMLA - Subdivision of a single lot into two lots, ZAA-  
Adjustment to permit 20-foot mid-point lot width in lieu of the required minimum of 70  
feet in the RA Zone (Flag lot condition) CE - Class 15 Minor Land Division (Sec. 15315)

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

### URBAN FORESTRY PRELIMINARY EVALUATION


#### Protected Trees and Protected Shrubs

- Ready to File. No changes required at this time.
- Ready to File with Modifications. See attached Tree Protection Plan (if applicable, include any Notices to Comply [NTCs]).
- Not Ready to File. See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Trees within the Public Right-of-Way

- Ready to File. No changes required at this time.
- Ready to File with Modifications. See attached Tree Protection Plan (if applicable, include any NTCs or Street Tree Notices [STNs]).
- Not Ready to File. See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Urban Forestry Comments

Urban Forestry Staff Signature: 

Print Name: ALBERT VEAT

Review Date: 2/24/24

- Additional Documents Attached
- Additional Consultation required by:
  - Bureau of Engineering
  - Department of Transportation



ZA-2023-2928

TREE DISCLOSURE STATEMENT

*tree disclosure inaccurate*

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 23139 W. Collins St. Woodland Hills, CA 91367

Date of Field Visit: April 13, 2023

Does the property contain any of the following protected trees or shrubs?

Yes (Mark any that apply below)

- Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)
- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

No

Does the property contain any street trees in the adjacent public right-of-way?

Yes     No

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

Yes     No

*tree disclosure inaccurate.*

Does the project occur within the Coastal Zone and contain any of the following trees?

- Yes (Mark any that apply below)
  - Blue Gum Eucalyptus (*Eucalyptus globulus*)
  - Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
  - Other Eucalyptus species
- No

### Tree Expert Credentials (if applicable)

Name of Tree Expert: \_\_\_\_\_

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting Arborists

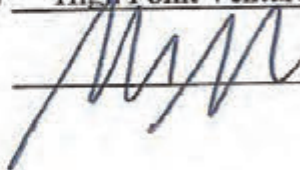
Certification/License No.: \_\_\_\_\_

### Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) Yaron Levy, Manager  
High Point Venture, LLC

Owner Signature



Date 4-14-23

*Collins St - East of Woodlake*



*Collins St - East of Woodlake - DEAD ENDS*

