

ZA-2022-7438-F-1A

CONTINUED FROM

November 1, 2023

Notice of Public Hearing

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



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



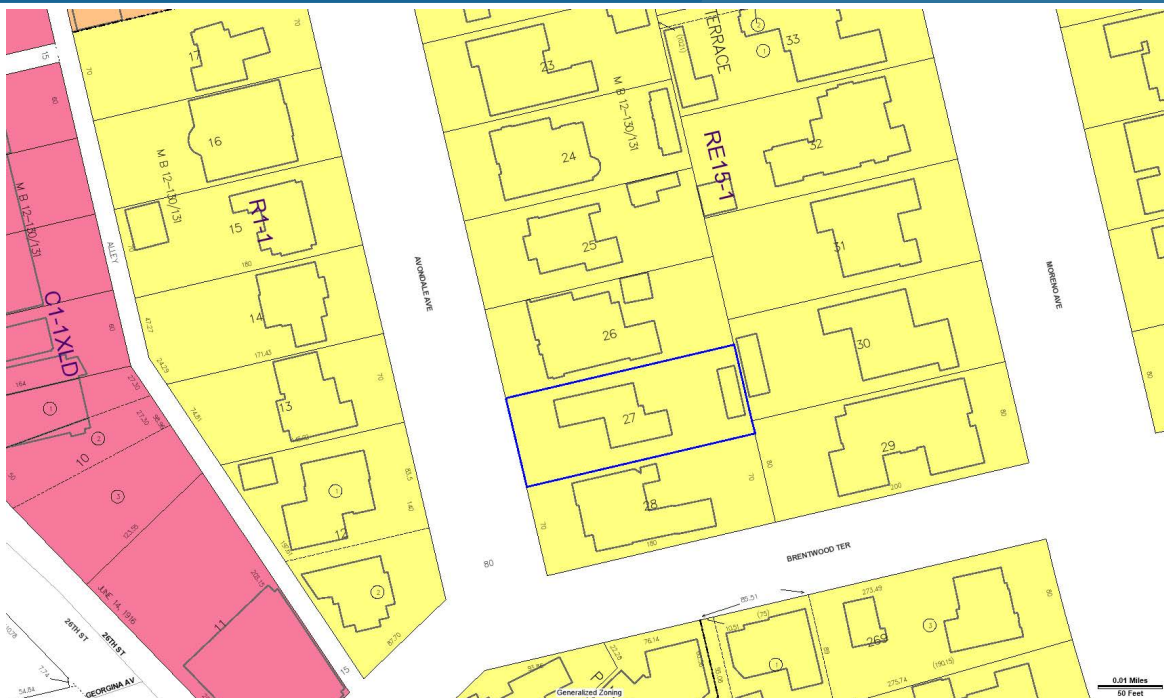
November 1, 2023

West LA Area Planning Commission

FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

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 for the meeting agenda.



Project Address

530 South Avondale Avenue, Los Angeles, CA 90049

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

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

The construction, use, and maintenance of a new wall, fence, pedestrian gate, vehicular gate, and pilasters that are a maximum height of 7 feet within the required front yard setback along the west, north, and south property lines in conjunction with an existing single-family residence. The new walls and pilasters will be constructed with a smooth stucco veneer, while the pedestrian and vehicular gates will be constructed with a metal tube frame and sheet metal.

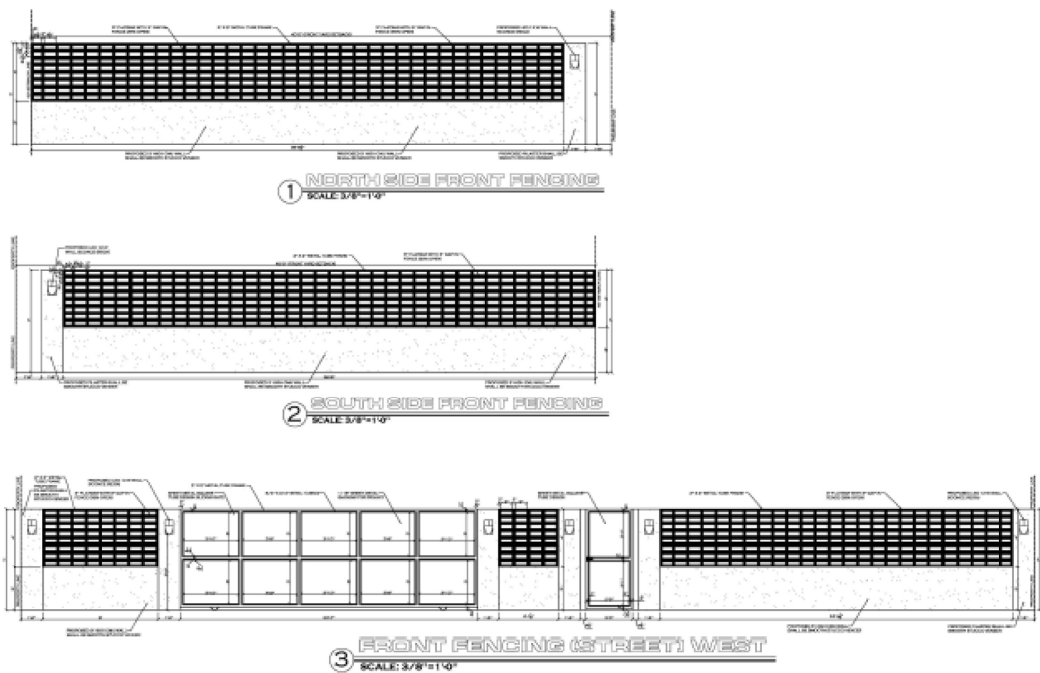
Actions Requested

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

An appeal of the Zoning Administrator's determination to DENY:

a Zoning Administrator's Determination to authorize the construction, use and maintenance of new walls, fences, pilasters, a pedestrian gate, and a vehicular gate with a maximum height of 7 feet within the required front yard setback, in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21-C.1(g).

(refer to Letter of Determination dated August 23, 2023)



Case Information

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

Case Number(s):

ZA-2022-7438-F-1A

Environmental Case Number(s):

ENV-2022-7439-CE

Related Case Number(s):

Overlay(s):

West Los Angeles Transportation Improvement and Mitigation Specific Plan Area

Zone:

RE15-1

Community Plan Area:

West Los Angeles Transportation Improvement and Mitigation Specific Plan Area

Land Use Designation:

Very Low II Residential

Assigned Staff Contact Information:

Monique Acosta, City Planner
monique.acosta@lacity.org
(213) 978-1173
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Council District:

11

Applicant:

Omer Ivanir

Appellant:

Blake Overend

Applicant Representative:

Alexander Van Gaalen

Appellant Representative:

Alexander Van Gaalen

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 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 abutting where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. 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 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. 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 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 (818)374-3384, the Commission Office Main Line at (213) 978-1300 or by email at apcwestla@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

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.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

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) ☐ Director of Planning (DIR)

CASE INFORMATION

Case Number: ZA-2022-7438-F
Project Address: 530 S Avondale Ave
Final Date to Appeal: September 7, 2023

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

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

For Building and Safety Appeals only:

Check all that apply.

- ☐ Person claiming to be aggrieved by the determination made by **Building and Safety**¹
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

¹ Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

APPELLANT INFORMATION

Appellant Name: **BLAKE OVEREND**
Company/Organization: **Brentwood SFR I**
Mailing Address: **107 Eucalyptus Dr**
City: **El Segundo** State: **CA** Zip Code: **90245**
Telephone: _____ E-mail: _____

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

Representative/Agent Name (if applicable): **Alexander van Gaalen**
Company: **Crest Real Estate**
Mailing Address: **11150 W Olympic Blvd #700**
City: **Los Angeles** State: **CA** Zip Code: **90064**
Telephone: **310 994 6657** E-mail: **vangaale@crestrealestate.com**

JUSTIFICATION / REASON FOR APPEAL

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

☒ Entire ☐ Part

Are specific Conditions of Approval being appealed?

☐ YES ☒ NO

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

On a separate sheet provide the following:

- ☒ Reason(s) for the appeal
- ☒ Specific points at issue
- ☒ How you are aggrieved by the decision
- ☒ How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____ Date: **8/31/2023**

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

☐ Original receipt and BTC receipt (if original applicant)

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), 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 the LAMC Section 19.01 B.1(b).

4. Noticing Requirements (Applicant Appeals or Building and Safety 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. Appellants for BSAs are considered Original Applicants.
- ☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-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 12.22 A.25(g).

- 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.

- 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 17.54 A.

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

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- ☐ Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

- ☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 12.26 K.6. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

- ☐ *Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

2. Noticing Requirement

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.7. Appellants for BSAs are considered Original Original Applicants.
- ☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

- ☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

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) 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).



Crest Real Estate

11150 W Olympic Blvd #700
Los Angeles CA 90064
310 994 6657

Alexander van Gaalen Esq AIA
vangaalen@crestrealestate.com

5 September 2023

West Los Angeles Area Planning Commission
apcwestla@lacity.org

Dear Commissioners,

We represent the Applicant and Ownership of the property at 530 S Avondale Ave, and we seek to appeal the City Planning Determination for Case ZA-2022-7438-F issued on August 23, 2023, which relates to our site, and which denied:

"the construction, use and maintenance of new walls, fences, pilasters, a pedestrian gate, and a vehicular gate with a maximum height of 7 feet within the required front yard setback, in lieu of the maximum 3 feet 6 inches allowed by [Los Angeles Municipal Code ("LAMC") Section 12.21.C.1(g)]."

An applicant or any other person aggrieved by the initial decision of the Zoning Administrator may appeal the decision to the Area Planning Commission. The appeal must set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was an error or abuse of discretion by the initial decision-maker. (LAMC § 12.24.I.2.) The property is subject to the jurisdiction of the West Los Angeles Area Planning Commission.

The reason for the appeal is to address and correct errors and abuses of discretion by the Zoning Administrator in their denial of the fence application as described above. Below is a list of specific points at issue.

1. Error and Abuse of Discretion with Respect to the First of Four Required Findings.

The Zoning Administrator erred and abused their discretion in finding that the project will not enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The Zoning Administrator correctly indicates that "[m]any of the entitlements granted by the Zoning Administrator state that one of the purposes of the construction, use, and maintenance of an over-in-height fence in the front yard is for privacy and security."

This case is no different. The Site of the present case is around the corner from a commercial development, specifically the Brentwood Country Mart and surrounding retail and dining locations. Undoubtably, patrons of these establishment circle the block in search of parking, which the homeowners of the Site must contend with. The fence will shield the home from these patrons and preserve its privacy and security.

The Zoning Administrator erred and abused their discretion in stating that the fence will create a “fortress-like setting within a well-established neighborhood where such improvements do not exist.”. The fence is of open-metal construction not dissimilar to others in the neighborhood, particularly the fence across the street at 527 N Avondale Ave. (See case ZA-1995-0588-F.) Also, all the neighbors at the adjacent corner of Avondale Ave and Brentwood Ter feature fences and opaque hedges offering the same privacy and security the applicant seeks.

And the Zoning Administrator erred and abused their discretion in stating that the proposed project will minimize social contact and will breach the contract that is generally relied upon to safeguard neighboring and surrounding properties. Rather, this fence will have no impact on social contact, and the safety of the neighborhood and surrounding properties will be enhanced.

In sum, the project will indeed enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region.

2. Error and Abuse of Discretion with Respect to the Second of Four Required Findings.

The Zoning Administrator erred and abused their discretion in finding that the project's location, size, height, operations and other significant features will not be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The Zoning Administrator erred and abused their discretion in discovering only three properties “in the immediate area” with approved over-in-height fences: at 13001 W Brentwood Ter (Case ZA-2006-9428-F), at 527 N Avondale Ave (Case ZA-1005-0558-F), and at 505 N Moreno Ave (Case ZA-2009-0854-ZAD), in that the immediate area is prejudicially myopic. This “immediate area” is just of the block of the site and the lots across the street. Expanding the scope of the immediate area to include locations a block or two away includes 11 more approved fence cases. (See cases ZA-1985-1257-F, ZA-1994-005-F, ZA-1999-0367-F, ZA-2007-1502-ZAD, ZA-2009-0391-ZAD, ZA-2009-1226-ZAA, ZA-2009-3248-F, ZA-2017-3658-F, ZA-2019-5760-F, ZA-2022-3815-ZAA, and ZA-2023-0073-F.) Furthermore, while the Zoning Administrator is correct that none of the three approved cases they cite are on the same side of the street as the Site, two of the three are directly across the street. As well, this is a prejudicial distinction without a difference, and an abuse of discretion. Had the discretion of the Zoning Administrator not been abused, they would have found that the fence is consistent “with the improvements found on the single family zoned lots on the same street and within the immediate neighborhood.”

And the Zoning Administrator erred and abused their discretion in declaring that the over-in-height fence will create an appearance of mass and bulk and obscures visibility as the fence extends to a height that is not compatible with the adjacent sidewalk and roadway. This is patently not the case.

In sum, the project's location, size, height, operations and other significant features will indeed be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. Error and Abuse of Discretion with Respect to the Third of Four Required Findings.

The Zoning Administrator erred and abused their discretion in finding that the project does not substantially conform to the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plan.

The Zoning Administrator erred and abused their discretion in stating that "over-in-height obstructions are not common along the subject level tree-lined street and would not preserve or enhance its distinct residential character or its integrity." As discussed above, such fences are indeed common in the neighborhood.

The Zoning Administrator erred and abused their discretion in stating that "[o]nly two properties on the applicant's side of Avondale Avenue have fences over 3 1/2 feet in height and those properties are located on corner lots." As discussed above, two properties directly across the street from the site have approved over-in-height fences.

The Zoning Administrator erred and abused their discretion in stating that the proposed fence "conflicts with the policies of the General Plan and Brentwood-Pacific Palisades Community Plan." Based on the panoply of approved over-in-height fence cases approved by the Zoning Administrator, this is patently not the case.

In sum, the project substantially conforms to the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plan.

4. Error and Abuse of Discretion with Respect to the Fourth of Four Required Findings.

The Zoning Administrator erred and abused their discretion in with respect to consideration given to the environmental effects and appropriateness of the materials, design, and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.

The Zoning Administrator erred and abused their discretion in restating that the fence "introduces an inconsistent and incompatible element being introduced into this well-established tree-line street and will be detrimental to its existing character", as discussed above. The Zoning Administrator erred and abused their discretion in restating that "[o]nly two properties on the applicant's side of Avondale Avenue have fences over 3 1/2 feet in height and those properties are located on corner lots", as discussed above. The Zoning Administrator erred and abused their discretion in restating that the fence "will create a visual obstruction that may interfere with the safety and security of the community and the preservation of its well-established character, and also prevents the neighborhood residents from enjoying the safety and security that comes with knowing that one's fellow neighbors are observing", also as discussed above.

In sum, the Zoning Administrator erred and abused their discretion in failing to make the four required findings discussed above in the affirmative for our fence application. As such, we believe our appeal is warranted and should be granted.

Additionally, in the spirit of cooperation with the Zoning Administrator and their interests, we have revised the design of the over-in-height fence, wall, and gates. The maximum height is reduced from 7'-0" to 5'-6" (a 21% reduction). The openness of the fence is increased from 35% to 62% (a 77% increase). And the openness of the gates has increase from 0% to 62% to match the fences.

We thank you for your consideration and intently await your grant of our appeal.

Sincerely,

A handwritten signature in black ink that reads "Alexander van Gaalen". The signature is written in a cursive, flowing style with a large initial 'A'.

Alexander van Gaalen

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
CHARLES J. RAUSCH JR.
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
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
planning.lacity.org

Decision Date: August 23, 2023

Appeal End Date: September 7, 2023

Omer Ivanir, MGR (A)
Brentwood SFR I, LP & WTD Q3 2020,
LLC
107 Eucalyptus Drive
El Segundo, CA 90245

Blake Overend (O)
107 Eucalyptus Drive
El Segundo, CA 90245

Alexander Van Gaalen (R)
Crest Real Estate
11150 West Olympic Boulevard, #700
Los Angeles, CA 90064

CASE NO. ZA-2022-7438-F
ZONING ADMINISTRATOR'S
DETERMINATION – FENCE HEIGHT
530 South Avondale Avenue
Brentwood–Pacific Palisades
Community Plan

Zone : RE15-1
D. M. : 129B137
C. D. : 11 – Traci Park
CEQA : ENV-2022-7439-CE
Legal Description: Lot 27, Tract
Brentwood Park

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

a Zoning Administrator's Determination to authorize the construction, use and maintenance of new walls, fences, pilasters, a pedestrian gate, and a vehicular gate with a maximum height of 7 feet within the required front yard setback, in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21-C.1(g).

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are

not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

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 before the Zoning Administrator on May 9, 2023, 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 Zoning Administrator’s Determination under the provisions of Section 12.24-X.7 have NOT been established by the following facts:

BACKGROUND

The subject property is a relatively flat, rectangular-shaped, 12,613 square-foot interior lot with a frontage of 70 feet along Avondale Avenue and a depth of 180 feet. The subject property is located within the Brentwood-Pacific Palisades Community Plan Area and is zoned RE15-1 with a land use designation of Very Low II Residential. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192), Santa Monica Fault Zone, and an Alquist Priolo Zone (ZI-2441). Although the subject property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (West LA TIMP), the proposed over-in-height fences, walls, and

gates are not considered a project and subject to the provisions of the West LA TIMP.

According to building permits, the subject property is currently undergoing an extensive renovation that includes the demolition of an existing single-family dwelling (leaving only one wall to remain) and an existing recreation room in order to construct a major remodel of the single-family dwelling, a new recreation room (cabana), a new two-story Accessory Dwelling Unit (ADU) addition, and a new pool and spa.

The applicant is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of new walls, fences, pilasters, a pedestrian gate, and a vehicular gate with a maximum height of 7 feet within the required front yard setback in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21-C.1(g). Pursuant to LAMC Section 12.07.01-C.1, the required front yard setback is 40 feet in the RE15 Zone.

The applicant proposes a new wall, fence, pedestrian gate, vehicular gate, and pilasters adjacent to the street frontage along Avondale Avenue that is setback 1-foot 9 inches from the front property line and is a maximum height of 7 feet for a lineal distance of 70 feet. The proposed 7-foot-tall wall and fence design consists of a 3-foot-high CMU wall with a smooth stucco veneer and a 4-foot-high metal fence above that is 35 percent open and transparent. The proposed 7-foot tall vehicular and pedestrian gates consist of a sheet square metal tube design. The proposed 7-foot-tall pilasters consist of a smooth stucco veneer with sconce lighting. The applicant also proposes a new wall and fence along the north and south property lines that are a maximum height of 7 feet for a lineal distance of 36 feet 9.5 inches along the north property line and 36 feet 8 inches along the south property line. The 7-foot-tall wall and fence design consists of a 3-foot-high CMU wall with a smooth stucco veneer and a 4-foot high metal fence above that is 35 percent open and transparent.

Surrounding Properties

The surrounding neighborhood is characterized by estate-sized lots that are improved with large one- and two-story single-family dwellings with varying frontages between 30 and 40 feet. The properties to the north and east are zoned RE15-1 and developed with single-family dwellings on large lots with mature landscaping. The properties to the west, across Avondale Avenue, are zoned R1-1 and developed with single-family dwellings on large lots with mature landscaping. The property immediately adjacent to the south of the property is zoned RE15-1, while the properties further south across Brentwood Terrace are zoned RE11-1 and RE15-1. All the properties to the south are developed with single-family dwellings on large lots with mature landscaping.

Streets

Avondale Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a right-of-way width of 80 feet and a roadway width of 30 feet.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Permit Application No. 21047-20000-02761 – On April 25, 2023, the Department of Building and Safety issued a Certificate of Occupancy for a new pool and spa per LA City STD Plan.

Permit Application No. 21010-30000-03920 – On March 15, 2023, the Department of Building and Safety issued a Certificate of Occupancy for a new detached cabana (recreation room).

Permit Application No. 21014-30000-03877 – On March 10, 2023, the Department of Building and Safety issued a Certificate of Occupancy for two-story ADU addition and major remodel to an existing single-family dwelling (leave one existing wall to remain).

Permit Application No. 21019-30000-03838 – On February 1, 2022, the Department of Building and Safety issued a demolition permit for the demolition of a recreation room.

Permit Application No. 21019-30000-02772 – On July 20, 2021, an application for a demolition permit was filed with the Department of Building and Safety for a DPI with posting to demolish an existing house and detached recreation room.

Ordinance No. 171,492 – On January 17, 1997, the Los Angeles City Council adopted Ordinance No. 171, 492 establishing the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

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

Staff utilized a 1,500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with over-in-height fences within the front yard setback. The following relevant cases were filed within the last 5 years and identified as being within 1000 feet of the project site:

Case No. ZA-2023-73-F – On January 5, 2023, an application for a Zoning Administrator's Determination for a fence that is 8 feet in height wrapping around the property was filed with Department of City Planning for property located at 12835 West San Vicente Boulevard.

Case No. ZA-2019-5760-F-1A – On January 20, 2021, the West Los Angeles Area Planning Commission denied the appeal and sustained the Zoning Administrator's November 2, 2020 approval of a Zoning Administrator's Determination to authorize the legalization of an existing wall with pilasters with a maximum height of 5 feet 6 inches, an over-in-height 8-foot high hedge measured from the sidewalk, and a

pedestrian gate with pilasters with a maximum height of 5 feet 6 inches within the front yard setback in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.22 C.1(f) with additional terms and conditions for property located at 572 South Moreno Avenue.

Case No. ZA-2019-5760-F – On November 2, 2020, the Zoning Administrator approved a Zoning Administrator's Determination to authorize the legalization of an existing wall with pilasters with a maximum height of 5 feet 6 inches, an over-in-height 8-foot high hedge measured from the sidewalk, and a pedestrian gate with pilasters with a maximum height of 5 feet 6 inches within the front yard setback in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.22 C.1(f) for property located at 572 South Moreno Avenue.

Case No. ZA-1999-367-F – On July 15, 1999, the Zoning Administrator approved a Zoning Administrator's Interpretation for the construction, use, and maintenance of a combination wrought iron and block wall with pedestrian walkway and driveway gates as follows: all pilasters not to exceed 5 feet in height except for the pedestrian entryway pilasters which may not exceed 6 feet in height; lighting up to 12 inches above the pilasters on either side of the Burlingame Avenue driveway and the pedestrian gate; all wrought iron not to exceed the height of the pilasters for a lineal distance of approximately 249 feet, on a reverse corner lot in the RE11-1 Zone for property located at 555 South Burlingame Avenue.

Case No. ZA-1995-588-F – On November 1, 1995, the Zoning Administrator approved a Zoning Administrator's Determination to permit an 8-foot tall hedge on the front yard, 2.5 feet from the front property line, and along the north and south side yards for a lineal distance of 166 feet, in addition to the 6-foot tall wrought iron fence conditionally permitted under Board File No. 930010 by the Board of Building and Safety Commissioners for property located at 527 South Avondale Avenue.

Case No. ZA-1987-1452-F – On March 23, 1988, the Zoning Administrator approved an over-in-height fence for property located at 533 South Avondale Avenue.

Public Correspondence

Rachel Ashwell sent an email on April 22, 2023, stating she is a longstanding homeowner on Avondale Avenue who opposes the 7-foot-tall stucco and metal fence. She states concerns about compatibility with other surrounding fences/hedges that are 3 feet 6 inches in height and concerns about safety for pedestrians, bicyclists, and other cars due to the height of the new solid fence.

Sandra Devereaux sent an email on April 23, 2023, stating she has resided on Avondale Avenue since 1992 and opposes the 7-foot-tall solid fence. She states concerns about aesthetic impacts to the neighborhood because it looks like an industrial design in a family

friendly neighborhood. She requests a redesign of the project to adapt to the neighborhood in a better manner.

Mr. and Mrs. Neal Harris sent an email on April 24, 2023, stating they are long-time neighbors who oppose the request for a height variance for a 7-foot stucco and sheet metal fence. They state that a majority of the homes on Avondale Avenue and Brentwood Terrace do not have fences around their properties and the few who do have the standard 3-foot 6-inch with the exception of a couple of properties that have hedges, landscape or wrought iron. They state that the extra high, solid fence will be dangerous for pedestrians, bicyclists, and cars and would be out of scale in the neighborhood.

Kerry Perlow sent an email dated May 11, 2023, with an attached letter of opposition as well as pictures highlighting the lack of over-in-height fences on the east side of Avondale Avenue.

Public Hearing

A public hearing was held before the Associate Zoning Administrator on May 9, 2023, at 10:00 a.m., due to continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically.

The hearing was attended by the applicant's representative (Alexander van Gaalen) and three neighbors.

Mr. van Gaalen stated the following:

- Fence request is part of renovation of house.
- Needed to proximity to commercial use along 26th Street.
- Other houses in area have high fences/hedges.
- Fence is needed for security.

The first speaker, Debra Harris, made the following comments:

- Opposed to request
- Surrounding housing do not have tall fences
- Not appropriate for the area

The second speaker, Kerry Perlow, made the following comments:

- Lives on the same side of street
- No more wall or fences
- Proud of openness of street
- Over-in-height fence would set neighborhood precedent
- Opposed to project.

The third speaker, Neal Harris, made the following comments:

- Strongly objects to the project.

In response to questions raised by the Zoning Administrator and concerns during the hearing, Mr. van Gaalen clarified the following:

- Other properties in area have over-in-height fences.

Conclusion of hearing

At the end of the public hearing, the Zoning Administrator stated that he would hold the case under advisement for two weeks to allow time for additional comment and for the applicant to meet with those who spoke at the hearing.

On May 9, 2023, the applicant's representative (Alexander van Gaalen) submitted maps, and other supplemental information regarding the location of over-in-height fences with the neighborhood of the proposed project.

MANDATED FINDINGS

For an over-in-height fence/wall request to be approved, all of the legally mandated findings in Section 12.24-X.7 of the Municipal Code must be made in the affirmative. The following section states such findings in bold type with the applicable justification set forth immediately thereafter.

1. **The project will NOT enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The subject property is a relatively flat, rectangular-shaped, 12,613 square-foot interior lot with a frontage of 70 feet along Avondale Avenue and a depth of 180 feet. The subject property is located within the Brentwood-Pacific Palisades Community Plan Area and is zoned RE15-1 with a land use designation of Very Low II Residential. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan, Santa Monica Fault Zone, and an Alquist Priolo Zone. According to building permits, the subject property is currently undergoing an extensive renovation that includes the demolition of an existing single-family dwelling (leaving only one wall to remain) and an existing recreation room in order to construct a major remodel of the single-family dwelling, a new recreation room (cabana), a new two-story Accessory Dwelling Unit (ADU) addition, and a new pool and spa.

The applicant is requesting a Zoning Administrator's Determination to permit the

construction, use, and maintenance of a new wall, fence, pedestrian gate, vehicular gate, and pilasters with a maximum height of 7 feet within the required front yard setback in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21-C.1(g). Pursuant to LAMC Section 12.07.01-C.1, the required front yard setback is 40 feet in the RE15 Zone. The applicant proposes new walls, fences, pilasters, a pedestrian gate, and a vehicular gate adjacent to the street frontage along Avondale Avenue that is setback 1-foot 9 inches from the front property line and is a maximum height of 7 feet for a lineal distance of 70 feet. The proposed 7-foot tall wall and fence design consists of a 3-foot high CMU wall with a smooth stucco veneer and a 4-foot high metal fence above that is 35 percent open and transparent.

Many of the entitlements granted by the Zoning Administrator state that one of the purposes of the construction, use, and maintenance of an over-in-height fence in the front yard is for privacy and security. However, the proposed 7-foot-tall fence, driveway gate and pedestrian gate create a fortress-like setting within a well-established neighborhood where such improvements do not exist. As detailed in Finding No. 2, only two properties on the applicant's side of Avondale Avenue have fences over 3 ½ feet in height and those properties are located on corner lots (both unauthorized). The proposed project will minimize social contact and will breach the contract that is generally relied upon to safeguard neighboring and surrounding properties. Therefore, the proposed project will not enhance the built environment in the surrounding neighborhood as well as perform a function that is beneficial to the community.

2. **The project's location, size, height, operations and other significant features will NOT be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The surrounding neighborhood is characterized by estate-sized lots that are improved with large one- and two-story single-family dwellings with varying frontages between 30 and 40 feet. The properties to the north and east are zoned RE15-1 and developed with single-family dwellings on large lots with mature landscaping. The properties to the west, across Avondale Avenue, are zoned R1-1 and developed with single-family dwellings on large lots with mature landscaping. The property immediately adjacent to the south of the property is zoned RE15-1, while the properties further south across Brentwood Terrace are zoned RE11-1 and RE15-1. All the properties to the south are developed with single-family dwellings on large lots with mature landscaping.

The applicant is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new wall, fence, pedestrian gate, vehicular gate, and pilasters with a maximum height of 7 feet within the required front yard setback in lieu of the maximum 3 feet 6 inches allowed by LAMC Section 12.21-C.1(g).

Based upon a survey of the street and immediate area, there are three properties who have approved over-in-height fences: 13001 Brentwood Terrance (Case No. ZA-2006-9528-F); 527 Avondale Avenue (Case No. ZA-1005-588-F); and 505 Moreno Avenue (Case No. ZA-2009-854-ZAD). None of the approved over-in-height fences are located on the applicant's side of Avondale Avenue and only two properties on the applicant's side of Avondale Avenue have fences over 3 ½ feet in height and those properties are located on corner lots (both unauthorized).

The over-in-height wall, fence, gates, and pilasters, with a maximum height of 7 feet, are not consistent with the improvements found on the single family zoned lots on the same street and within the immediate neighborhood. While the proposed over-in-height fence and gates may be compatible with the aesthetics of the site's single-family dwelling, the improvements do so while diminishing the established character of the immediate neighborhood whose front yards do not have over-in-height fence and gates. Also, the 7-foot over-in-height front yard obstruction limits the future occupants' observation of, and involvement in the neighborhood, which such participation has long been attributed to the overall welfare and safety of this well-established neighborhood.

The existing zoning regulations limit fence and wall height on residentially zoned properties to provide visual consistency in neighborhoods and to restrict open and unobstructed areas in the front of properties. The over-in-height fence will create an appearance of mass and bulk and obscures visibility as the fence extends to a height that is not compatible with the adjacent sidewalk and roadway. Hence, the project's location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project DOES NOT substantially conforms to the purpose, intent, and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are 12 elements of the General Plan. Each of these elements establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located in the Brentwood-Pacific Palisades Community Plan area and is designated for Very Low II Residential land uses, which corresponds with the RE11 and RE15 Zones. The property is zoned RE15 and is developed with a single-family dwelling. The Brentwood-Pacific Palisades Community Plan seeks to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods (Objective 1-3) by requiring architectural compatibility for new infill development (Policy 1-3.1). The use of the subject property as a single-family dwelling will help maintain the character and scale of the single-family residential neighborhood in which it is located. However, the Brentwood-Pacific Palisades Community Plan text is silent with regards to over-in-height fences within front yard setbacks, but Los Angeles Municipal Code Section

12.24-X, 7 permits the requested over-in-height fence within the R Zones if approved by the Zoning Administrator.

Over-in-height obstructions are not common along the subject level tree-lined street and would not preserve or enhance its distinct residential character or its integrity. Only two properties on the applicant's side of Avondale Avenue have fences over 3 ½ feet in height and those properties are located on corner lots. Thus, the request for a Zoning Administrator's Determination to permit an over-in-height fence, driveway gate and pedestrian gate within the front yard setback conflicts with the policies of the General Plan and Brentwood-Pacific Palisades Community Plan. The above findings have not been made in the affirmative and hence, the project cannot be found to be in substantial conformance to the purpose, intent and provisions of the General Plan, and Brentwood-Pacific Palisades Community Plan to preserve and protect the residential uses.

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

The proposed over-in-height wall, fence, gates, and pilasters, with a maximum height of 7 feet within the required front yard setback will have significant environmental impacts. While the material and color of the project may be compatible with the under construction single-family structure located on the same lot, the over-in-height design introduces an inconsistent and incompatible element being introduced into this well-established tree-line street and will be detrimental to its existing character. Only two properties on the applicant's side of Avondale Avenue have fences over 3 ½ feet in height and those properties are located on corner lots. Further, the over-in-height designed fence will create a visual obstruction that may interfere with the safety and security of the community and the preservation of its well-established character, and also prevents the neighborhood residents from enjoying the safety and security that comes with knowing that one's fellow neighbors are observing.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for

violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC (213) 482-7077 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@ lacity.org	Van Nuys DSC (818) 374-5050 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity. org	West Los Angeles DSC (CURRENTLY CLOSED) (310) 231-2901 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org
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City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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

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



QR Code to
Online Appeal
Filing



QR Code to
Forms for In-
Person Appeal
Filing



QR Code to
BuildLA
Appointment
Portal for
Condition
Clearance

Inquiries regarding this matter shall be directed to Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173.

A handwritten signature in blue ink, reading "Jordann F. Turner".

JORDANN TURNER
Associate Zoning Administrator

JT:CS:MA

cc: Councilmember Traci Park
Eleventh Council District
Adjacent Property Owners
Interested Parties

**DEPARTMENT OF
CITY PLANNING
APPLICATION**

REVISED
Date...1/9/2023



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2022-7438-F

Env. Case Number

ENV-2022-7439-CE

Application Type

Over In Height Fence

Case Filed With (Print Name)

Ruben Vasquez

Date Filed

10/3/2022

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing

☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹ 530 S Avondale Ave Unit/Space Number

Legal Description² (Lot, Block, Tract) Lot 27 of the Brentwood Terrace Tract

Assessor Parcel Number 4264002009 Total Lot Area 12,613.4 SF (per ZIM)

2. PROJECT DESCRIPTION

Present Use SFD

Proposed Use SFD

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project

New Over-in-Height Fence to not Exceed Eight Feet in Height in the Front Setback.

Additional information attached ☐ YES ☒ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e., vacant)

☒ Site has existing buildings (provide copies of building permits)

☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g., school, park)

☐ Site has special designation (e.g., National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route

- ☐ New construction: _____ square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 1 – Demolish(ed)³ 0 + Adding 0 = Total 1

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section LAMC § 12.24.X.7. Fences or Walls in A or R Zones.

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

New Over-in-Height Fence to not Exceed Eight Feet in Height in the Front and Side Yard Setback

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name OMER IVANIR, MGR

Company/Firm BRENTWOOD SFR I, LP & WTD Q3 2020, LLC

Address: 107 EUCALYPTUS DR Unit/Space Number _____

City EL SEGUNDO State CA Zip Code: 90245

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) BLAKE OVEREND

Address 107 EUCALYPTUS DR Unit/Space Number _____

City EL SEGUNDO State CA Zip Code: 90245

Telephone _____ E-mail: _____

Agent/Representative name ALEXANDER VAN GAALEN

Company/Firm CREST REAL ESTATE

Address: 11150 W OLYMPIC BLVD # 700 Unit/Space Number _____

City LOS ANGELES State CA Zip: 90064

Telephone 310 994 6657 E-mail: VANGAALEN@CRESTREALESTATE.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information

(select only one)

☐ Owner

☒ Applicant

☐ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature  _____

Date 10/7/2022

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October 7 2022 before me, Lidia Roxana Escalona (Notary Public)
(Insert Name of Notary Public and Title)

personally appeared Omer Ivanir, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf on which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 10/07/2022

Print Name: Blake Overend

ENVIRONMENTAL REPORT

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2022-7438-F / Over In Height Fence

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-7439-CE

PROJECT TITLE

530 South Avondale Avenue

COUNCIL DISTRICT

11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.

530 South Avondale Avenue, Los Angeles, CA 90049

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

The construction, use, and maintenance of a 7-foot tall wall and fence in the front yard along the west, north, and south property lines of an existing single-family dwelling in the RE15-1 Zone.

NAME OF APPLICANT / OWNER:

Omer Ivanir, Brentwood SFR I, LP & WTD Q3 2020, LLC (Applicant) / Blake Overend (Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Alexander Van Gaalen, Crest Real Estate

(AREA CODE) TELEPHONE NUMBER

(310) 994-6657

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Section 15303 / Class 3(e)☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3(e) (New Construction or Conversion of Small Structures), and none of the exceptions to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies to the proposed project. The project is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law. The proposed project will not result in significant cumulative impacts from successive project of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. The project was found to be exempt based on the following:

Section 15303, Class 3(e) – (New Construction or Conversion of Small Structures) Consists of construction and location of limited numbers of new, small facilities or structures. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Monique Acosta

Monique Acosta

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED
Over In Height Fence

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

MISCELLANEOUS REPORTS

**Crest Real Estate**

11150 W Olympic Blvd #700
Los Angeles CA 90064
310 994 6657

Alexander van Gaalen Esq AIA
vangaalen@crestrealestate.com

REVISED

Submitted on 1/9/2023

Authorized by: N. V.

Represent: Los Angeles City Council, District 13

9 January 2023

Revised Findings for 530 S Avondale Ave

1. REQUEST.

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.X.7, we request a Zoning Administrator Determination to authorize the construction, use, and maintenance of a fence and wall, including latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees up to a maximum of eight feet in height, in the front yard setback in lieu of the maximum allowable height of three feet six inches per LAMC § 12.22.C.20(f)(2).

2. THE SITE.

The site is located at 530 S Avondale Ave in the City of Los Angeles. The site is identified by the Los Angeles County Assessor Parcel Number 4264002009 and by the City of Los Angeles Parcel Identification Number 129B137-559. It is legally described as Lot 27 of the Brentwood Terrace Tract as recorded in pages 130 through 131 of map book 12 of County records.

The lot is a rectangular, flat, interior lot. It has a lot width of 70 feet, a lot depth of 180 feet, and a lot area of 12,613.4 SF (per ZIMAS). It has a frontage of 70 feet along S Avondale Ave, to the west.

The site is subject to the General Plan of the City of Los Angeles, the Brentwood - Pacific Palisades Community Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. It has a General Plan Land Use of "Very Low II Residential". As the request pertains to work that does not result in the increase of floor area or a change in use, it is exempt from the requirements of this Specific Plan.

The site is in: the RE15 zone, height district 1, and the Alquist-Priolo Fault Zone. The site is NOT in: the Zoning Code Hillside Area; the Special Grading Area; the Very High Fire Hazard Severity Zone; the Coastal Zone; or the jurisdiction of any Neighborhood Council. It is not subject to any building line setback.

The site is improved. Prior issued permits and certificates of occupancy for the site include: permit 1940LA37925 issued in 1940 for a new one-story one-family dwelling; permit 1940LA38745 also issued in 1940 for a detached "store room"; permit and certificate of occupancy 1963WL46959 issued in 1964 for a one-story, type V, 300 SF addition to the existing one family dwelling and attached garage; and permit and certificate of occupancy 1965WL59972 issued in 1996 for the removal of an attached lath house and an addition to the accessory building.

The site is currently under construction, with several open LADBS permits. They include: permit 21047-20000-02761 for a new pool and spa per Los Angeles City standard plan; permit 21014-30000-03877 for an addition of a two-story Accessory Dwelling Unit and major remodel to an existing one-family dwelling; and permit 21010-30000-03920 for a new detached recreation room (cabana).

There are no open or prior City Planning cases specific to the site.

3. REGULATIONS.

Every required front, side and rear yard must be open and unobstructed from the ground to the sky, except as otherwise permitted. (LAMC § 12.21.C.1(g).) In the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard. (LAMC § 12.22.C.20(f)(2).) In both the A and R Zones, a fence or wall not more than eight feet in height may be located and maintained in the required front yard when authorized by a Zoning Administrator pursuant to Section 12.24.X.7. (Id.) The terms "fence" and "wall" include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Fence and wall height must be measured from the natural ground level adjacent thereto. (LAMC § 12.22.C.20(f)(1).)

A Zoning Administrator may, upon application, permit fences, walls, or gates not to exceed eight feet in height, including light fixtures, in the required front yard, side yard or rear yard of any lot or on the side lot line along the street of a reversed corner lot in the A and R Zones. (LAMC § 12.24.X.7(a).) A Zoning Administrator may not grant such permission without finding: (1) that the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region; (2) that 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 substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. (LAMC § 12.24.E.) Additionally, (4) the Zoning Administrator must consider the environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide. (LAMC § 12.24.X.7(c).)

4. CASE PRECEDENTS.

The following approved relevant City Planning cases pertain to locations within 1,500 feet of the project site.

A. Approved 02 November 2020, DCP Case ZA-2019-5760-F pertaining to 572 S Moreno Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: authorize the legalization of an existing wall with pilasters with a maximum height of 5'-6", an over-in-height hedge 8'-0" in height as measured from the sidewalk, and a pedestrian gate with pilasters with a maximum height of 5'-6" within the front yard setback; in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.1(f) [sic].

B. Approved 29 June 2018, DCP Case ZA-2017-3925-F pertaining to 450 S Bristol Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: allow the construction use, and maintenance of a fence, a pedestrian gate, and a vehicular access gate 5'-2" in height, and pilasters 6'-0" in height within the public right-of-way in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.20(f)(2).

C. Approved 27 June 2018, DCP Case ZA-2017-3658-F pertaining to 411 S Bristol Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: permit the construction, use, and maintenance of a wall, fence, and gates with a maximum height of 6'-0" within the required front yard and public right-of-way in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.21.C(1)(g) [sic].

D. Approved 05 August 2010, DCP Case ZA-2009-3248-F pertaining to 12824 W Evanston St.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: permit the construction, use and maintenance of over-in-height gates, pilasters and fences ranging in height from 5'-0" to 6'-6" in a front yard and within a public right-of-way in lieu of the maximum height of 3'-6" allowable in the RE20 Zone.

E. Approved 15 July 1999, DCP Case ZA-1999-0367-F pertaining to 555 S Burlingame Ave.

Pursuant to LAMC § 12.27.I.1, approval of a Zoning administrator Interpretation for the construction, use and maintenance of a combination wrought iron and block wall with pedestrian walkway and driveway gates, as follows: all pilasters not to exceed 5'-0" in height except for the pedestrian entryway pilasters which may not exceed 6'-0" in height; lighting up to 1'-0" above the pilasters on either side of the Burlingame Avenue driveway and the pedestrian gate; all wrought iron not to exceed the height of the pilasters for a lineal distance of approximately 249 feet, on a reverse corner lot in the RE 11-1 Zone.

F. Approved 01 November 1995, DCP Case ZA-1995-0588-F pertaining to 527 S Avondale Ave.

Pursuant to LAMC § 12.27.I.1, approval of a ZAD to permit a hedge 8'-0" in height in the front yard, 2'-6" from the front property line, and along the north and south side yards for a lineal distance of 166 feet in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.20(f)(2); in addition to the wrought iron fence 6'-0" in height conditionally permitted by the Board of Building and Safety Commissioners under Board File number 930101.

5. FINDINGS.

The project subject to the request satisfies the following required findings.

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

The applicant proposes a new fence, walls, hedges, and gates in the front yard setback to not exceed 7 feet in height in the front yard setback. The depth of the front yard setback is presumed to be the maximum of 40 feet. The assembly will be along the front lot line and the portions of the side lot lines within the front yard setback.

The assembly includes the following:

- (1) A concrete wall not more than 3'-0" in height and is of stucco finish.
- (2) Above the wall is a metal fence not more than 4'-0" additional feet in height, of tube and flat bar construction, with an openness of 12%.
- (3) Concrete and stucco pillars between the walls and fences 1'-0" square in footprint and no more than 7'-0" in height.
- (4). Solid metal gates, one pedestrian, and one vehicular, no more than 7'-0" in height.

Such fences are not uncommon on the block and in the surrounding neighborhood. Many of the entitlements granted by the Zoning Administrator state that one of the purposes of the construction, use, and maintenance of an over-in-height fence in the front yard is for privacy and security. Approval of the request will allow the occupants of the single-family dwelling to enjoy an added sense of privacy, security, and safety, while also establishing visual consistency by continuing a pattern of

development that currently exists in the neighborhood. Therefore, the proposed project will enhance the built environment in the surrounding neighborhood as well as perform a function that is beneficial to the community.

- B. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject property is in a neighborhood that is characterized by estate-sized lots that are improved with larger two-story one-family dwellings, many of which have frontages that are heavily screened by tall hedges and fences that encroach slightly in the public right-of-way. The surrounding properties are zoned RE 15 and are characterized by relatively flat topography. The existing zoning regulations limit fence and wall height on residentially zoned properties to provide visual consistency in neighborhoods and to limit bulk and mass in the front of properties. Such regulations, however, are written on a citywide basis and cannot consider the unique characteristics of a specific parcel and surrounding neighborhood.

The assembly is moderately open in design and does not exceed 7 feet in height, which would be in keeping with the adjacent properties as most houses in the neighborhood already have fences, walls, or gates greater than 3-feet, 6-inches tall in the front yard setback.

The properties east, west, north, and south of the project site are also zoned RE15-1 and developed with single-family dwellings on large lots with substantial mature landscaping. Many surrounding properties have over-in-height hedges and several discretionary applications for over-in-height fences have been approved on the neighboring lots.

The assembly located within the front yard setback of the subject property will be compatible with the aesthetics of the dwelling on-site as well as the neighboring properties. It will be compatible in terms of height, materials, and location to those that currently exist in the neighborhood and as such, will not adversely affect the public health, welfare, or safety in the surrounding area.

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

There are 11 elements of the General Plan. Each of these elements establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is in the Brentwood-Pacific Palisades Community Plan area and is designated for Very Low II Residential land uses, which corresponds with RE15 and RE11 zones. The property is zoned RE15 and is developed with a single-family dwelling, and therefore conforms to the General Plan.

The Brentwood-Pacific Palisades Community Plan seeks to preserve and enhance the varied and distinctive residential character of the community and states the Residential Goal is to provide "a safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community." The General Plan does not address fences, but Los Angeles Municipal Code Section 12.24-X, 7 permits the requested over-in-height wall with pilasters, hedge, and pedestrian gate, within the RE15 Zone with approval by the Zoning Administrator. The project does not propose to deviate from any other requirements of the Los Angeles Municipal Code and is in substantial conformance with the purpose, intent, and provisions of the General Plan and Community Plan, which seeks to preserve and protect residential uses.

- D. Consideration of the environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which

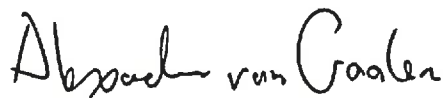
may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.

The material and color of the proposed project will reflect that the built conditions on the site as well as the surrounding neighborhood. The assembly is covered in plant material, blending with the over-in-height hedges, and consists of identical material to the other similarly developed front yards with hedges in the neighborhood. The assembly would be consistent with the materials, design, and location of those located at nearby and adjacent properties, as most houses in the neighborhood already have fences, walls, or gates greater than 3 feet 6 inches tall in the front yard setback, many of which are hedges or a combination of hedges and fences. Thus, it can be concluded that the requested over-in-height improvements will not result in an adverse effect upon the neighborhood or environment and is compatible with the surrounding neighborhood.

6. CONCLUSION.

In sum, all findings are provided, and the proposed request will be to the benefit of the neighborhood and the environment.

Sincerely,

A handwritten signature in black ink that reads "Alexander van Gaalen". The signature is written in a cursive, flowing style.

Alexander van Gaalen

1 ZA-2022-7438

EQUITY TITLE COMPANY

801 N. BRAND BOULEVARD, SUITE 400
GLENDALE, CA 91203
PHONE: (818) 291-4400
FAX: (818) 291-4460

DATED AS OF SEPTEMBER 14, 2022 AT 7:30 A.M.

CREST REAL ESTATE
11150 W. OLYMPIC BLVD. STE 700
Los Angeles, CA 90064

YOUR NO.:
PROPERTY ADDRESS: 530 AVONDALE AVENUE,
LOS ANGELES, CA 90049

ATTENTION: ALEXANDER VAN GAALEN

ORDER NO.: 3910122-07272
TITLE OFFICER: ANNE M WANG
EMAIL: glendaleunit60@equitytitle.com

"PRELIMINARY REPORT"

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, **EQUITY TITLE COMPANY** HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT B ATTACHED. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THAT SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. LIMITATIONS ON COVERED RISKS APPLICABLE TO THE CLTA AND ALTA HOMEOWNER'S POLICIES OF TITLE INSURANCE WHICH ESTABLISH A DEDUCTIBLE AMOUNT AND A MAXIMUM DOLLAR LIMIT OF LIABILITY FOR CERTAIN COVERAGES ARE SET FORTH IN THE POLICY. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE THAT ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

ALTA/CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE, IF APPLICABLE, OR
CLTA/ALTA STANDARD OWNER'S POLICY; AND/OR
ALTA LOAN POLICY, IF APPLICABLE, OR CLTA STANDARD LOAN POLICY

A SPECIFIC REQUEST SHOULD BE MADE IF ANOTHER FORM OR ADDITIONAL COVERAGE IS DESIRED.

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

BRENTWOOD SFR I, LP, A CALIFORNIA LIMITED PARTNERSHIP

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

LOT 27 OF BRENTWOOD TERRACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 130 AND 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*****END OF LEGAL DESCRIPTION*****

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE.

B. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2021-2022

TOTAL:	\$2,637.96	
FIRST INSTALLMENT:	\$1,318.98	PAID
PENALTY:	\$0.00	
SECOND INSTALLMENT:	\$1,318.98	PAID
PENALTY:	\$0.00	

ASSESSED VALUATION:	
LAND VALUE:	\$3,010,872.00
IMPROVEMENTS:	\$752,718.00
EXEMPTION:	\$7,000.00

CODE AREA:	00067
A. P. NO.:	4264-002-009

C. SUPPLEMENTAL TAXES AND SUBSEQUENT DELINQUENCIES FOR THE FISCAL YEAR 2021-2022 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

FIRST INSTALLMENT:	\$18,987.87	PAID
PENALTY:	\$0.00	
SECOND INSTALLMENT:	\$21,513.46	DELINQUENT
PENALTY:	\$2,161.34	

BILL NO.: 2021-010

D. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. ANY EASEMENTS, RECITALS, SETBACKS, NOTATIONS AND OTHER MATTERS AFFECTING SAID LAND FOR THE PURPOSES STATED THEREON, AND INCIDENTAL PURPOSES THEREIN, AS SHOWN ON THE RECORDED MAP REFERENCED IN THE LEGAL DESCRIPTION.

3. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

RECORDED: IN BOOK 3045, PAGE 171, OF DEEDS.

A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED IN BOOK 6798, PAGE 31, OF OFFICIAL RECORDS.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

RECORDED: IN BOOK 6785, PAGE 341, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

5. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT ABOVE MENTIONED, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.

6. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.

FOR: COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES
RECORDED: IN BOOK 18693, PAGE 319 OF OFFICIAL RECORDS.

AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

7. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY GILES K. SMITH & NANCY E. SMITH, HIS WIFE AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED DECEMBER 21, 1965 AS INSTRUMENT NO. 1965-3809, OF OFFICIAL RECORDS., AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE" RECORDED OCTOBER 18, 2021 AS INSTRUMENT NO. 20211560741, OF OFFICIAL RECORDS.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE PAYMENT OF FEES TO THE CITY OF LOS ANGELES" RECORDED OCTOBER 18, 2021 AS INSTRUMENT NO. 20211560742, OF OFFICIAL RECORDS.

10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY

AMOUNT: \$5,790,900.00
DATED: MAY 13, 2022
TRUSTOR: BRENTWOOD SFR I, LP, A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: CHARFORD, INC.,
BENEFICIARY: ENTERPRISE BANK & TRUST
RECORDED: MAY 31, 2022 AS INSTRUMENT NO. 20220577292, OF OFFICIAL RECORDS.
LOAN NO.: 8285346

11. AN ASSIGNMENT OF RENTS RECORDED MAY 31, 2022 AS INSTRUMENT NO. 20220577293, OF OFFICIAL RECORDS A, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED MAY 31, 2022 AS INSTRUMENT NO. 20220577292, OF OFFICIAL RECORDS.

12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

REQUIREMENTS:

- 13. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:**
- A. THE RECEIPT AND REVIEW OF THE COMPLETED OWNER'S AFFIDAVIT SUBJECT TO FURTHER REQUIREMENTS OF THIS COMPANY.**
 - B. THIS TRANSACTION MAY BE SUBJECT TO A CONFIDENTIAL ORDER ISSUED PURSUANT TO THE BANK SECRECY ACT. THE POLICY ISSUING AGENT MUST BE PROVIDED WITH CERTAIN INFORMATION NECESSARY TO COMPLY WITH THE CONFIDENTIAL ORDER PRIOR TO THE CLOSING. THIS TRANSACTION WILL NOT BE INSURED AND THIS ISSUING AGENT AND/OR ITS UNDERWRITER WILL NOT BE INVOLVED IN THE CLOSING AND SETTLEMENT UNTIL THIS INFORMATION IS SUBMITTED, REVIEWED AND FOUND TO BE COMPLETE.**
 - C. WITH RESPECT TO BRENTWOOD SFR I,LP, A CALIFORNIA LIMITED PARTNERSHIP:**
 - A. THAT A CERTIFIED COPY OF THE CERTIFICATE OF LIMITED PARTNERSHIP (FORM LP-1) AND ANY AMENDMENTS THERETO (FORM LP-2) BE RECORDED IN THE PUBLIC RECORDS;**
 - B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;**
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.**

*****END OF SCHEDULE B*****

Statement of Information

Equity Title Company maintains procedural safeguards that comply with federal standards to protect the confidentiality and security of non-public personal information. This statement will serve to establish identity, eliminate matters affecting persons of similar name, protect you against forgeries, and speed the completion of your title and escrow services. **PLEASE BE SURE YOU HAVE FILLED THIS FORM OUT COMPLETELY, INCLUDING SIGNATURES AND DATE. NOT PROVIDING REQUESTED INFORMATION MAY CAUSE A DELAY IN THE CLOSE OF YOUR TRANSACTION. - THANK YOU -**

ESCROW NO. _____ TITLE ORDER: 3910122-07272
NAME _____ SOC. SEC. _____
FIRST FULL MIDDLE NAME LAST NUMBER _____
DATE OF BIRTH _____ BIRTHPLACE _____ HOME PHONE _____
YOUR BUSINESS PHONE _____ YOUR CELL PHONE _____ YOUR FAX _____

YOUR E-MAIL _____ SPOUSE/DOMESTIC PARTNER E-MAIL _____
LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____
(CIRCLE ONE) NAME OF SPOUSE/
DOMESTIC PARTNER _____ SOC. SEC. _____
FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE _____
DATE OF BIRTH _____ BIRTHPLACE _____ PREVIOUS NAME _____
SPOUSE/DOMESTIC PARTNER BUSINESS PHONE _____ CELL PHONE _____ FAX _____
LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____

IF MARRIED, OR IN A DOMESTIC PARTNERSHIP, DATE: _____ AT _____ CITY AND STATE _____
PREVIOUS MARRIAGE(S) OR DOMESTIC PARTNERSHIP(S) (if no previous marriage or domestic partnership, write "NONE"):

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____	DECEASED _____	DATE _____
(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____	DIVORCED _____	WHERE _____
(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____	DECEASED _____	DATE _____
(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____	DIVORCED _____	WHERE _____

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

CHILDREN:
NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____
NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____
(ATTACH ADDITIONAL PAGE, IF NECESSARY)

INFORMATION COVERING PAST 10 YEARS.

Residence:	NUMBER AND STREET _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	NUMBER AND STREET _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	NUMBER AND STREET _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
Your Employment:	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
Spouse/Domestic Partner Employment:	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
	FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____

HAVE YOU OR YOUR SPOUSE/DOMESTIC PARTNER OWNED OR OPERATED A BUSINESS?

☐ YES ☐ NO IF SO, PLEASE LIST NAMES _____

I HAVE NEVER BEEN ADJUDGED BANKRUPT, NOR ARE THERE ANY UNSATISFIED JUDGMENTS OR OTHER MATTERS PENDING AGAINST ME WHICH MIGHT AFFECT MY TITLE TO THIS PROPERTY EXCEPT AS FOLLOWS:

THE STREET ADDRESS OF THE PROPERTY IN THIS TRANSACTION IS: 530 S AVONDALE
The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

Date: _____ X _____
(SIGNATURE)
Date: _____ X _____
(SPOUSE/DOMESTIC PARTNER SIGNATURE)

Owners Affidavit:

In connection with the property located at: 530 S AVONDALE
Los Angeles, CA

The undersigned Owner(s) (if more than one, each jointly and severally) ("OWNER") of the above described Property, makes the following statements, declarations, representations and warranties to Equity Title Company ("Company") and to Underwriter:

Instructions: Please initial after reading each explanation below. If one does not apply, leave blank and provide further explanation where indicated.

[☐] 1. Owner warrants and represents that I/we is/are the owner of the property, that they have no pending court proceedings including but not limited to bankruptcies or unsatisfied judgment(s) of record, or in any court. No State of California, Federal, or any other tax liens filed or taxes assessed against them which may result in liens against the real property involved in this transaction, including notices, citations and violations imposed by the covenants, conditions and restrictions, bylaw and rules and regulations of any homeowners' association.

[☐] 2. Owner represents that, in the last twelve (12) months, they have not contracted for, ordered, or agreed to the supplying of any labor, materials or construction-related services for construction for improvements on the Property, or for remodeling, renovation, repair or other maintenance or construction of any improvements located on said Property.

[☐] 3. Owner represents that they know of no claims, encroachments, rights, interests, easements, rights of way, liens, agreements, notices, options, contracts, HOA charges or fees, HOA liens, or other matters affecting the Property, whether verbal, written, unrecorded, or appearing in the public records.

[☐] 4. Owner represents that they have not leased, permitted or granted to any other person or entity, verbally, in writing or otherwise, any right to use, possess, occupy or inhabit the property or any part thereof for any purpose, and no other person has or claims any present right to use or possess the property, other than the following (If none, please state "none"):

[☐] 5. Owner represents that there are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the property, or any parties currently in possession of the property except the following (If none, please state "none"):

[☐] 6. Owner understands that Title Company and Underwriter will rely on the statements, declarations, representations and warranties herein to close the transaction of which this affidavit and report referenced herein are material parts, and to issue a policy or policies of title insurance on the Property, and Owner agrees to indemnify and hold Title Company and/or Underwriter harmless from and against any loss or damage either or both may sustain, including, but not limited, to reasonable attorney's fees and all court costs should any of the statements, declarations, representations and warranties herein be incorrect.

[☐] 7. Owner represents that there are currently no new or existing loans or obligations for energy efficiency improvements affecting the Property. Such improvements include, but are not limited to, those made with the assistance of the State of California's HERO ("Home Energy Renovation Opportunity") or PACE ("Property Assessed Clean Energy") program.

EXCEPTIONS: [☐] I initialed all of the above statements and there are no exceptions to the best of my knowledge.
[☐] The only exceptions to the above statements are:

Date: _____

(SIGNATURE)

(SIGNATURE)

NOTES:

WE DEPOSIT FUNDS RECEIVED ON YOUR BEHALF IN STATE OR FEDERALLY-CHARTERED BANKS THAT ARE INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC"). THE ACCOUNT IS CURRENTLY HELD AT COMERICA BANK.

FDIC DEPOSIT INSURANCE COVERAGE APPLIES TO A MAXIMUM AMOUNT OF \$250,000 PER DEPOSITOR FOR DEPOSITS HELD IN THE SAME LEGAL OWNERSHIP CATEGORY AT EACH BANK. FOR EXAMPLE, FUNDS HELD ON YOUR BEHALF IN AN ACCOUNT MAINTAINED BY US WILL BE COMBINED WITH ANY INDIVIDUAL ACCOUNTS HELD DIRECTLY BY YOU AT THE SAME BANK. YOU ARE RESPONSIBLE FOR MONITORING THE TOTAL AMOUNT OF DEPOSITS THAT ARE OWNED DIRECTLY OR INDIRECTLY BY YOU IN ANY ONE BANK.

IF YOU HAVE QUESTIONS ABOUT FDIC DEPOSIT INSURANCE, CONTACT YOUR FINANCIAL OR LEGAL ADVISORS OR GO TO [HTTP://WWW.FDIC.GOV/DEPOSIT/DEPOSITS/INDEX.HTML](http://www.fdic.gov/deposit/deposits/index.html). WE DO NOT GUARANTEE THE SOLVENCY OF ANY BANK INTO WHICH FUNDS ARE DEPOSITED AND WE ASSUME NO LIABILITY FOR ANY LOSS YOU INCUR DUE TO THE FAILURE, INSOLVENCY OR SUSPENSION OF OPERATIONS OF ANY BANK OR THE \$250,000 FDIC DEPOSIT INSURANCE LIMIT.

UNLESS OTHERWISE AGREED IN WRITING, EACH OF THE PRINCIPALS AGREES, UNDERSTANDS AND ACKNOWLEDGES THAT: THE ESCROW ACCOUNT IS NON-INTEREST-BEARING; NO FINANCIAL OR OTHER BENEFITS WILL BE EARNED BY OR PROVIDED TO ANY OF THE PRINCIPALS WITH RESPECT TO SUCH FUNDS' AND Equity Title Company AND ITS AFFILIATES MAY INSTEAD RECEIVE DIRECT AND INDIRECT FINANCIAL AND OTHER BENEFITS FROM THE DEPOSITORY WITH RESPECT TO SUCH FUNDS THESE BENEFITS SHALL BE TREATED AS ADDITIONAL COMPENSATION TO Equity Title Company FOR ITS SERVICES AS AN ESCROW HOLDER IN THIS TRANSACTION.

NOTE: IF APPLICABLE, AND UNLESS OTHERWISE DIRECTED IN WRITING, Equity Title Company ISSUES THE **ALTA HOME OWNER'S POLICY** ON RESIDENTIAL PROPERTY SALE TRANSACTIONS.

NOTE: THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. NO PAYOFFS WILL BE MADE USING "VERBAL" FIGURES

NOTE: EFFECTIVE JANUARY 1, 1990, ASSEMBLY BILL 512, ENACTED AS CHAPTER 598, WILL ADD SECTION 12413.1 TO THE CALIFORNIA INSURANCE CODE DEALING WITH THE "GOOD FUNDS" ISSUE. FUNDS DEPOSITED BY:

- ☐ CASH AND BY ELECTRONIC TRANSFER (WIRED FUNDS) WILL BE AVAILABLE FOR SAME DAY DISBURSEMENTS.
- ☐ CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS WILL BE AVAILABLE FOR NEXT DAY DISBURSEMENTS.
- ☐ ALL OTHER TYPES OF CHECKS WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DAY PROVIDED IN REGULATION CC ADOPTED BY THE FEDERAL RESERVE BOARD OF GOVERNORS.
- ☐ A DRAFT WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DRAFT HAS BEEN SUBMITTED FOR COLLECTION AND PAYMENT RECEIVED BY OUR BANK.

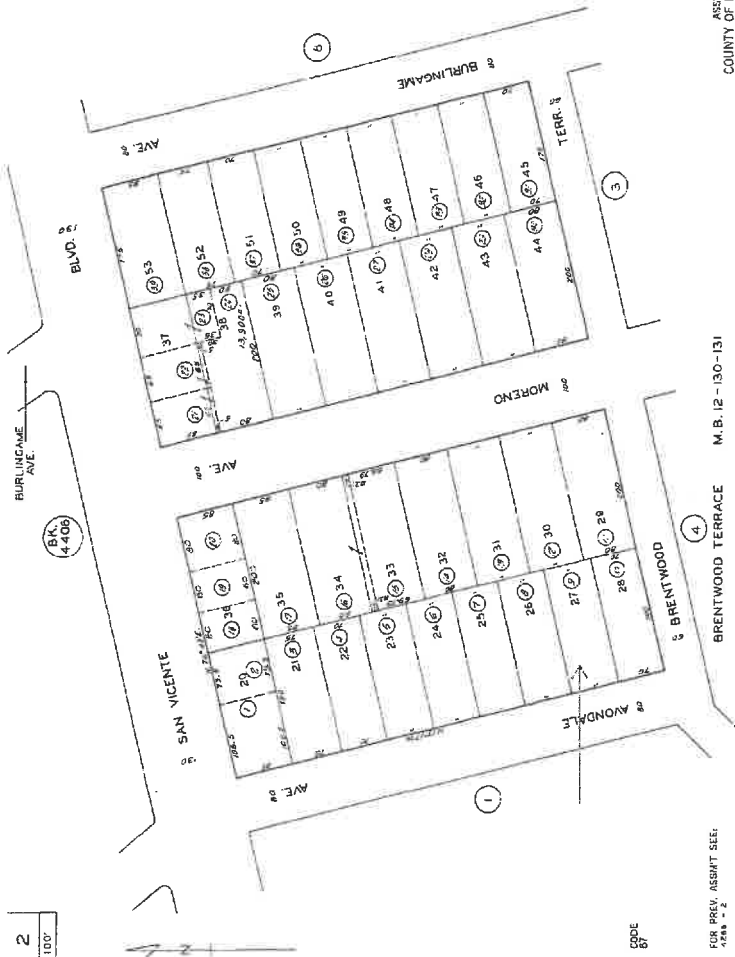
PLEASE NOTE: THIS COMPANY WILL MAKE DISBURSEMENTS ONLY IN THE SAME MANNER AS WHICH FUNDS ARE RECEIVED. SHOULD THIS COMPANY BE REQUESTED TO MAKE ANY DISBURSEMENTS BY ELECTRONIC TRANSFER (WIRED FUNDS), THIS COMPANY WILL REQUIRE FUNDS TO BE DEPOSITED TO OUR ACCOUNT BY ELECTRONIC TRANSFER.

Branch :ETQ>User :PCAD

Order: 3910122-07272 Title Officer: 60 Comment:

Station Id :OKEO

8/1/2022 10:11 AM 3910122-07272



This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

EQUITY TITLE COMPANY PRIVACY POLICY

Rev. 1/7/2022

FACTS	WHAT DOES EQUITY TITLE COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Equity Title Company chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does Equity Title Company share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes—to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.realogytitle.com/privacypolicy	

Who we are	
Who is providing this notice?	Equity Title Company
What we do	
How does Equity Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Equity Title Company collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes—information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, Realogy Brokerage Group LLC, Cartus and Realogy Title Group LLC.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • <i>Equity Title Company does not share with nonaffiliates so they can market to you</i>
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • <i>Equity Title Company does not share with nonaffiliated financial companies for joint marketing purposes</i>
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.realogytitle.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.realogytitle.com/privacypolicy

Equity Title Company
Available Discounts

Equity Title Company is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts could apply to:

- Property located within an area proclaimed a state or federal disaster area
- Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale
- Property being refinanced

Please talk with your title officer to determine your qualification for any of these discounts.

EXHIBIT B (Revised 11-09-2018)
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (By Policy Type)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 (Revised 11/09/2018)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B PART 1

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material unless such lien is shown by the public records at Date of Policy.

2. CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE 2013 / ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE 2013 (Revised 12/02/13)

Covered Risks 16 (Subdivision Law Violation), 18 (Building Permit), 19 (Zoning) and 21 (Encroachment of boundary walls or fences) are
subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS FROM COVERAGE

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) building
 - (b) zoning
 - (c) land use;
 - (d) improvements on the land
 - (e) land division
 - (f) environmental protection.This exclusion does not limit the coverage described in Covered Risk 8a, 14, 15, 16, 18, 19, 20, 23, or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit coverage described in Covered Risk 14 or 15.
3. The right to take the land by condemning it This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date – this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or conveyance under federal bankruptcy, state insolvency, or similar creditor's rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

3. ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12/02/13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations.
This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or

- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

4. 2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

5. 2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

This page is part of your document - DO NOT DISCARD



20211222841



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/10/21 AT 08:00AM

FEES: 22.00

TAXES: 22,960.00

OTHER: 0.00

PAID: 22,982.00

1 ZA-2022-7438



LEADSHEET



202108100120014

00020985748



012538633

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

410-2231965-64

RECORDING REQUESTED BY:
California Title

WHEN RECORDED MAIL TO:
Brentwood SFR I, LP
107 Eucalyptus Drive
El Segundo, CA 90245

Escrow No. 71121-E
Title Order No. 410-2231965-64
Parcel No. 4264-002-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) - DOCUMENTARY TRANSFER TAX: \$4,510.00 CITY TAX: \$18,450.00

- ☒ Computed on full value of property conveyed; or
☐ Computed on full value of property conveyed less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area; or ☒ City of Los Angeles.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sheri Samotin aka,
Sheri L. Samotin, Administrator of The Estate of Donna J. Dougherty under Probate Case No. 20STPB03854

HEREBY GRANT(S) TO: California
Brentwood SFR I, LP, A Limited Partnership

The following described real property in the City of Los Angeles, County of Los Angeles, State of California:
Lot 27 of Brentwood Terrace in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 12 Page(s) 130 And 131 of Maps in the Office of the County Recorder of Los Angeles County.
Commonly known as: 530 Avondale Avenue, Los Angeles, CA 90049

Sheri L. Samotin, Administrator of The Estate of
Donna J. Dougherty under Probate Case No.
20STPB03854

Sheri L. Samotin

By: Sheri L. Samotin, Administrator
aka Sheri Samotin

Date: July 6, 2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS

On July 9, 2021 before me, Caroline Green, Notary Public
personally appeared Sheri L. Samotin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(This area for official notarial seal)

WITNESS my hand and official seal.

Signature Caroline Green

Notary Public Commissioned for said County and State





**Secretary of State
Certificate of Limited Partnership
(LP)**

LP-1

FILED

Secretary of State
State of California

202118700011

Filing Number

07/02/2021

Filing Date

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$70.00

**Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00**

Note: LPs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

1. Limited Partnership Name (See Instructions — Must contain an LP ending such as LP or L.P. "LP" will be added, if not included.)

Brentwood SFR I, LP

2. Business Addresses

a. Initial Street Address of LP's Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
107 Eucalyptus Dr	El Segundo	CA	90245
b. Initial Mailing Address of LP, if different than Item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (If agent is not a corporation)	Middle Name	Last Name	Suffix
Omer		Ivanir	
b. Street Address (If agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
107 Eucalyptus Dr	El Segundo	CA	90245

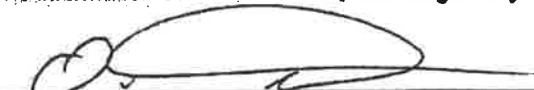
CORPORATION — Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (If agent is a corporation) — Do not complete Item 3a or 3b

4. General Partners (List the name and address of each general partner. Attach additional pages, if necessary.)

a. General Partner's Name			
TWD Q3 2020 LLC			
General Partner's Address	City (no abbreviations)	State	Zip Code
107 Eucalyptus Dr	El Segundo	CA	90245
b. General Partner's Name			
General Partner's Address	City (no abbreviations)	State	Zip Code

The information contained herein, including in any attachments, is true and correct.


General Partner Signature

Omer Ivanir, Manager of TWD Q3 2020, LLC

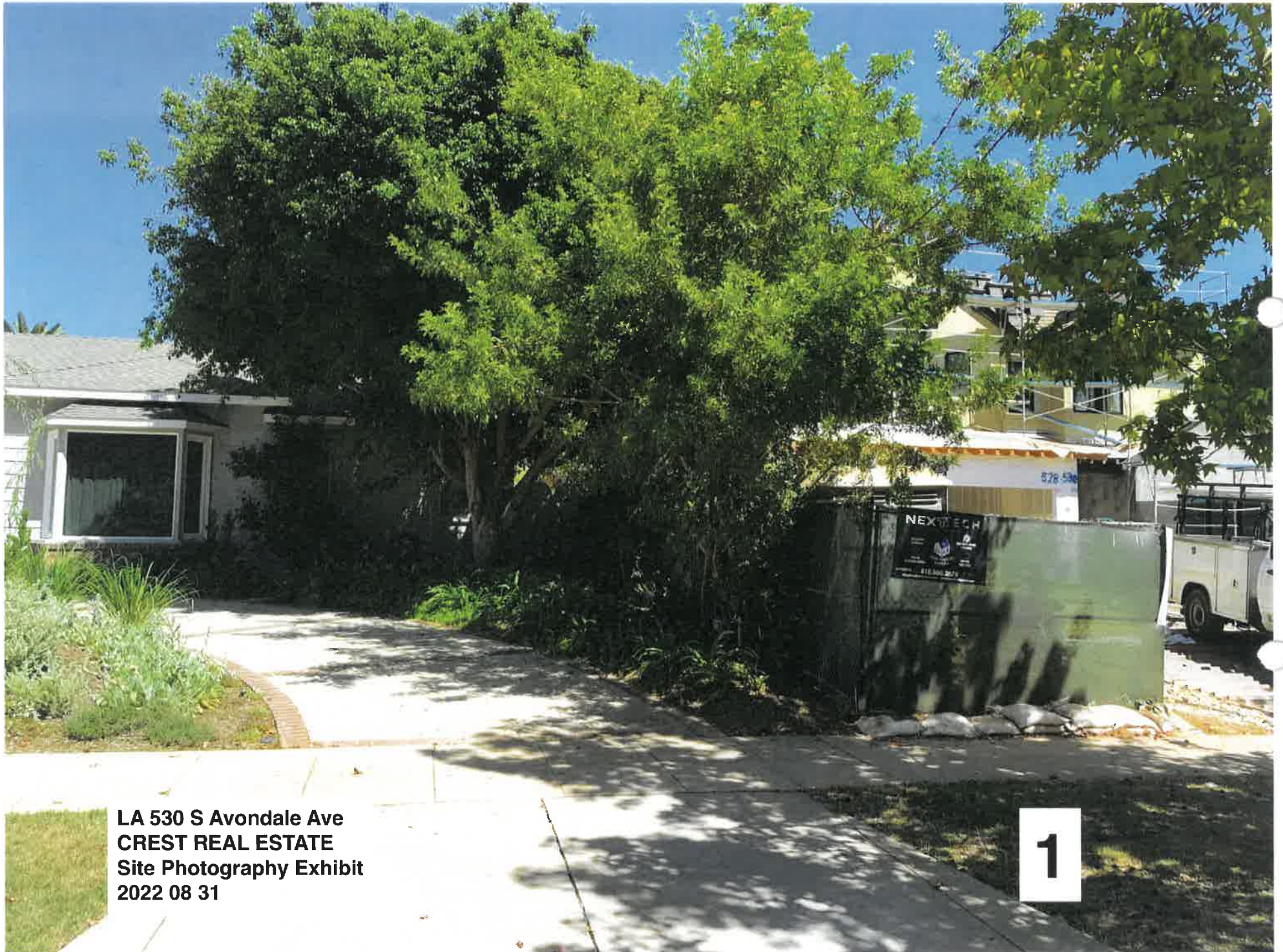
Type or Print Name

General Partner Signature

LP-1 (REV 12/2020)

Type or Print Name

2020 California Secretary of State
bizfile.sos.ca.gov



LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31

1



**LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31**



LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31



LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31



**LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31**

5



LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31

6



**LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31**



Crest Real Estate
11150 W Olympic Blvd #700
Los Angeles CA 90064
310 994 6657

SUPERSEDED

Alexander van Gaalen Esq AIA
vangaalen@crestrealestate.com

21 September 2022

By document dated:

Authorized by:

Comment:

Estineh Mailian, Chief Zoning Administrator
Los Angeles Department of City Planning
200 N Spring St
Los Angeles CA 90012

ZA-2022-7438

Dear Ms Mailian,

We believe our request for a zoning administrator determination is exempt from the provisions of the California Environmental Quality Act ("CEQA"), as it is of classes of projects which do not have a significant effect on the environment, and which are declared to be categorically exempt from the requirement for the preparation of environmental documents. Those classes are Class 3 pertaining to the new construction or conversion of small structures, and Class 32 relating to infill development projects.

The Class 3 exemption is inclusive of accessory structures, including carports, patios, swimming pools, and fences.

Here, as the scope of the request pertains only to a fence, this class applies.

The Class 32 exemption applies to projects which satisfy five conditions.

First, the project must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Here, the project is for a structure accessory to that of the dwelling allowed pursuant to zoning code and the general plan.

Second, the proposed development must occur within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Here, the site is substantially less than 5 acres in area and is complete surrounded by urban uses.

Third, the project site must have no value as habitat for endangered, rare, or threatened species.

Here, the site is already developed, and serves as no value as habitat for such species.

Fourth, approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

Here, the fence will not have any significant effect on environmental qualities.

Fifth, the sit must be adequately servable by all required utilities and public services.

21 September 2022

2/2

Here, all required utilities and public services are already provided on site.
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Alexander van Gaalen". The signature is written in a cursive style with a large initial 'A' and a prominent 'G'.

Alexander van Gaalen

ZA-2022-7438



Crest Real Estate

11150 W Olympic Blvd #700
Los Angeles CA 90064
310 994 6657

Alexander van Gaalen Esq AIA
vangaaalen@crestrealestate.com

SUPERSEDED

10 October 2022

Findings for 530 S Avondale Ave

By document dated:

Authorized by:

Comment:

1. REQUEST.

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.X.7, we request a Zoning Administrator Determination to authorize the construction, use, and maintenance of a fence and wall, including latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees up to a maximum of eight feet in height, in the front yard setback in lieu of the maximum allowable height of three feet six inches per LAMC § 12.22.C.20(f)(2).

2. THE SITE.

The site is located at 530 S Avondale Ave in the City of Los Angeles. The site is identified by the Los Angeles County Assessor Parcel Number 4264002009 and by the City of Los Angeles Parcel Identification Number 129B137-559. It is legally described as Lot 27 of the Brentwood Terrace Tract as recorded in pages 130 through 131 of map book 12 of County records.

The lot is a rectangular, flat, interior lot. It has a lot width of 70 feet, a lot depth of 180 feet, and a lot area of 12,613.4 SF (per ZIMAS). It has a frontage of 70 feet along S Avondale Ave, to the west.

The site is subject to the General Plan of the City of Los Angeles, the Brentwood - Pacific Palisades Community Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. It has a General Plan Land Use of "Very Low II Residential". As the request pertains to work that does not result in the increase of floor area or a change in use, it is exempt from the requirements of this Specific Plan.

The site is in: the RE15 zone, height district 1, and the Alquist-Priolo Fault Zone. The site is NOT in: the Zoning Code Hillside Area; the Special Grading Area; the Very High Fire Hazard Severity Zone; the Coastal Zone; or the jurisdiction of any Neighborhood Council. It is not subject to any building line setback.

The site is improved. Prior issued permits and certificates of occupancy for the site include: permit 1940LA37925 issued in 1940 for a new one-story one-family dwelling; permit 1940LA38745 also issued in 1940 for a detached "store room"; permit and certificate of occupancy 1963WL46959 issued in 1964 for a one-story, type V, 300 SF addition to the existing one family dwelling and attached garage; and permit and certificate of occupancy 1965WL59972 issued in 1996 for the removal of an attached lath house and an addition to the accessory building.

The site is currently under construction, with several open LADBS permits. They include: permit 21047-20000-02761 for a new pool and spa per Los Angeles City standard plan; permit 21014-30000-03877 for an addition of a two-story Accessory Dwelling Unit and major remodel to an existing one-family dwelling; and permit 21010-30000-03920 for a new detached recreation room (cabana).

There are no open or prior City Planning cases specific to the site.

3. REGULATIONS.

Every required front, side and rear yard must be open and unobstructed from the ground to the sky, except as otherwise permitted. (LAMC § 12.21.C.1(g).) In the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard. (LAMC § 12.22.C.20(f)(2).) In both the A and R Zones, a fence or wall not more than eight feet in height may be located and maintained in the required front yard when authorized by a Zoning Administrator pursuant to Section 12.24.X.7. (Id.) The terms "fence" and "wall" include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Fence and wall height must be measured from the natural ground level adjacent thereto. (LAMC § 12.22.C.20(f)(1).)

A Zoning Administrator may, upon application, permit fences, walls, or gates not to exceed eight feet in height, including light fixtures, in the required front yard, side yard or rear yard of any lot or on the side lot line along the street of a reversed corner lot in the A and R Zones. (LAMC § 12.24.X.7(a).) A Zoning Administrator may not grant such permission without finding: (1) that the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region; (2) that 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 substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. (LAMC § 12.24.E.) Additionally, (4) the Zoning Administrator must consider the environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide. (LAMC § 12.24.X.7(c).)

4. CASE PRECEDENTS.

The following approved relevant City Planning cases pertain to locations within 1,500 feet of the project site.

A. Approved 02 November 2020, DCP Case ZA-2019-5760-F pertaining to 572 S Moreno Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: authorize the legalization of an existing wall with pilasters with a maximum height of 5'-6", an over-in-height hedge 8'-0" in height as measured from the sidewalk, and a pedestrian gate with pilasters with a maximum height of 5'-6" within the front yard setback; in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.1(f) [sic].

B. Approved 29 June 2018, DCP Case ZA-2017-3925-F pertaining to 450 S Bristol Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: allow the construction use, and maintenance of a fence, a pedestrian gate, and a vehicular access gate 5'-2" in height, and pilasters 6'-0" in height within the public right-of-way in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.20(f)(2).

C. Approved 27 June 2018, DCP Case ZA-2017-3658-F pertaining to 411 S Bristol Ave.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: permit the construction, use, and maintenance of a wall, fence, and gates with a maximum height of 6'-0" within the required front yard and public right-of-way in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.21.C(1)(g) [sic].

D. Approved 05 August 2010, DCP Case ZA-2009-3248-F pertaining to 12824 W Evanston St.

Pursuant to LAMC § 12.24.X.7, approval of a ZAD to: permit the construction, use and maintenance of over-in-height gates, pilasters and fences ranging in height from 5'-0" to 6'-6" in a front yard and within a public right-of-way in lieu of the maximum height of 3'-6" allowable in the RE20 Zone.

E. Approved 15 July 1999, DCP Case ZA-1999-0367-F pertaining to 555 S Burlingame Ave.

Pursuant to LAMC § 12.27.I.1, approval of a Zoning administrator Interpretation for the construction, use and maintenance of a combination wrought iron and block wall with pedestrian walkway and driveway gates, as follows: all pilasters not to exceed 5'-0" in height except for the pedestrian entryway pilasters which may not exceed 6'-0" in height; lighting up to 1'-0" above the pilasters on either side of the Burlingame Avenue driveway and the pedestrian gate; all wrought iron not to exceed the height of the pilasters for a lineal distance of approximately 249 feet, on a reverse corner lot in the RE 11-1 Zone.

F. Approved 01 November 1995, DCP Case ZA-1995-0588-F pertaining to 527 S Avondale Ave.

Pursuant to LAMC § 12.27.I.1, approval of a ZAD to permit a hedge 8'-0" in height in the front yard, 2'-6" from the front property line, and along the north and south side yards for a lineal distance of 166 feet in lieu of the maximum height of 3'-6" allowable pursuant to LAMC § 12.22.C.20(f)(2); in addition to the wrought iron fence 6'-0" in height conditionally permitted by the Board of Building and Safety Commissioners under Board File number 930101.

5. FINDINGS.

The project subject to the request satisfies the following required findings.

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

The applicant proposes a new fence, walls, hedges, and gates in the front yard setback to not exceed 7 feet in height in the front yard setback. The depth of the front yard setback is presumed to be the maximum of 40 feet. The assembly will be along the front lot line and the portions of the side lot lines within the front yard setback.

The assembly includes the following: (1) The fence is of flat bar construction with an openness exceeding 90%. (2) The fence features four stucco veneers pilaster with light fixtures. Two support the vehicular gate and two terminate the rear ends of the fence. (3) The gates are like the fence but for their infill between the bars for a closed construction, to match the house veneer. (The vehicular gate is set back from the edge of the roadway by more than 20 feet. (4) In front of the fence along the front lot line are shrubs maximum 3 feet in height.

Such fences are common on the block and in the surrounding neighborhood. Many of the entitlements granted by the Zoning Administrator state that one of the purposes of the construction, use, and maintenance of an over-in-height fence in the front yard is for privacy and security. Approval of the request will allow the occupants of the single-family dwelling to enjoy an added sense of privacy, security, and safety, while also establishing visual consistency by continuing a pattern of development that currently exists in the Therefore, the proposed project will enhance the built environment in the surrounding neighborhood as well as perform a function that is beneficial to the community.

- B. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject property is in a neighborhood that is characterized by estate-sized lots that are improved with larger two-story one-family dwellings, many of which have frontages that are heavily screened by tall hedges and fences that encroach slightly in the public right-of-way. The surrounding properties are zoned RE 15 and are characterized by relatively flat topography. The existing zoning regulations limit fence and wall height on residentially zoned properties to provide visual consistency in neighborhoods and to limit bulk and mass in the front of properties. Such regulations, however, are written on a citywide basis and cannot consider the unique characteristics of a specific parcel and surrounding neighborhood.

The assembly is open in design and does not exceed 7 feet in height, which would be in keeping with the adjacent properties as most houses in the neighborhood already have fences, walls, or gates greater than 3-feet, 6-inches tall in the front yard setback.

The properties east, west, north, and south of the project site are also zoned RE15-1 and developed with single-family dwellings on large lots with substantial mature landscaping. Many surrounding properties have over-in-height hedges and several discretionary applications for over-in-height fences have been approved on the neighboring lots.

The assembly located within the front yard setback of the subject property will be compatible with the aesthetics of the dwelling on-site as well as the neighboring properties. It will be compatible in terms of height, materials, and location to those that currently exist in the neighborhood and as such, will not adversely affect the public health, welfare, or safety in the surrounding area.

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

There are 11 elements of the General Plan. Each of these elements establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is in the Brentwood-Pacific Palisades Community Plan area and is designated for Very Low II Residential land uses, which corresponds with RE15 and RE11 zones. The property is zoned RE15 and is developed with a single-family dwelling, and therefore conforms to the General Plan.

The Brentwood-Pacific Palisades Community Plan seeks to preserve and enhance the varied and distinctive residential character of the community and states the Residential Goal is to provide "a safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the community." The General Plan does not address fences, but Los Angeles Municipal Code Section 12.24-X, 7 permits the requested over-in-height wall with pilasters, hedge, and pedestrian gate, within the RE15 Zone with approval by the Zoning Administrator. The project does not propose to deviate from any other requirements of the Los Angeles Municipal Code and is in substantial conformance with the purpose, intent, and provisions of the General Plan and Community Plan, which seeks to preserve and protect residential uses.

- D. Consideration of the environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.

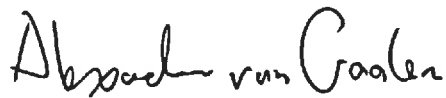
The material and color of the proposed project will reflect that the built conditions on the site as well as the surrounding neighborhood. The assembly is covered in plant material, blending with the over-

in-height hedges, and consists of identical material to the other similarly developed front yards with hedges in the neighborhood. The assembly would be consistent with the materials, design, and location of those located at nearby and adjacent properties, as most houses in the neighborhood already have fences, walls, or gates greater than 3 feet 6 inches tall in the front yard setback, many of which are hedges or a combination of hedges and fences. Thus, it can be concluded that the requested over-in-height improvements will not result in an adverse effect upon the neighborhood or environment and is compatible with the surrounding neighborhood.

6. CONCLUSION.

In sum, all findings are provided, and the proposed request will be to the benefit of the neighborhood and the environment.

Sincerely,

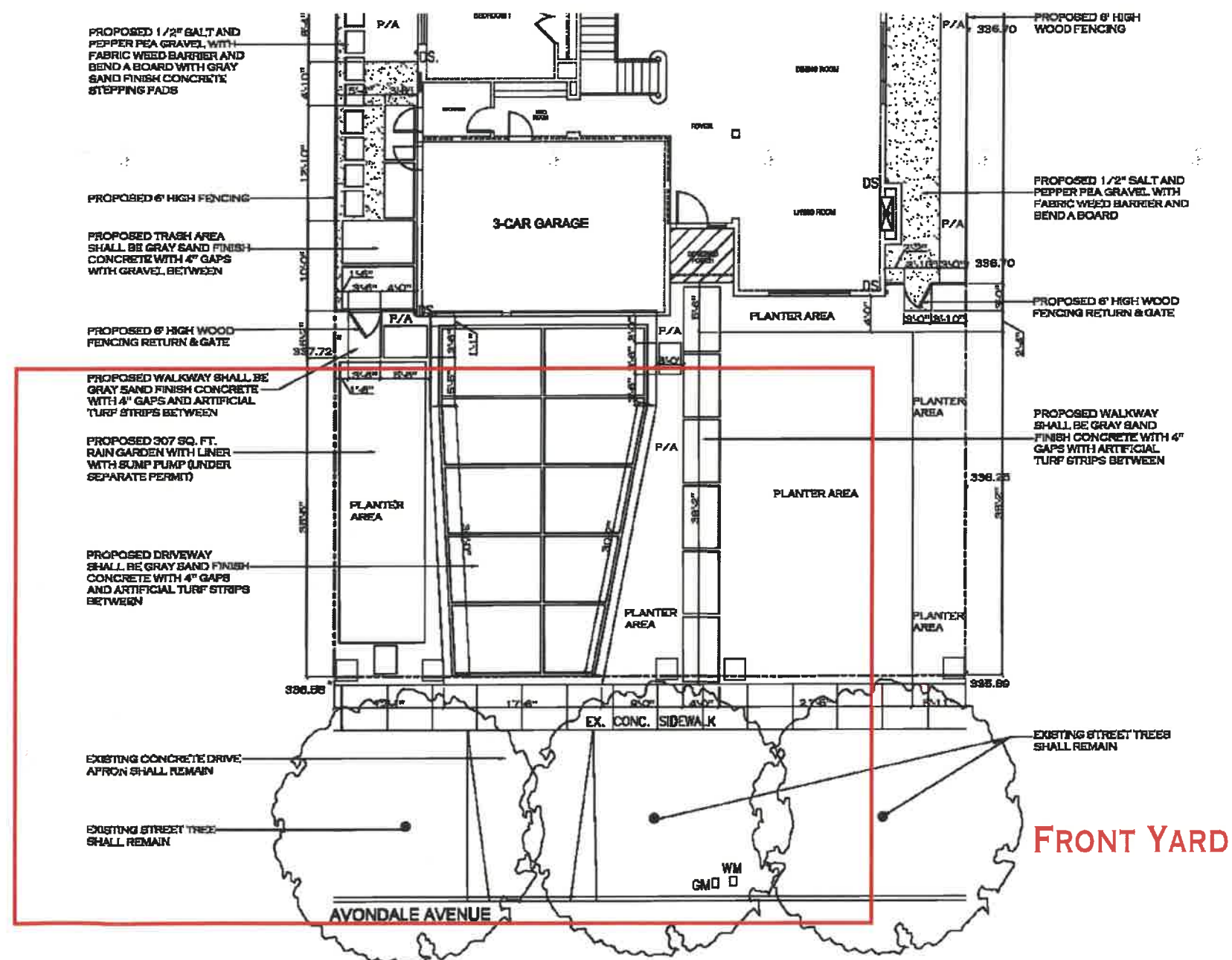
A handwritten signature in black ink that reads "Alexander van Gaalen". The signature is written in a cursive, flowing style.

Alexander van Gaalen

PLOT PLANS



530 AVONDALE AVE - PLOT PLAN



FRONT YARD

SITE PLAN

SCALE: 3/32"=1'-0"

SUPERSEDED

3-15-2023

Authorized by: M. ACOSTA

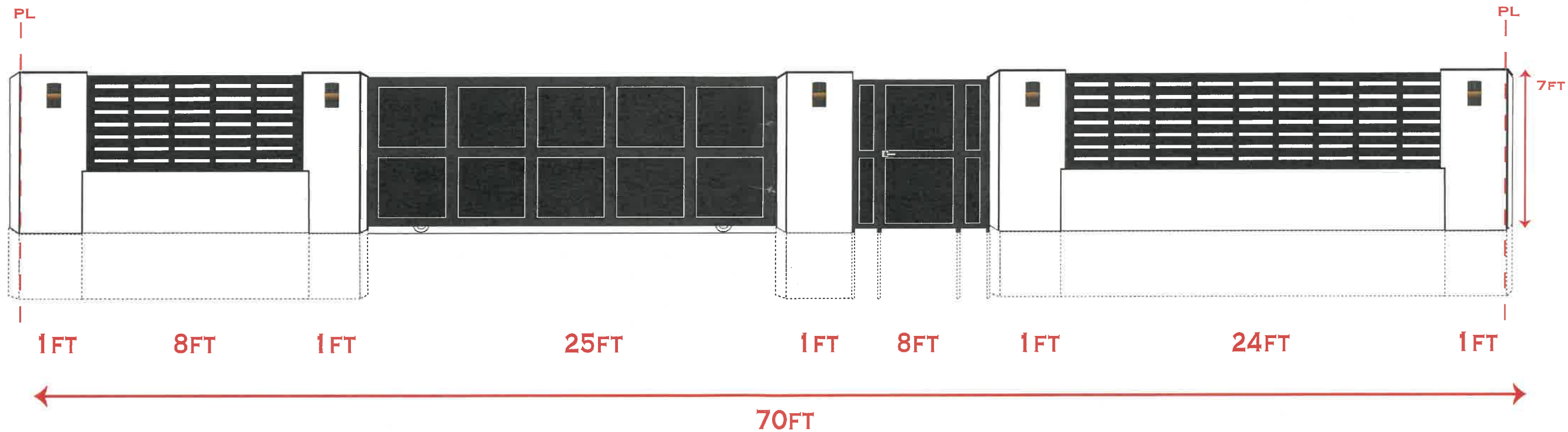
Figure 1. The effect of the concentration of the *Agaricus bisporus* spores on the growth of *Agaricus bisporus* on the substrate.

SITE PLAN

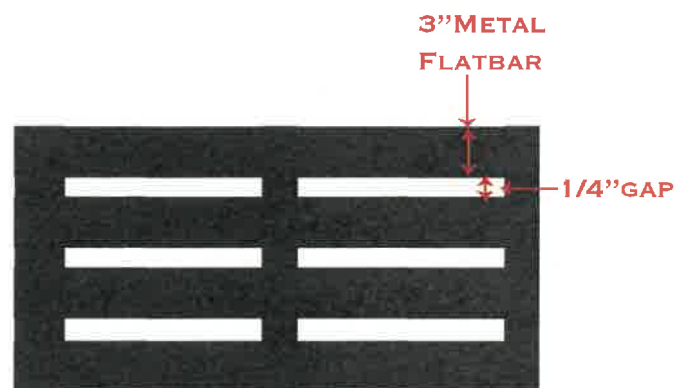
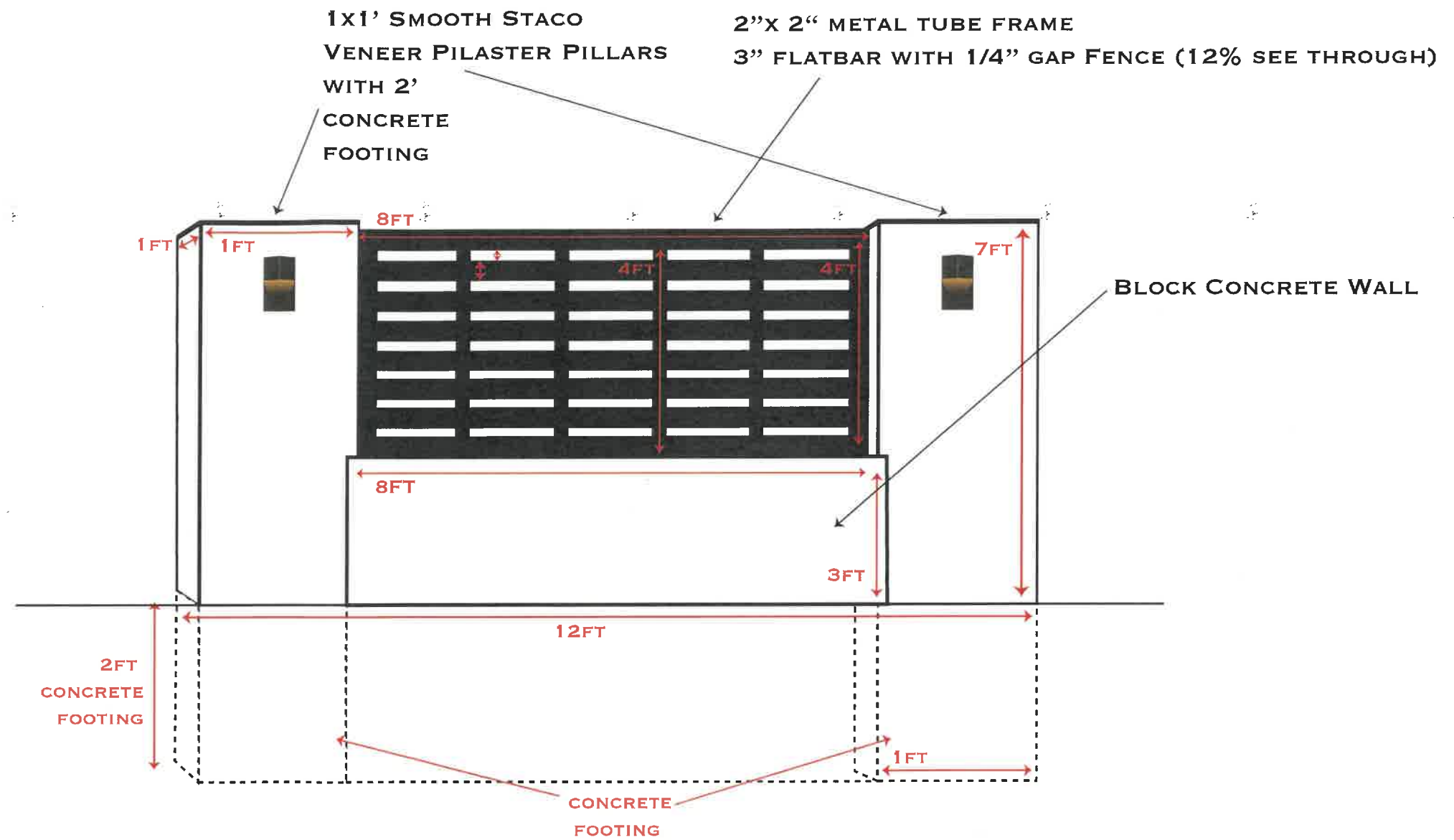
SCALE: 3/32" = 1'-0"



530 AVONDALE AVE - PLANS & ELEVATION



FRONT LEFT FENCE & PILLARS PLANS & ELEVATION



TOP VIEW:

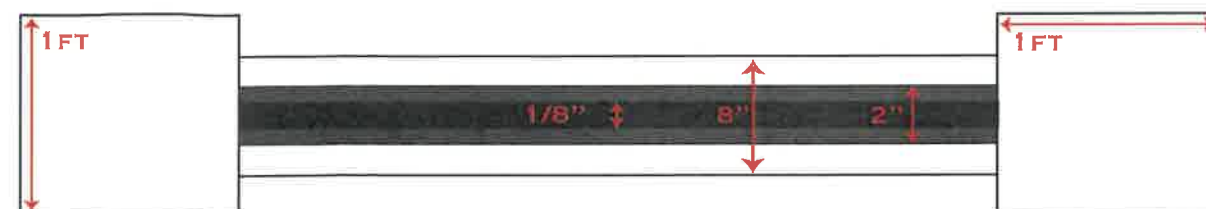




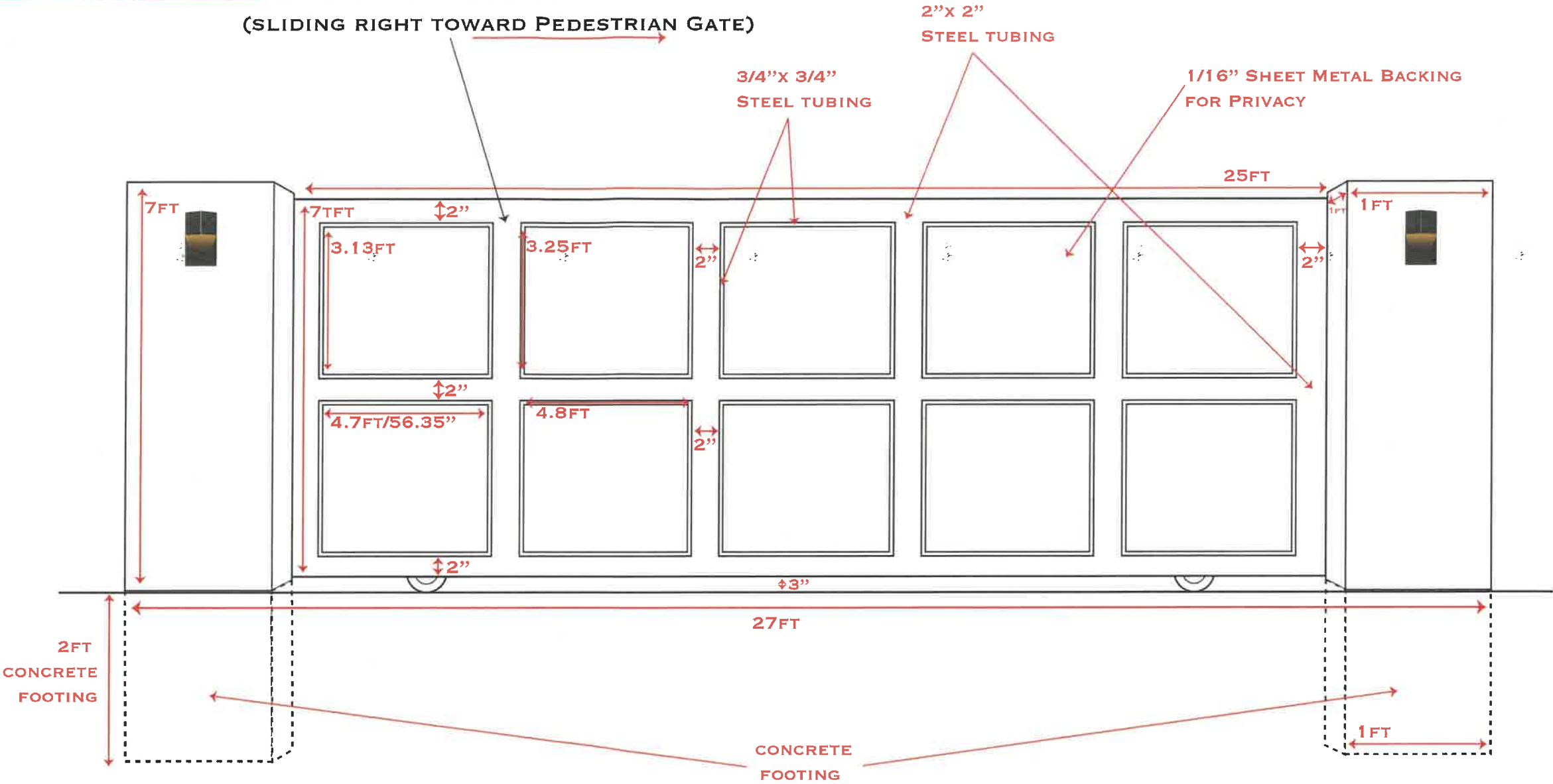
EXHIBIT "A"
Page No. 4 of 9
Case No. ZA-2022-7438-F

GATE & PILLARS PLANS & ELEVATION

10 FEET METAL SQUARE
BE DESIGN SLIDING GATE
(SLIDING RIGHT TOWARD PEDESTRIAN GATE)



5/8" x 4" = 2.5"



TOP VIEW:

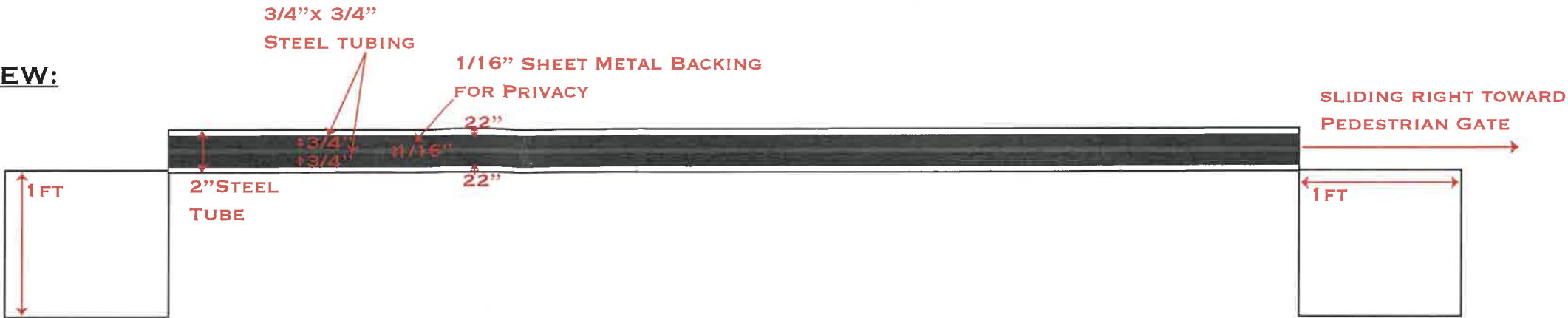
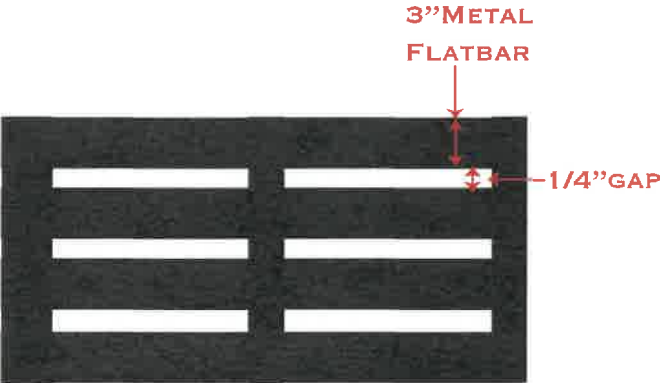
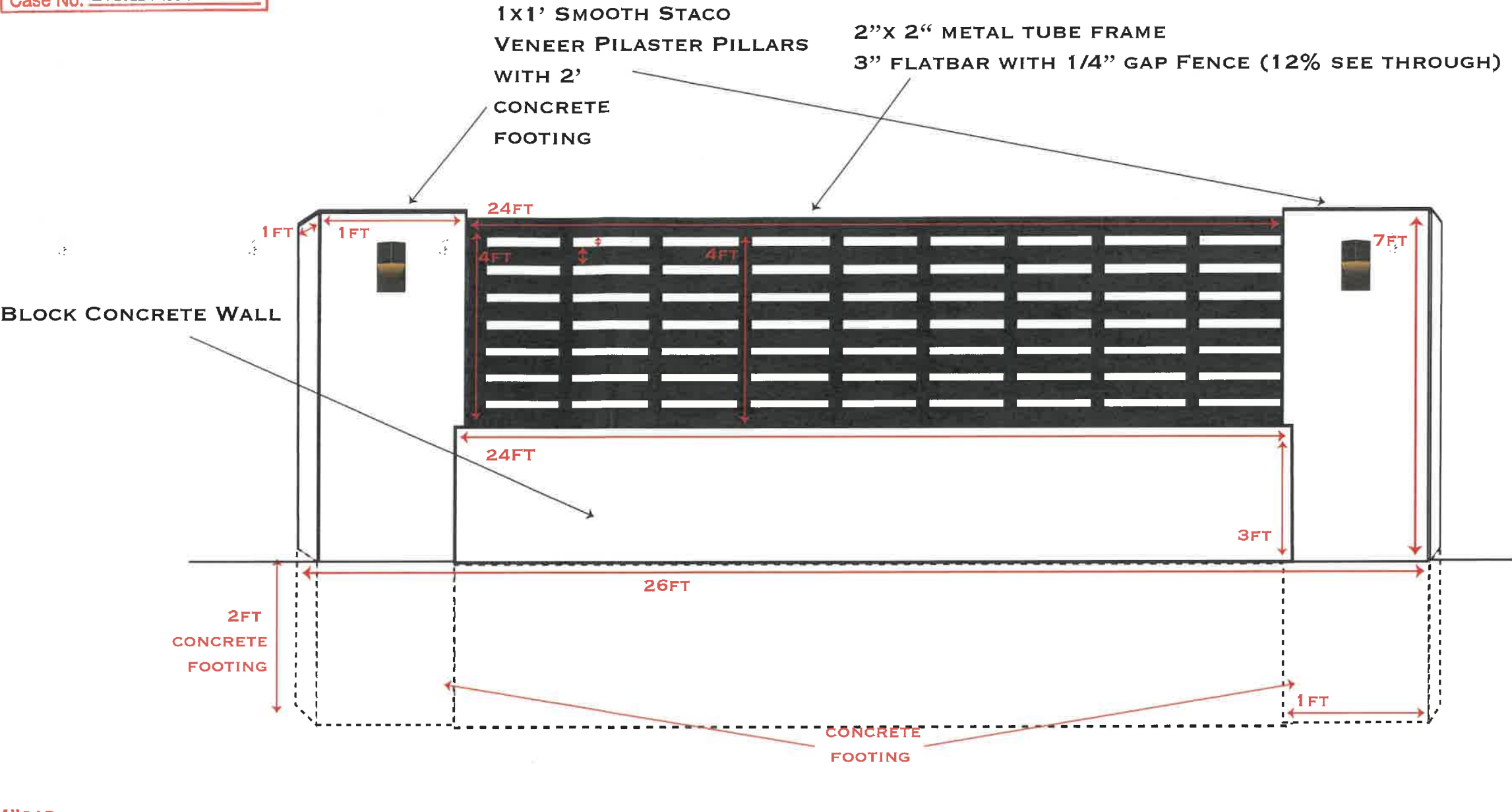




EXHIBIT "A"
Page No. 6 of 9
Case No. ZA-2022-7438-F

FRONT RIGHT FENCE & PILLARS PLANS & ELEVATION



TOP VIEW:

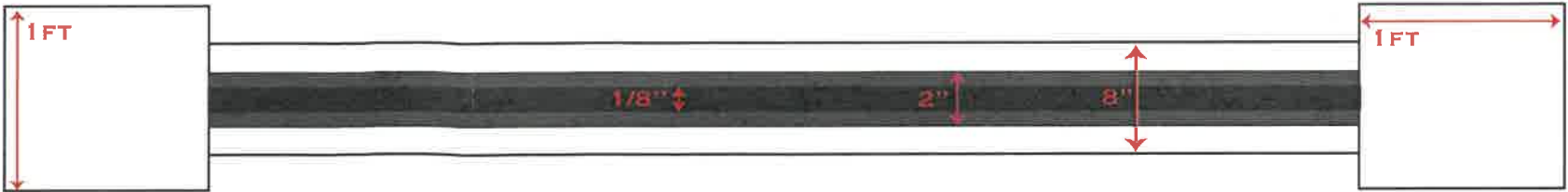
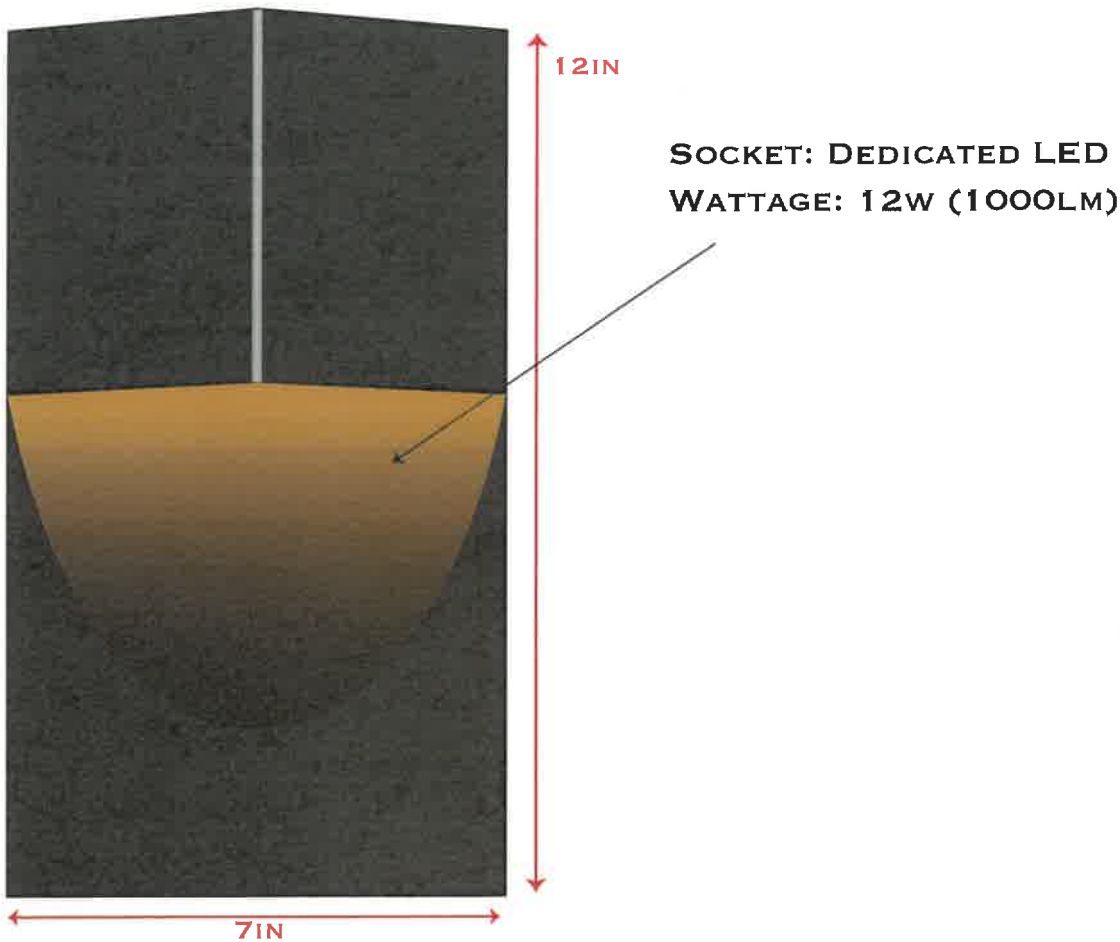




EXHIBIT "A"
Page No. 7 of 9
Case No. ZA-2022-7438-F

FENCE & PILLARS PLANS & ELEVATION
PILLAR LIGHT SCONCES- DETAILS

REGA 12" WIDE SCONCE



530 Avondale

Room: Exterior



Rega 12" Wide Sconce OPTION
SPECIFICATIONS
Height: 12"
Width: 7"
Extension: 3.25"
Backplate: 6.25" x 12" Rectangle
Socket: Dedicated LED
Wattage: 12w (1000lm)

CPS Designs | 424 South Beverly Drive, Beverly Hills, California | (310) 729-8188



Case No. ZA-2022-7438-F

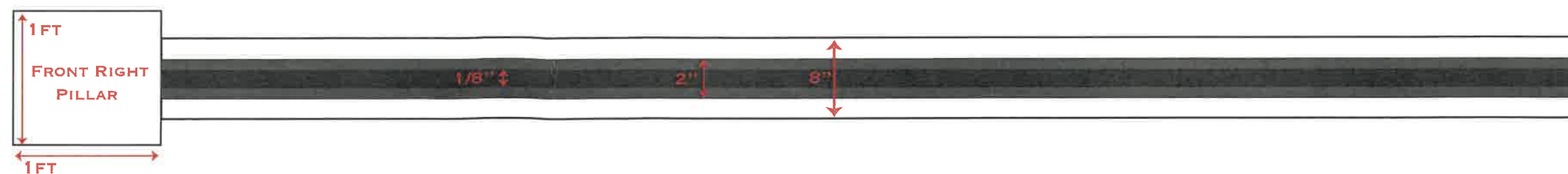
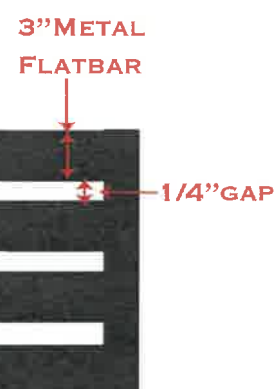
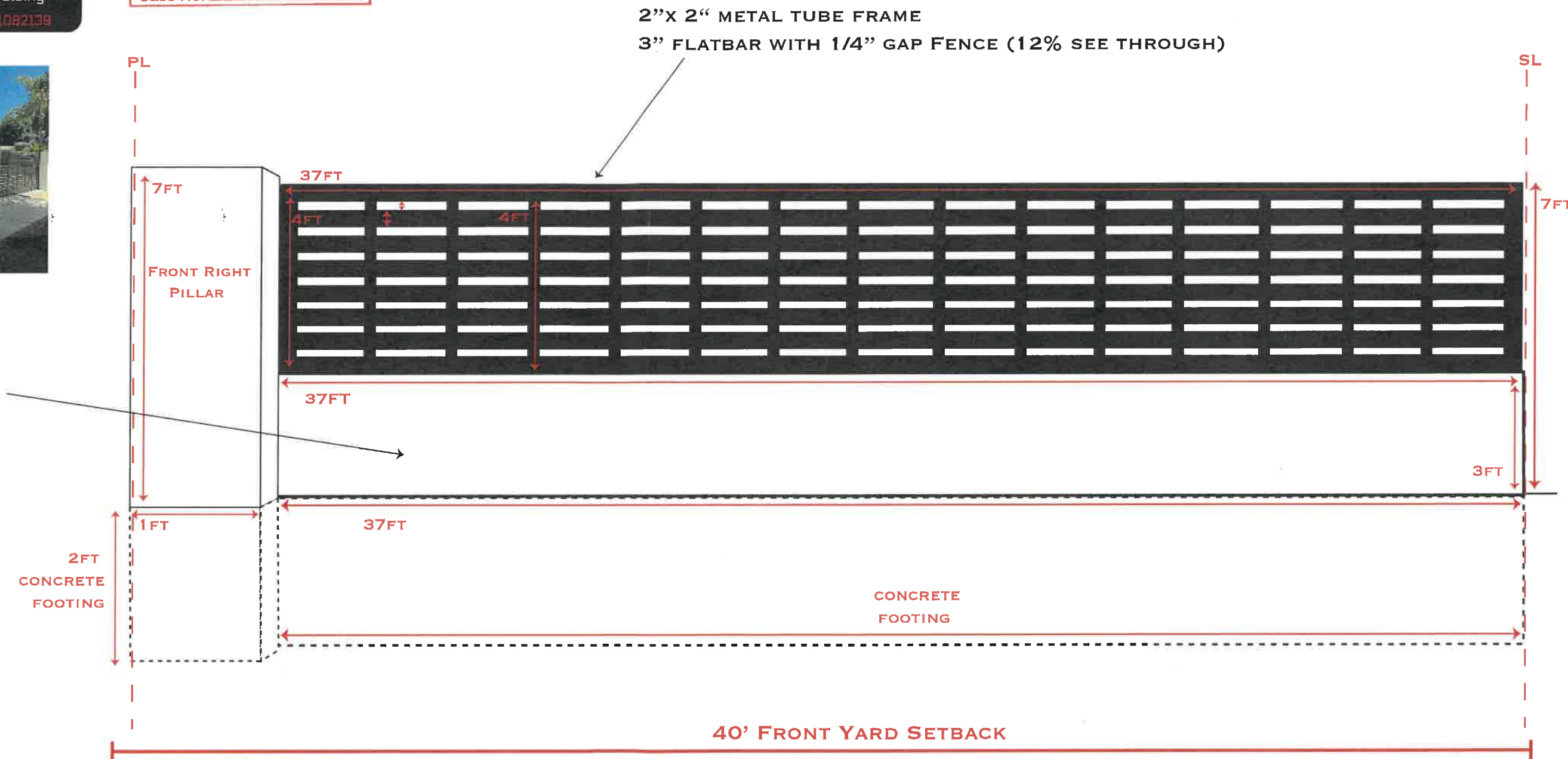


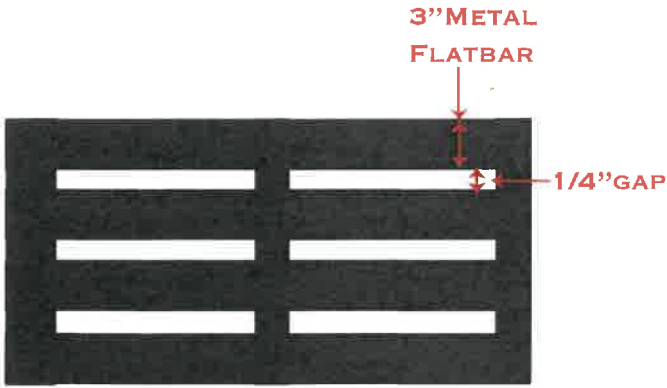
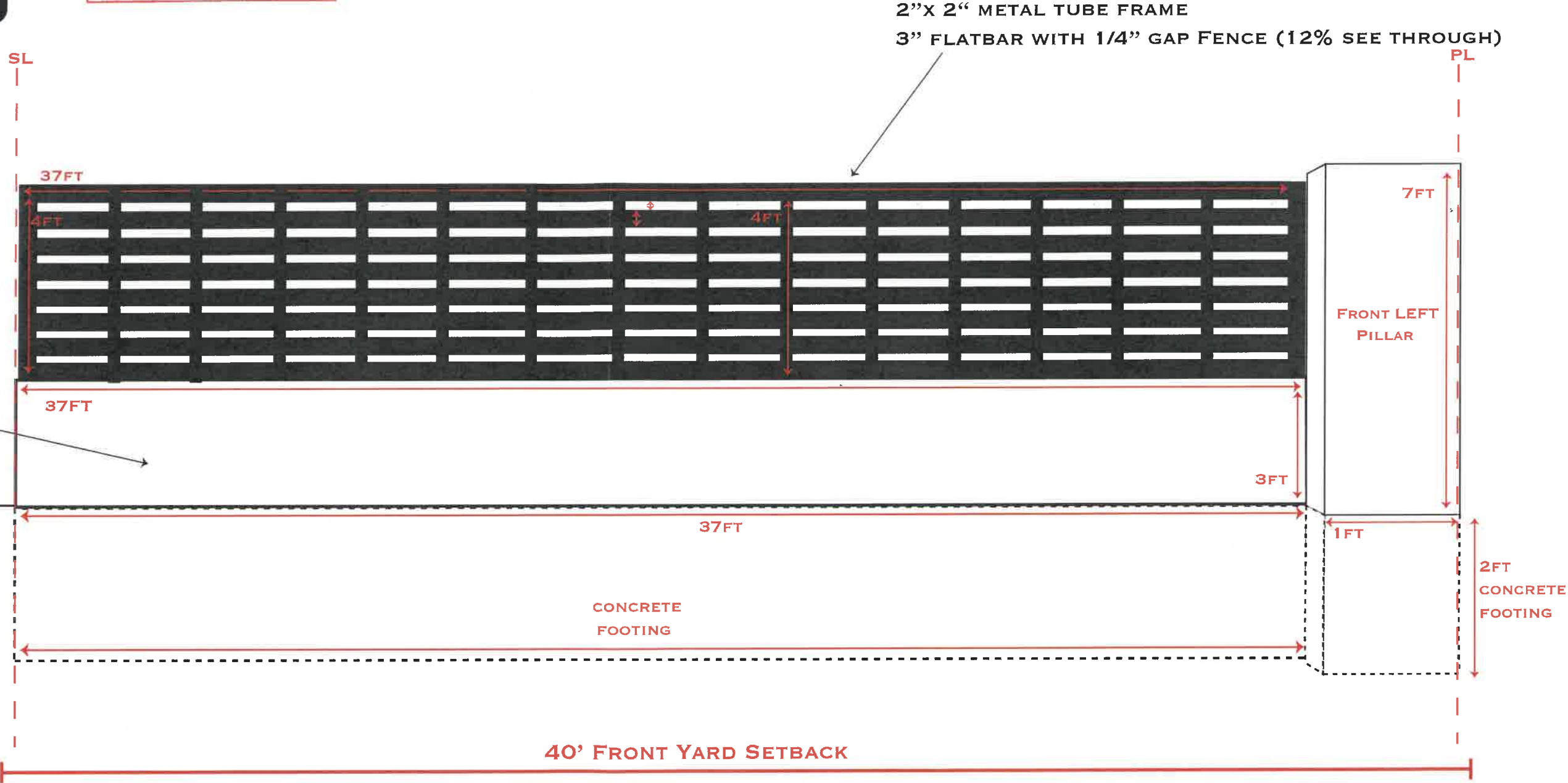


EXHIBIT "A"
Page No. 9 of 9
Case No. ZA-2022-7438-F

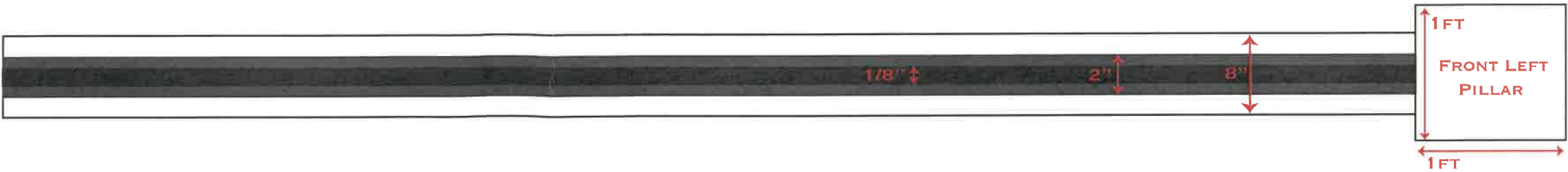
LEFT SIDE FENCE PLANS & ELEVATION



BLOCK CONCRETE WALL

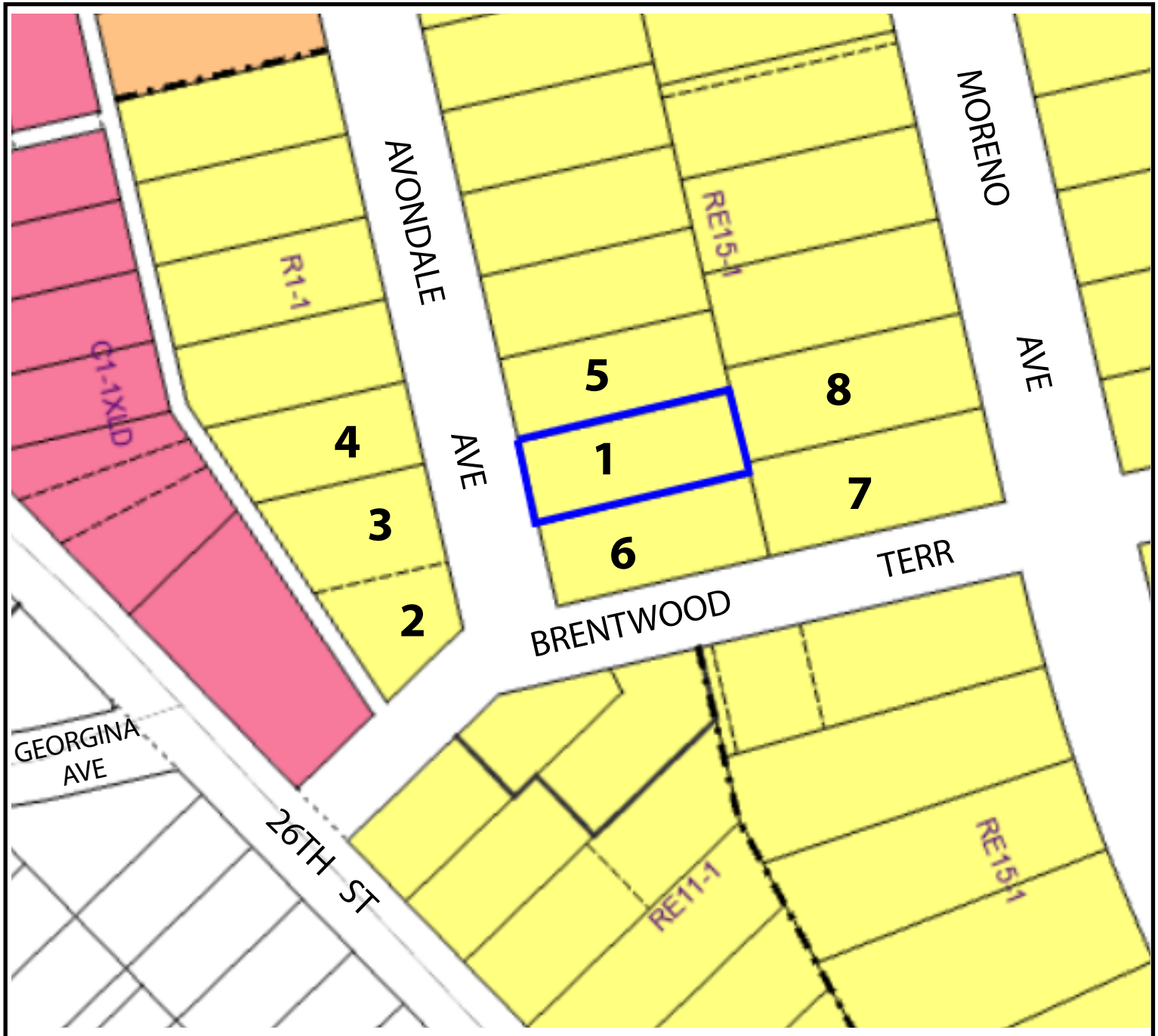


TOP VIEW:



RADIUS MAP

ADJACENT NOTIFICATION MAP



530 S. AVONDALE AVE



DATE: 09-21-2022

UP-DATED: 09-07-2023

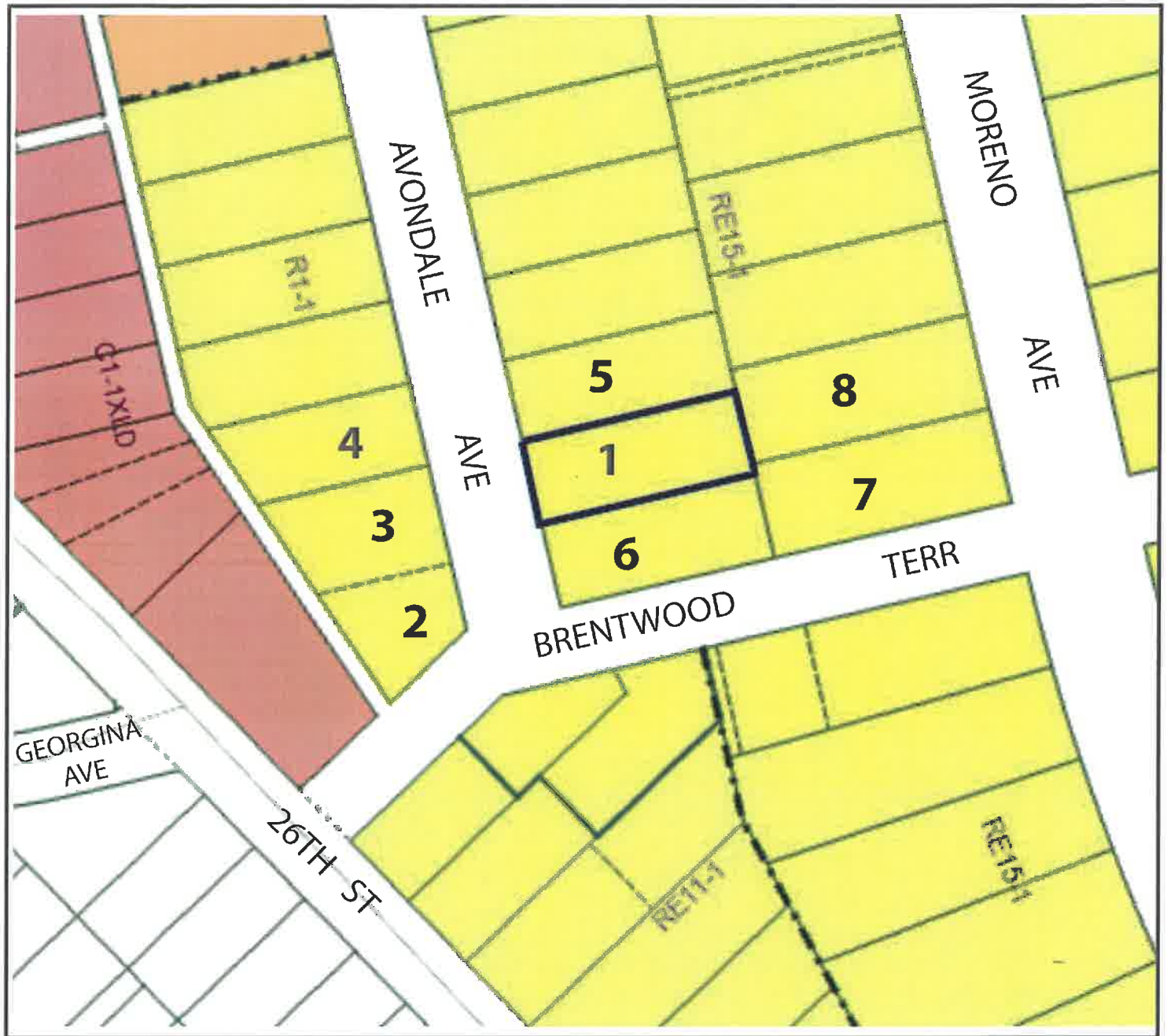


Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

QMS: 22-194A

ADJACENT NOTIFICATION MAP



530 S. AVONDALE AVE



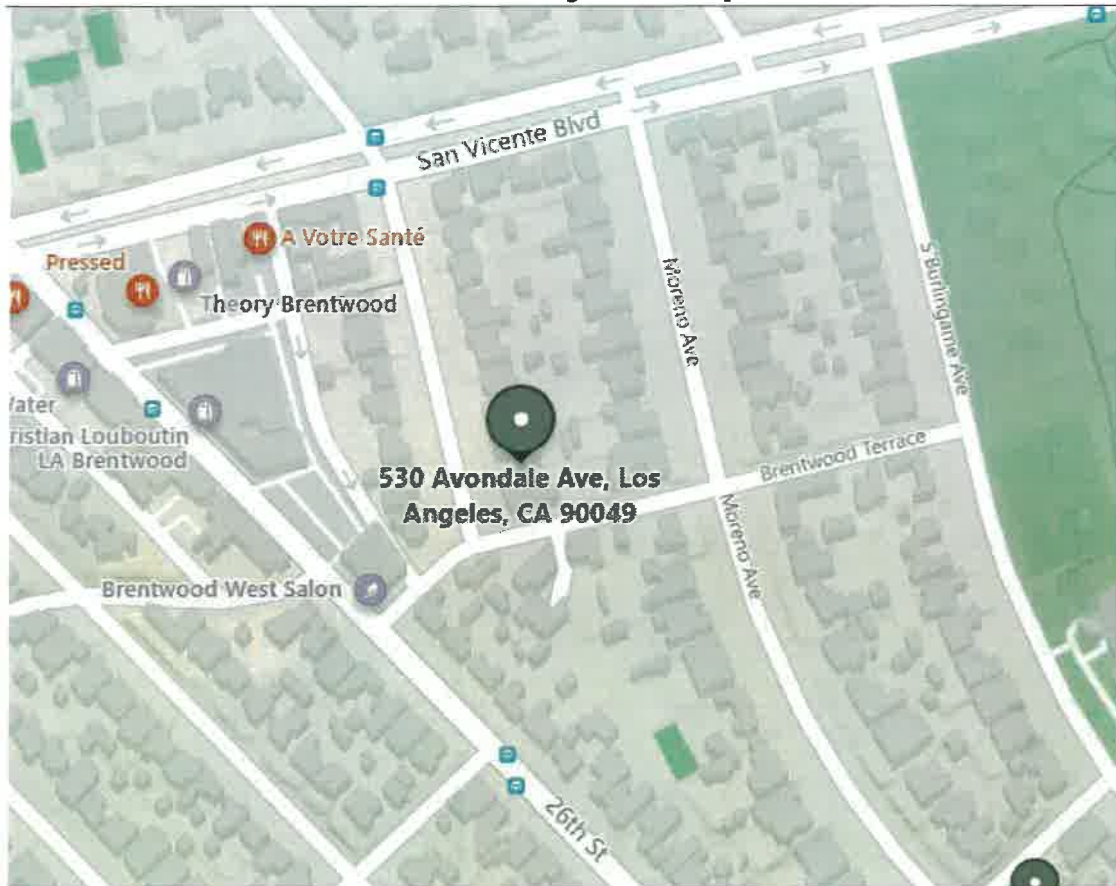
Quality Mapping Service

14549 Archwood St, Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DATE: 09-21-2022

QMS: 22-194

Vicinity Map

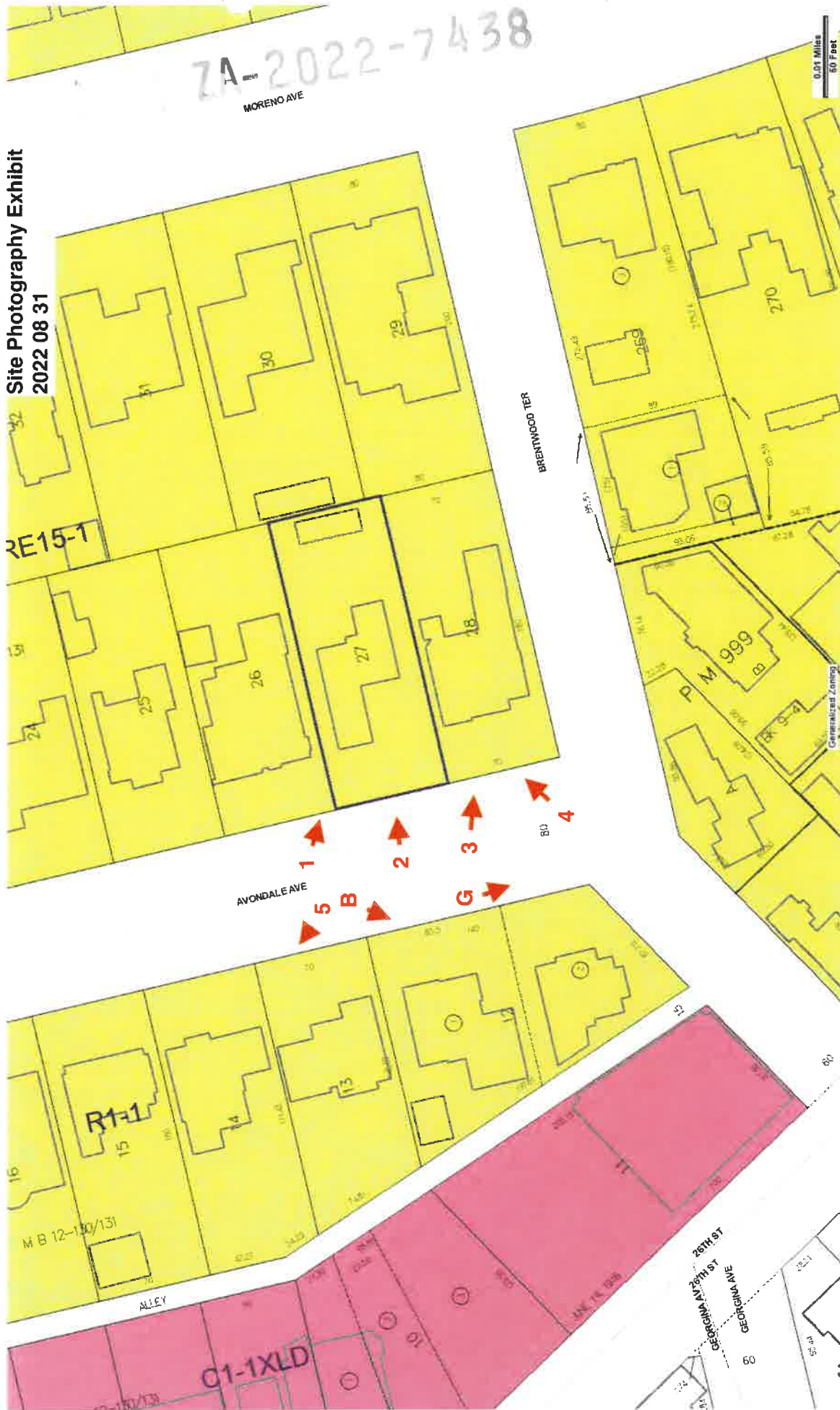


Address: 530 S AVONDALE AVE



22-194

LA 530 S Avondale Ave
CREST REAL ESTATE
Site Photography Exhibit
2022 08 31



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.



Planning APC West LA <apcwestla@lacity.org>

ZA-2022-7438-F-1A CEQAENV-2022-7439-CE GJUSTA Appeal

print <cwilli7269@aol.com>

Wed, Nov 1, 2023 at 4:51 PM

To: James Williams <apcwestla@lacity.org>

Dear West LA Commissioners;

Venice has enough liquor served in this 1.1 square mile radius, another liquor license is not needed or wanted in the area. Liquor is being served all day and all night in this Oakwood area, along Rose Ave, Lincoln Blvd, and Abbot Kinney.

place

I oppose Mr. Camsj's appeal and ask you to uphold the denial of a CUB for a full line of liquor. This is very much a community of homeowners with children and Westminster Elementary School is less than five hundred feet from this place of business.

Thank You

Laddie Williams

Original Save Venice



Planning APC West LA <apcwestla@lacity.org>

Case No. ZA-2022-7438-F-1A

Robin DiMaio <rvision@roadrunner.com>

Wed, Nov 15, 2023 at 2:35 PM

To: apcwestla@lacity.org

Monique Acosta or whomever is handling this case.

I live next door to this property.

Any wall they put up over 3' 6" will block my view every time I pull out of my driveway.

It is a huge safety issue since many walking people, dogs, bikes use this sidewalk daily.

It also blocks my view of the street corner where people speed around very fast. So there is also the possibility of an accident every time I would pull out.

My concern is mostly for all who use the sidewalk.

No one on my side of the street has a wall of any size.

I appreciate that this variance was denied once already.

Please continue to have them follow the law that was made for the safety of all.

Thank you.

Robin DiMaio

ZA-2022-7438-F-1A

CONTINUED FROM

November 1, 2023

All Correspondence from the
previous meeting



Planning APC West LA <apcwestla@lacity.org>

Re: LA 530 S Avondale Ave NEIGHBORHOOD (Case #ZA-2022-7438-F-1A)

Alexander van Gaalen <vangaalen@crestrealestate.com>

Tue, Oct 31, 2023 at 11:45 AM

To: Debi Harris <debiharris13@gmail.com>

Cc: apcwestla@lacity.org, Howard & Kerry Perlow <kaperlow@earthlink.net>, Andrew Wilkey <andrew@triwestdev.com>, Blake Overend <blake@triwestdev.com>, Monique Acosta <monique.acosta@lacity.org>, Alan Como <alan.como@lacity.org>, Stacy Munoz <stacy.munoz@lacity.org>, "neverly.hill@lacity.org" <neverly.hill@lacity.org>

Hi Monique,

Do we (the applicant and appellant) have the option to postpone the ACP hearing of our appeal request regarding LA 530 S Avondale Ave? If so, we wish to do so to accommodate further outreach with the neighborhood. We understand additional noticing would be required. Thank you for your consideration.

Regards.

Alexander van Gaalen AIA Esq he him his
vangaalen@crestrealestate.com
CREST REAL ESTATE
11150 W Olympic Blvd #700 LA CA 90064
310 994 6657

[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

Case Number ZA-2022-7438-F-1A

Debi Harris <debiharris13@gmail.com>
To: apcwestla@lacity.org
Cc: Neal Harris <neal@harrisfragrances.com>

Fri, Oct 20, 2023 at 3:46 PM

To Whom This May Concern,

On October 5, 2023 we received a notice of another public hearing re: [530 Avondale Ave. Los Angeles, CA 90049](#) appeal. I have been in contact with Monique Acosta and I believe she has forwarded our emails to you.

We want to go on record that the neighbors on Avondale Ave. continue to oppose the proposed structure the applicant wishes to build for the same reasons stated in our letters dated April 24, 2023 and June 13, 2023.

This new request is to build the exact same over regulation height wall/fence/gate that was previously denied on August 23, 2023. The Applicant has made no modifications to their plans, nor attempts by themselves or a representative to speak with the neighbors about a compromise. None of us are opposed to the applicant building something that would be more appropriate for the neighborhood, but this proposal is too dense, too high and presents safety issues. We believe something could be built that is better suited for our neighborhood. We do not live in a private community and pride ourselves on knowing and looking out for each other.

There are a couple homes which back up to the alley that do have wrought iron or metal fences or gates in front, they are minimally landscaped and have open space with visibility to the street. And the home that does have more tree coverage is on a busy corner and is adjacent to the alley. There are only 15 homes on our little street and closing off one of them that is not a corner house would change the feel of the neighborhood drastically.

Lastly, we spoke with our neighbor, Kerry Perlow, the other day and she mentioned she plans to send another letter to you as well since she has also spoken again with the neighbors that originally signed the letter dated May 10, 2023 (or around that date) stating they/we did not approve of the original proposed plans as well as the recent appeal by 530 Avondale Ave.

Thank you for your time and consideration of this request,

Debi and Neal Harris



Planning APC West LA <apcwestla@lacity.org>

Case number ZA-2022-7438-F-1A

Kilian Kerwin <kkerwin@mac.com>

Wed, Oct 25, 2023 at 6:20 PM

To: apcwestla@lacity.org

Cc: monique.acosta@lacity.org, Kilian Kerwin <kkerwin@mac.com>

Hello Planning Commission,

Just a brief note about the proposed privacy fence for 530 Avondale Avenue, Los Angeles 90049...

Our "Brentwood Terrace" neighborhood has an aesthetic which we think would be compromised by a 7' stucco and sheet metal fence.

We thereby request that you not allow the variance. Our neighbors will surely be able to find their privacy with a standard-height fence and/or hedges and other landscaping.

Thank you for listening.

Kilian Kerwin & Fiona Forsyth

October 25, 2023

Re: Case Number ZA-2022 -7438-F-1A

To the West LA Planning Commission:

My husband, Howard Perlow and I would again like to reiterate our strong opposition of the Appeal being made to the West LA Planning Commission. This appeal is being made because they were denied the fence height variance from the Office of Zone Administration.

First and foremost we wish to note that this would set a precedent for taller fences in our neighborhood. The fence design for 530 Avondale not only is over the height variance, it will also have an appearance of a dark, large, solid wall. Unlike any other property on our street.

Attached please find signatures of our neighbors who are also in agreement with the opposition to the appeal.

We are also attaching our original letter to the Office of Zone Administration as well as some photos of the East Side of Avondale Avenue showing there are no other fences such as the one the new owners of 530 Avondale wish to build.

Thank you for your consideration of our concerns.

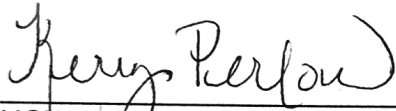
A handwritten signature in cursive script that reads "Kerry A. Perlow".

Kerry Perlow
kaperlow@earthlink.net

PAGE 2

Attachment : for Case Number ZA-2022 -7438-F-1A

Signature of Residents on Avondale Against the Fence Height Variance



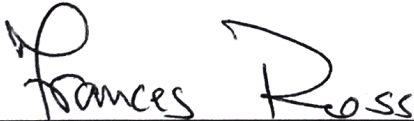
HOWARD AND KERRY PERLOW
516 Avondale Avenue
Los Angeles, CA 90049



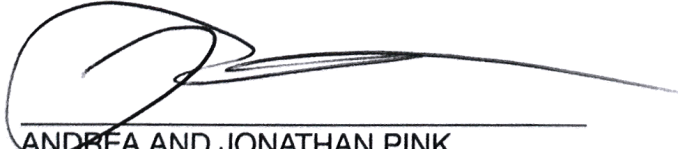
NEAL AND DEBI HARRIS
527 Avondale Avenue
Los Angeles, CA 90049



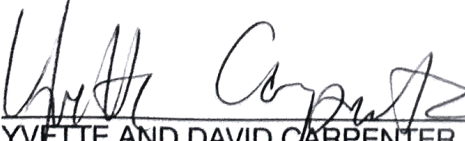
KEN AND CAROL BURNS
512 Avondale Avenue
Los Angeles, CA 90049



FRANCES AND SAM ROSS
533 Avondale Avenue
Los Angeles, CA 90049

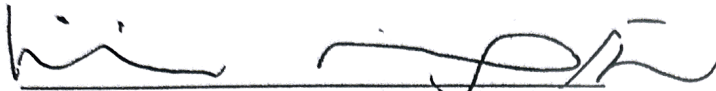


ANDREA AND JONATHAN PINK
509 Avondale Avenue
Los Angeles, CA 90049



YVETTE AND DAVID CARPENTER
522 Avondale Avenue
Los Angeles, CA 90049

PAGE 3



KILIAN KERWIN AND FIONA FORSYTH
13001 Brentwood Terrace
Los Angeles, CA 90049

DocuSigned by:



ALEX AND GINA WINTER
523 Avondale Avenue
Los Angeles, CA 90049



RACHEL ASHWELL
517 Avondale Avenue
Los Angeles, CA 90049



MILTON AND FLORA KRISLOFF
508 Avondale Avenue
Los Angeles, CA 90049



SANDRA DEVEREAUX
534 Avondale Avenue
Los Angeles, CA 90049

Avondale Avenue
Los Angeles, CA 90049







**Monique Acosta** <monique.acosta@lacity.org>

Case Number: ZA-2022-7438-F-1A

Debi Harris <debiharris13@gmail.com>
To: monique.acosta@lacity.org
Cc: Neal Harris <neal@harrisfragrances.com>

Wed, Oct 18, 2023 at 11:33 AM

Dear Ms. Acosta,

On October 5, 2023 we received a notice of another public hearing re: 530 Avondale Ave. Los Angeles, CA 90049 appeal. As I mentioned to you in a previous email, this new request is to build the exact same over regulation height wall/fence/gate that was already denied on August 23, 2023. They have made no modifications to their plans, nor attempts by themselves or a representative to speak with the neighbors about a compromise.

We want to go on record that we are still opposed to the structure they want to build for the same reasons stated in our letters dated April 24, 2023 and June 13, 2023. The neighbors on Avondale Ave also still feel the same way.

I spoke with Kerry Perlow yesterday and she mentioned she plans to send a letter to you as well since she has also spoken with the neighbors this past week that originally signed the letter dated May 10, 2023 stating they/we are still opposed to the originally proposed plans and the recent appeal by 530 Avondale Ave.

Thank you for your time and consideration of this request,

Debi and Neal Harris

Signatures of Residents on Avondale Avenue

Carol and Ken Burns _____

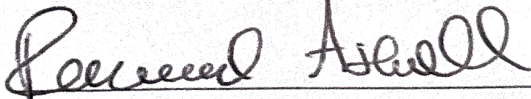
Milton and Flora Krisloff _____

Yvettee Carpenter _____

Robyn Dimaio _____

Sandra Deveraux _____

Jonathan and Andrea Pink _____

Rachel Ashwell  _____

Debi and Neal Harris _____

Signatures of Residents on Avondale Avenue

Carol and Ken Burns

Carol Burns, Kenneth Burns

Milton and Flora Krisloff

Flora Krisloff, Milton Krisloff

Yvette Carpenter

Robyn Dimaio

Sandra Deveraux

Sandra Deveraux

Jonathan and Andrea Pink

Jonathan Pink, Andrea Pink

Rachel Ashwell

Debi and Neal Harris

Debi Harris, Neal Harris

May 10, 2023

RE: Case Number ZA-2022-7438-F

To the Office of Zone Administration:

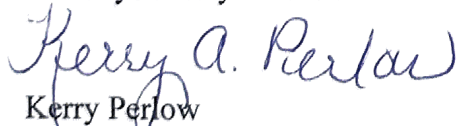
My husband, Howard Perlow and I would like to again reiterate our strong opposition of the permit for building a fence over height regulation at 530 Avondale Avenue. We have also spoken with our neighbors and they agree and have added their signatures to this letter.

We believe that this would set an unwanted precedent for taller fences in our neighborhood. The idea and description of this desired fence seems more like a wall than a lovely addition or landscape addition to the neighborhood. Many neighbors have natural fences; but none are walls of such heights. Fence controls should be determined on the basis of what is appropriate for a particular community and this area. This is not a gated community, but a welcoming neighborhood where everyone knows and looks out for their neighbors. This fence is not appropriate.

On the east side of Avondale Avenue, there are no fences like they wish to build. The west side which is closer to the Brentwood Country Mart have some fences. However, they back up to an alley and the Bank of America, but none this extreme. In addition, for clarification purposes, the adjacent properties do not have high fences. Next door to 530 Avondale Ave., the corner house has a standard height white picket fence with a line of 5'-6' with an open hedge and the house the North of the property has no fence or hedges along the front of their property.

As for safety, our street is very safe. We have lived, without a fence, in our home for over 5 years and never had a safety issue. We actually believe building a wall of this size and materials proposed are more likely to cause security and safety issues, especially for pedestrians and the fact that we have a very narrow street with a constant flow of cars. The Brentwood Country Mart prides itself on the issue of neighborhood relationships. They have worked with us on many issues. Safety for security has not been a concern. The hours of the Mart are reasonable. They are also concerned about keeping our neighborhood safe.

Thank you for your consideration of our concerns.



Kerry Perlow

kaperlow@earthlink.net (mailto:kaperlow@earthlink.net)

Attached please find photos of Avondale Avenue.



Monique Acosta <monique.acosta@lacity.org>

Case Number ZA-2022-7438-F-1A

Kerry's Email <kaperlow@earthlink.net>

Tue, Oct 17, 2023 at 5:16 PM

To: Monique Acosta <monique.acosta@lacity.org>

To the Office of Zone Administration:

My husband, Howard Perlow and I would like to reiterate our opposition to the new case for appeal of request for a permitted fence to be built over the height regulation.

There have been no modifications to the original request. Neither the neighbor nor their representatives have reached out to discuss or meet regarding this application. We have seen no changes and/or modifications - our opposition remains the same.

I have spoken with my neighbors who signed the original letter; and they are also opposed. They asked their signatures be resubmitted against this appeal.

I am again forwarding our original letter. We are still strongly opposed to a permit for a fence this size.

Thank you for your consideration of our concerns.

Sincerely,
Kerry Perlow
kaperlow@earthlink.net

Begin forwarded message:

From: Kerry's Email <kaperlow@earthlink.net>
Date: May 11, 2023 at 6:49:03 PM PDT
To: monique.acosta@lacity.org
Subject: Scannable Document - sent from Scannable

Please find attached letter and signatures for Case Number
ZA-2022-7438-F

In a separate email, I am forwarding some photos from Avondale Avenue.

Thank you for your kind attention to this matter.

I would appreciate a note of confirmation when you have received this. Thanks!

Kerry Perlow
Kaperlow@earthlink.net

 **Scannable Document on May 11, 2023 at 6_45_42 PM.pdf**
1141K



Monique Acosta <monique.acosta@lacity.org>

case #ZA-2022-7438-F

2 messages

petal5455@aol.com <petal5455@aol.com>

Sat, Apr 22, 2023 at 12:26 PM

Reply-To: petal5455@aol.com

To: "Monique.acosta@lacity.org" <Monique.acosta@lacity.org>

Dear Monique,

I am a longstanding homeowner on Avondale, nearby to [530 Avondale Ave, LA 90049](#).

I have no problem with the building of a privacy fence, but the request of a height variance of a 7ft stucco and metal fence I do oppose. Most of the homes on Avondale and in Brentwood Terrace neighborhood do not have fences around their properties, and the ones that do have standard 3'6" and some have hedges, some landscaping or open wrought iron. But none of them are 7' tall or entirely enclosed making the home not visible from the street.

This request for a hi solid fence will be out of place on our street as well as be a hazard for people walking by, kids on bikes and cars pulling out of next door properties.

I do not see why they can't build the typical 3'6" fence along with hedges and landscaping to add privacy.

The only 2 properties on the street that are fenced in are on the corner. one has a 3'6" white picket fence and the other is a low concrete wall with a low hedge.

thank you for considering this request.

Rachel Ashwell.

Monique Acosta <monique.acosta@lacity.org>

Mon, Apr 24, 2023 at 3:47 PM

To: petal5455@aol.com

Ms. Ashwell,

I received your comments and they will be included in the record, thank you.



Monique Acosta

City Planner

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1173 | Planning4LA.org



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Monique Acosta <monique.acosta@lacity.org>

Case number ZA-2022-4738-F Zone RE15-1 Council District 11

2 messages

Sandra Devereaux <slmdevereaux@gmail.com>
To: monique.acosta@lacity.org

Sun, Apr 23, 2023 at 2:39 PM

Monique Acosta, City Planner
monique.acosta@lacity.org
200 N. Spring Street, room 763
Los Angeles, CA 90012

Dear Monique,
I am writing in regards to:
Case Number ZA-2022-7438-F
Environmental Case Number ENV-2022-7439-CE
Zone 15-1
Council District 11

I am writing to voice my concerns and opposition to the proposed 7 foot solid fence for 530 South Avondale Ave. My concern is that a solid fence will impact the neighborhood aesthetics negatively. I have lived on Avondale Ave since 1992. I do not oppose hedges for privacy but a solid walled fence that seems to look industrial from the drawings would stand out and be out of place in this family friendly neighborhood. I am asking you to please reconsider this project design to adapt to the neighborhood in a better manner.

Thank you very much for your consideration.

Sandra Devereaux

Monique Acosta <monique.acosta@lacity.org>
To: Sandra Devereaux <slmdevereaux@gmail.com>

Mon, Apr 24, 2023 at 3:49 PM

Ms. Devereaux,
Thank you for your comments, they will be included in the case file.



Monique Acosta
City Planner
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

T: (213) 978-1173 | Planning4LA.org



[Quoted text hidden]



Monique Acosta <monique.acosta@lacity.org>

RE: Case Number ZA-2022-7438-F

2 messages

Debi Harris <debiharris13@gmail.com>
To: monique.acosta@lacity.org
Cc: Neal Harris <neal@harrisfrances.com>

Mon, Apr 24, 2023 at 11:57 AM

Dear Monique,

As long-time neighbors of [530 Avondale Ave, Los Angeles 90049](#), we do not oppose the building of a privacy fence around the property, but we do oppose the request for the height variance request for a 7' stucco and sheet metal fence. The majority of the homes on Avondale Avenue and in the Brentwood Terrace neighborhood do not have fences around their properties and the few who do have the standard 3-foot-6-inch with the exception of the couple that have hedges, landscape or wrought iron, but none of them are 7' tall or completely enclose the properties so they are not visible from the street.

This extra high, solid fence will not only be dangerous for the pedestrians, people walking their dogs, pushing strollers, kids on bicycles and cars pulling out of the adjacent driveway but also very out of place on our street and in the Brentwood Terrace neighborhood. We are hoping you will please accept this request and not allow the neighbors to build such an out of place, extra high fence around the property. Should they choose to build a fence they do so with the standard height and have the option to use hedges or other landscaping for additional privacy. There is not a single property on the East side of Avondale Avenue that has a fence around it with the exception of the two corners. One has a 3-foot-6-inch white picket fence and the other a short concrete wall with a low hedge for privacy.

Many thanks for your consideration to this request,

Mr. and Mrs. Neal Harris

Monique Acosta <monique.acosta@lacity.org>
To: Debi Harris <debiharris13@gmail.com>
Cc: Neal Harris <neal@harrisfrances.com>

Mon, Apr 24, 2023 at 3:52 PM

Ms. Harris,
I have received your comments and they will be included in the record, thank you.

**Monique Acosta**

City Planner

Los Angeles City Planning

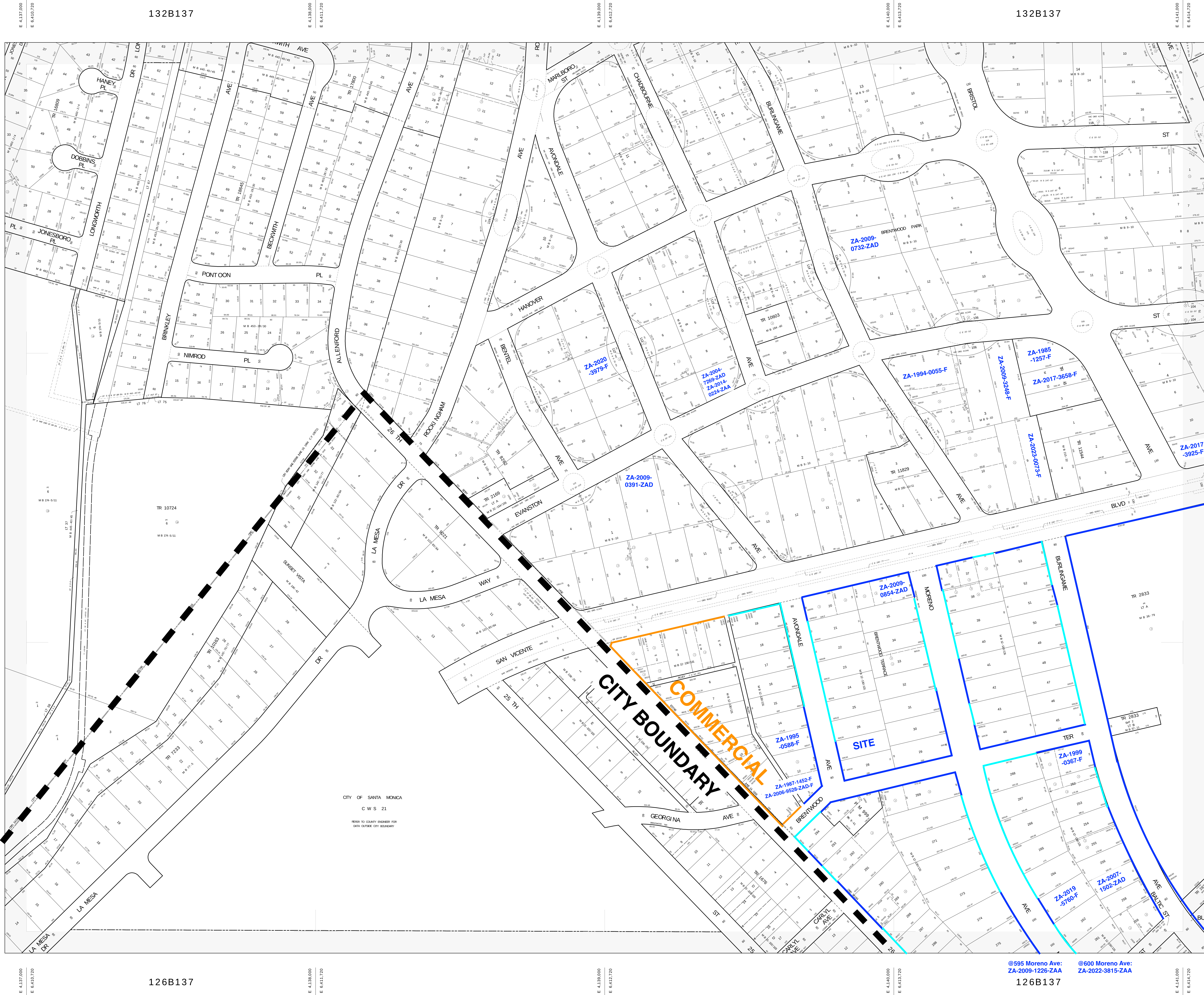
200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1173 | Planning4LA.org

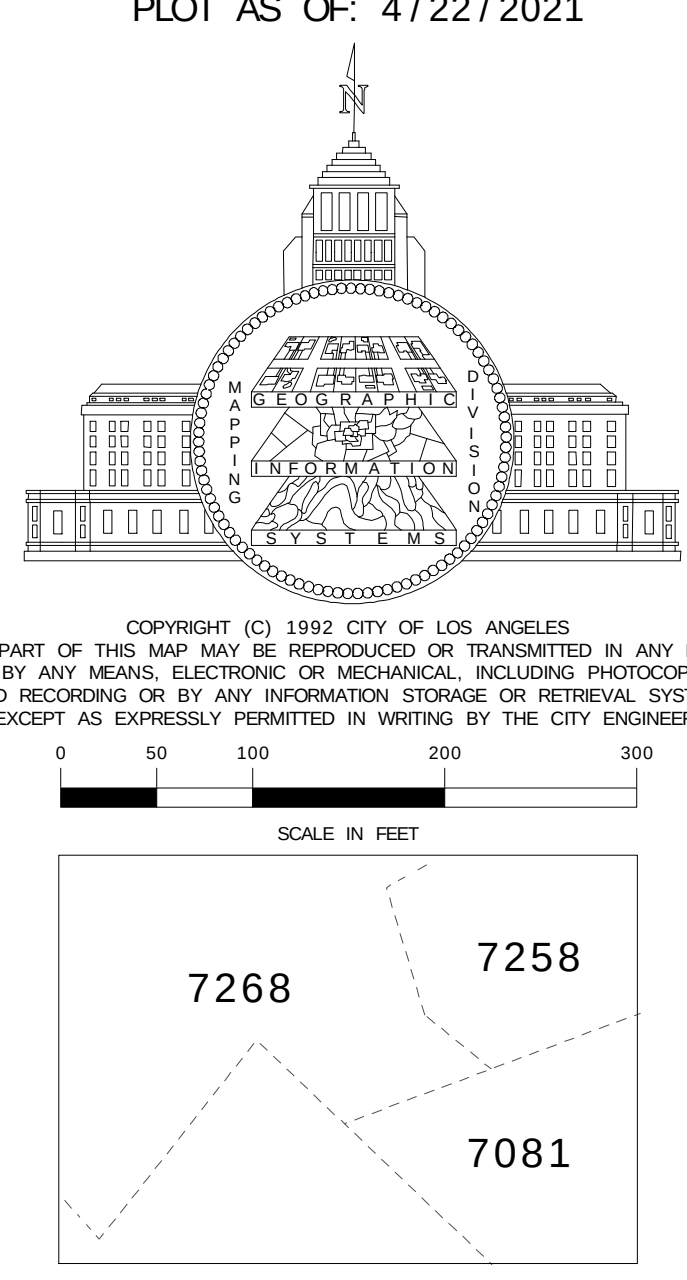
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129B137



LA 530 S Avondale Ave
CREST REAL ESTATE
Local Fences Map
2023 05 09

LEGEND:
FENCE NOT-OVER-IN-HEIGHT
FENCE OVER-IN HEIGHT
COMMERCIAL LOT



CITY OF LOS ANGELES
GARY LEE MOORE CITY ENGINEER
BUREAU OF ENGINEERING GIS DIVISION
ESSAM AMARRAGY DIVISION MANAGER
RAUL VIRGEN GIS CHIEF

@595 Moreno Ave:
ZA-2009-1226-ZAA
@600 Moreno Ave:
ZA-2022-3815-ZAA

126B137



Monique Acosta <monique.acosta@lacity.org>

LA 530 S Avondale Ave DCP Public Hearing Followup

2 messages

Alexander van Gaalen <vangaalen@crestrealestate.com>

Tue, May 9, 2023 at 5:23 PM

To: Jordann Turner <jordann.turner@lacity.org>, Monique Acosta <monique.acosta@lacity.org>, Blake Overend <blake@trivestdev.com>

Hi Mr Turner & Ms Acosta,

Thank you for the public hearing today for our over-in-height fence application in the front yard setback for our project at LA 530 S Avondale Ave. We look forward to the next two weeks working with the neighbors who had comments at the meeting, Debbie & Neil Harris (I believe to be at 527 Avondale), and Kerry Perlow (I believe to be at 516 Avondale), toward a resolution acceptable to all. And we also look forward to addressing your concerns as to showing the need for the fence.

(For what it is worth, Mr & Mrs Harris appear to be the beneficiaries of their own over-in-height fence discretionary entitlement, per Case ZA-1995-588-F.)

At the hearing, we were requested to provide a map of adjacent over-in-height fence conditions as well as over-in-height fence applications. Please see attached and below. Case numbers are per DCP case report. Existing conditions are per latest Google Street View.



We are happy to provide any additional information or exhibits to help you make the best decision for the site and neighborhood.

Please let us know. Thank you.

Regards.

Alexander van Gaalen AIA Esq he him his
vangaalen@crestrealestate.com
 CREST REAL ESTATE

11150 W Olympic Blvd #700 LA CA 90064
310 994 6657

2 attachments



LA 530 S Avondale Ave CREST DCP Fence Cases 20230509.xlsx
12K



LA 530 S Avondale Ave CREST Local Fences Map 20230509.pdf
2387K

Monique Acosta <monique.acosta@lacity.org>

Wed, May 10, 2023 at 8:55 AM

To: Alexander van Gaalen <vangaalen@crestrealestate.com>

Cc: Jordann Turner <jordann.turner@lacity.org>, Blake Overend <blake@triwestdev.com>

Thank you for your comments, they will be included in the case file.



LOS ANGELES
CITY PLANNING

Monique Acosta

City Planner

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1173 | Planning4LA.org



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Signatures of Residents on Avondale Avenue

Carol and Ken Burns _____

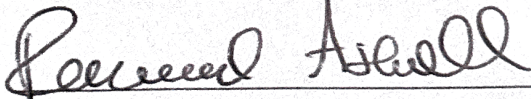
Milton and Flora Krisloff _____

Yvettee Carpenter _____

Robyn Dimaio _____

Sandra Deveraux _____

Jonathan and Andrea Pink _____

Rachel Ashwell  _____

Debi and Neal Harris _____

Signatures of Residents on Avondale Avenue

Carol and Ken Burns

Carol Burns, Kenneth Burns

Milton and Flora Krisloff

Flora Krisloff, Milton Krisloff

Yvette Carpenter

Robyn Dimaio

Sandra Deveraux

Sandra Deveraux

Jonathan and Andrea Pink

Jonathan Pink, Andrea Pink

Rachel Ashwell

Debi and Neal Harris

Debi Harris, Neal Harris

May 10, 2023

RE: Case Number ZA-2022-7438-F

To the Office of Zone Administration:

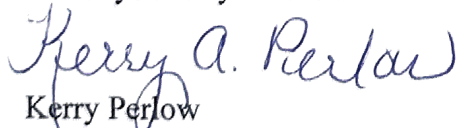
My husband, Howard Perlow and I would like to again reiterate our strong opposition of the permit for building a fence over height regulation at 530 Avondale Avenue. We have also spoken with our neighbors and they agree and have added their signatures to this letter.

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Thank you for your consideration of our concerns.



Kerry Perlow

kaperlow@earthlink.net (mailto:kaperlow@earthlink.net)

Attached please find photos of Avondale Avenue.

**Monique Acosta** <monique.acosta@lacity.org>

Scannable Document - sent from Scannable

1 message

Kerry's Email <kaperlow@earthlink.net>
To: monique.acosta@lacity.org

Thu, May 11, 2023 at 6:49 PM

Please find attached letter and signatures for Case Number
ZA-2022-7438-F

In a separate email, I am forwarding some photos from Avondale Avenue.

Thank you for your kind attention to this matter.

I would appreciate a note of confirmation when you have received this. Thanks!

Kerry Perlow
[Kaperlow@earthlink.net](mailto:kaperlow@earthlink.net)

**Scannable Document on May 11, 2023 at 6_45_42 PM.pdf**
1141K



Monique Acosta <monique.acosta@lacity.org>

RE: Case Number ZA-2022-7438-F

2 messages

Debi Harris <debiharris13@gmail.com>
To: monique.acosta@lacity.org
Cc: Neal Harris <neal@harrisfrances.com>

Mon, Apr 24, 2023 at 11:57 AM

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To: Debi Harris <debiharris13@gmail.com>
Cc: Neal Harris <neal@harrisfrances.com>

Mon, Apr 24, 2023 at 3:52 PM

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**Monique Acosta**

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