

# Oakdale Estates

5300 Oakdale Avenue

Woodland Hills, Warner Center Neighborhood Council  
Planning and Land Use Management Committee Meeting  
July 6, 2023

Presented by:

Erik Pfahler

Borstein Enterprises

and

Sarah Golden,

Brad Rosenheim

Rosenheim & Associates, Inc.



**BORSTEIN**  
ENTERPRISES

LOCATION

# Oakdale Estates

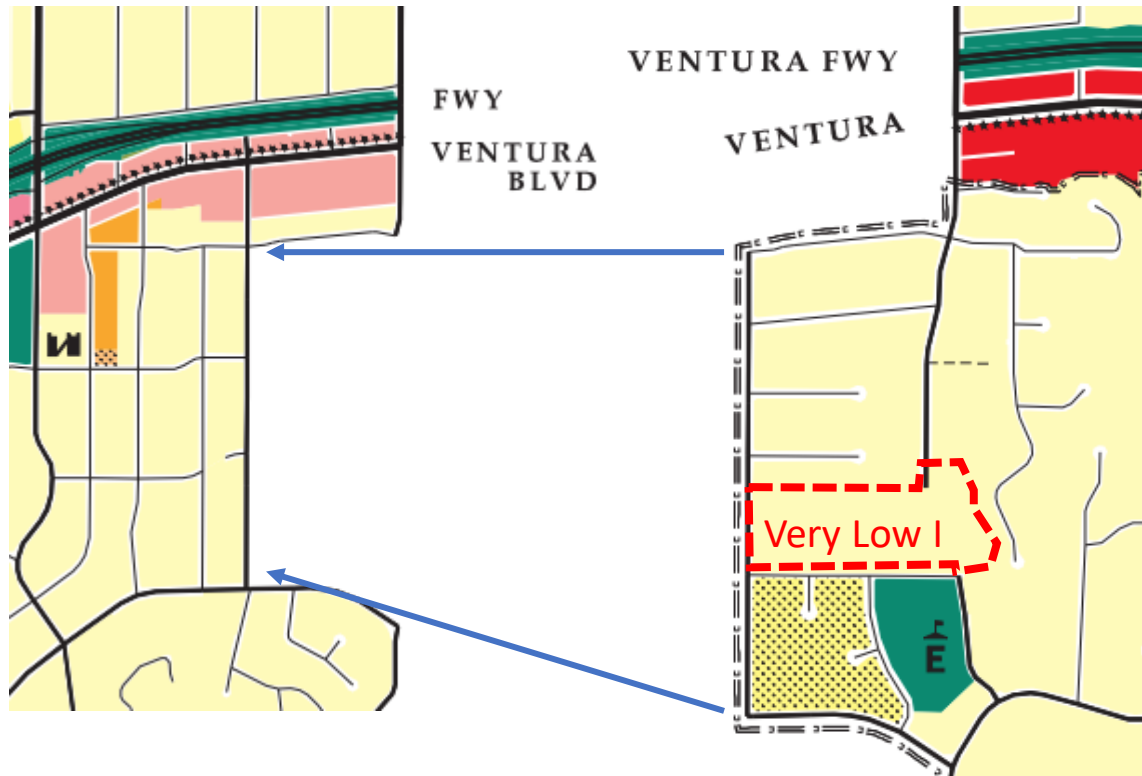
5300 Oakdale Avenue, Woodland Hills, CA 91364



# Oakdale Estates

Canoga Park -  
 Winnetka -  
 Woodland Hills -  
 West Hills CP

Encino – Tarzana CP



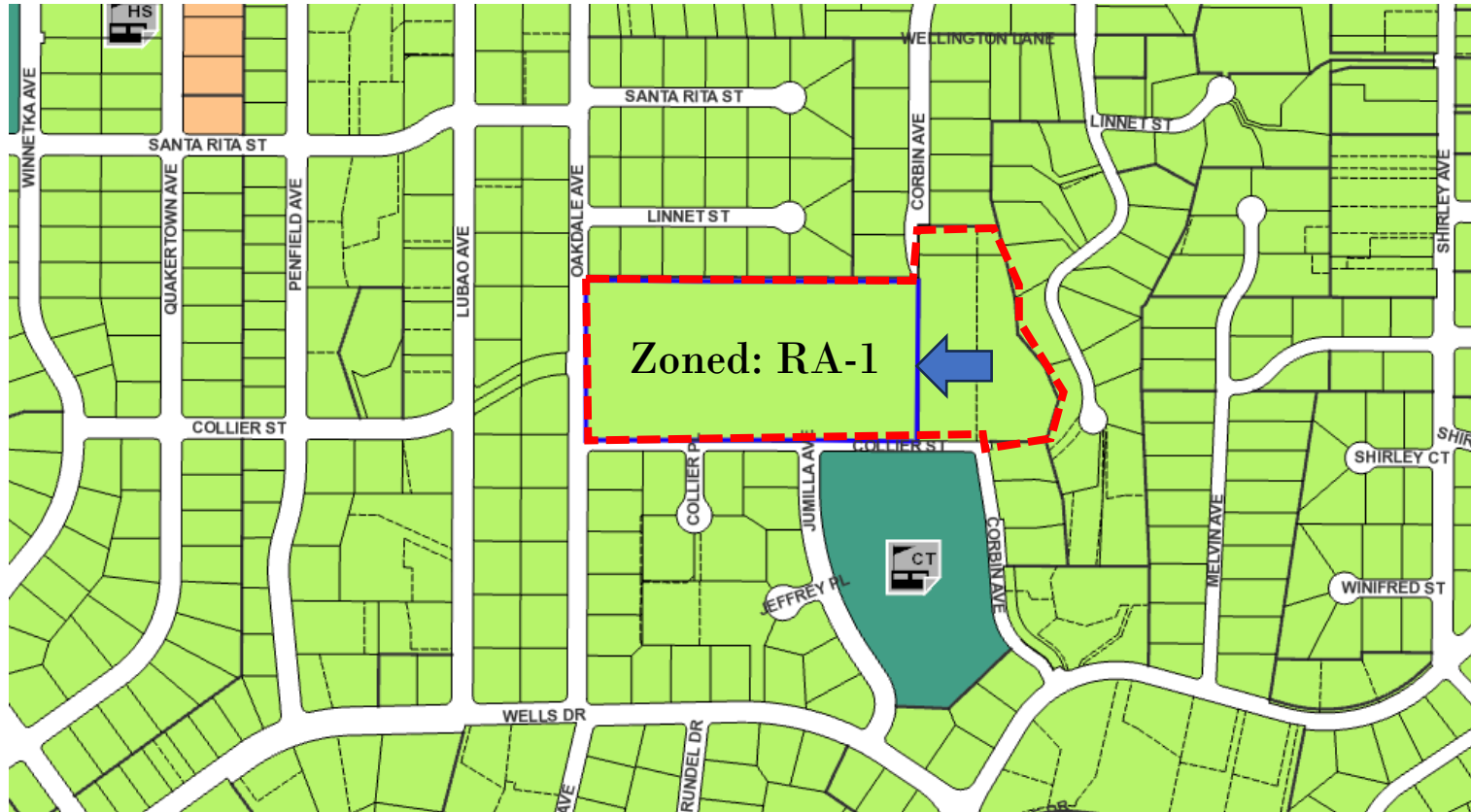
| LAND USE    |                                   |                                   |                                 |
|-------------|-----------------------------------|-----------------------------------|---------------------------------|
| RESIDENTIAL | CORRESPONDING <sup>10</sup> ZONES | CORRESPONDING <sup>10</sup> ZONES |                                 |
| LOW DENSITY |                                   | MULTIPLE FAMILY                   |                                 |
| MINIMUM     | OS, A1, A2, RE40                  | LOW MEDIUM I                      | R2, RD3, RD4, RZ3, RZ4, RU, RW1 |
| VERY LOW I  | RE20, RA                          | LOW MEDIUM II                     | RD1.5, RD2, RW2, RZ2.5          |
| VERY LOW II | RE15, R11                         | MEDIUM                            | R3                              |
| LOW I       | RE9                               |                                   |                                 |
| LOW II      | R1, RS, RD6                       |                                   |                                 |

Project is within the Encino – Tarzana Community Plan

Community Plan designation:  
 Very Low I – allows RA-1

# Oakdale Estates

## Zoning



14.07 Gross acres

13.29 Net acres, after  
road dedications

Max Allowable Density:  
26 lots

Proposed Density:  
21 homes

Project will be consistent  
with Zoning and GP

NC are boundary is split  
at Corbin Avenue

Received a unanimous  
vote of approval from  
the Tarzana NC

# Oakdale Estates



# Oakdale Estates

## Community Details

- Community will include
  - Donate approximately 4.15 acres of property to the MRCA
  - Approximately 1/3 of the overall property will remain open space
    - All common areas planted with indigenous drought tolerant plants and trees
    - Include a landscape buffer along Oakdale
    - Maintain two rows of citrus trees along the Oakdale street frontage
  - Preserve 15 out of the 19 palm trees located along Oakdale Avenue
  - Widen Oakdale Avenue to match the street width north of the site
    - Road widening to be modified slightly to accommodate preservation of the palm trees
    - Oakdale widening includes new parkways with protected sidewalk and removal of power poles
  - Widen north side Collier Street to full width, including new parkways with protected sidewalks
    - Edge includes additional width to the City parkway along Collier to enhance the landscaping
  - Install densely planted evergreen trees along the north property edge for a privacy buffer
  - HOA and CC&R's in place to oversee the grove, common landscaping and privacy buffer
  - Requesting ZA for 8-foot wall height

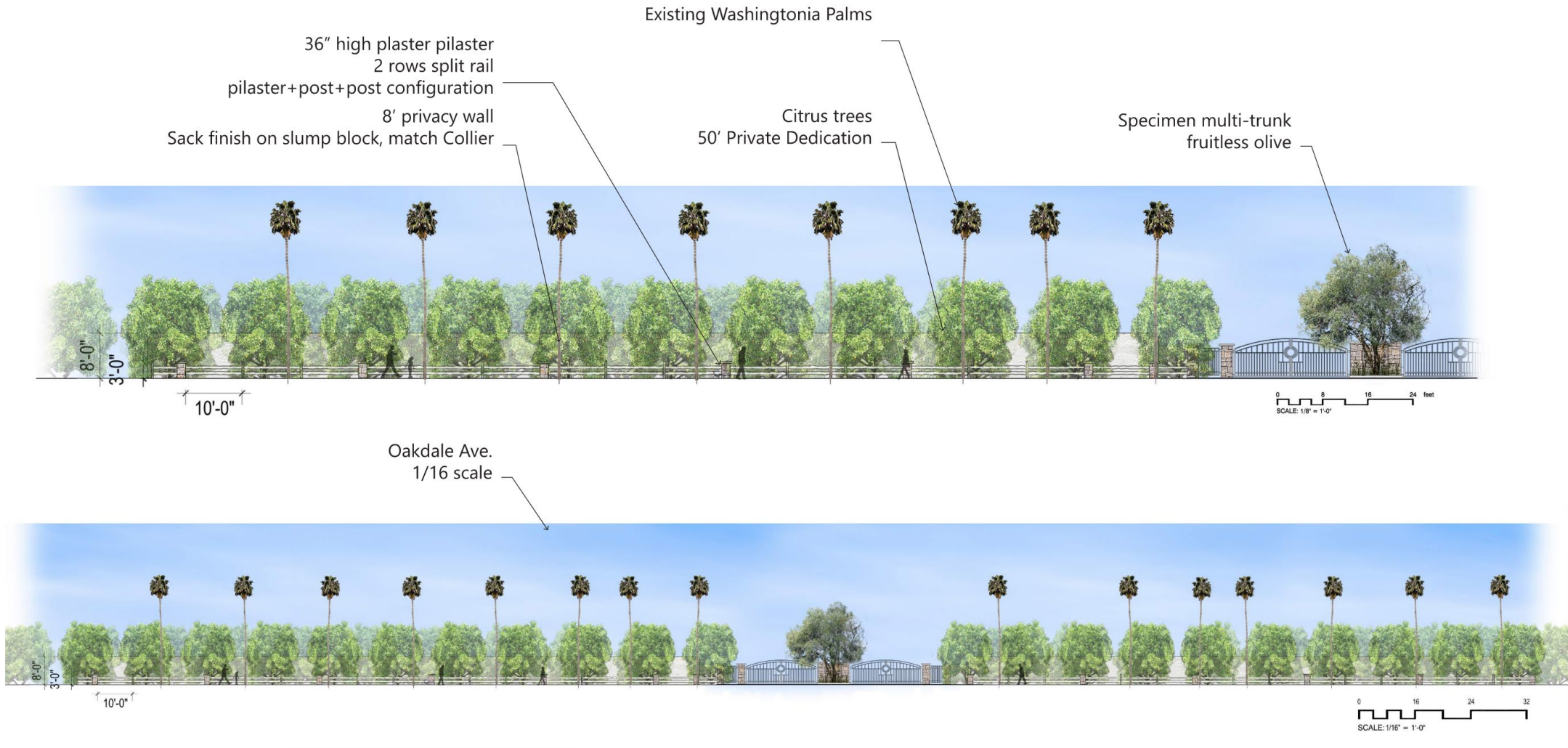
Oakdale Improvements

# Oakdale Estates



# Oakdale Estates

## Oakdale Improvements



OAKDALE AVE., NORTH ENTRY  
Stone Pilasters + Posts + Split Rail



# Oakdale Estates

Oakdale Looking North



# Oakdale Estates



# Oakdale Estates

Oakdale Looking South



# Oakdale Estates



# Oakdale Estates



Collier Improvements

# Oakdale Estates



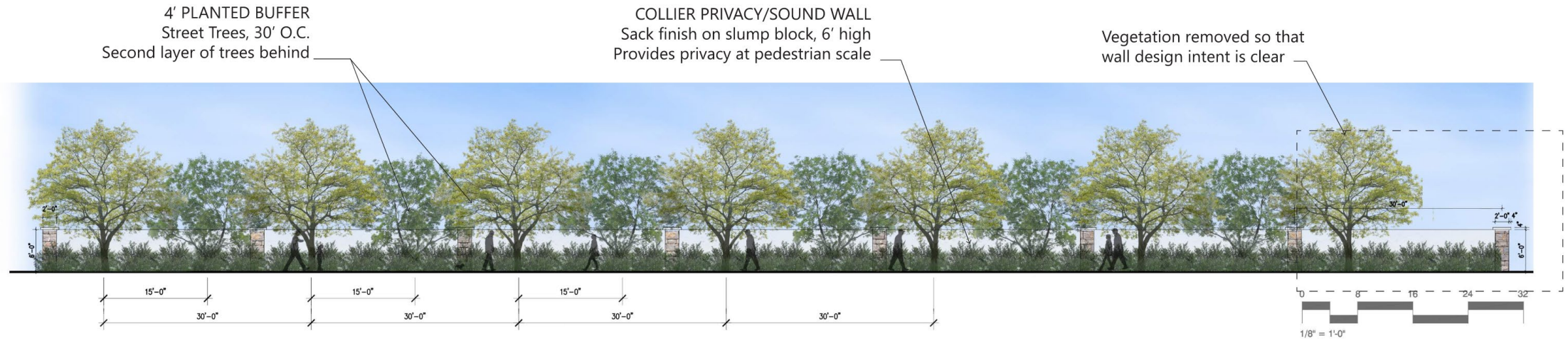
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Collier Looking Northeast



# Oakdale Estates

Collier St. north side



**COLLIER PRIVACY WALL**  
Stone/split face + split rail

See P 8 for enlargement & plant palette



# Oakdale Estates

Collier Looking Northeast



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North Property Line Buffer



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## North Property Line Buffer

### NEIGHBOR PRIVACY



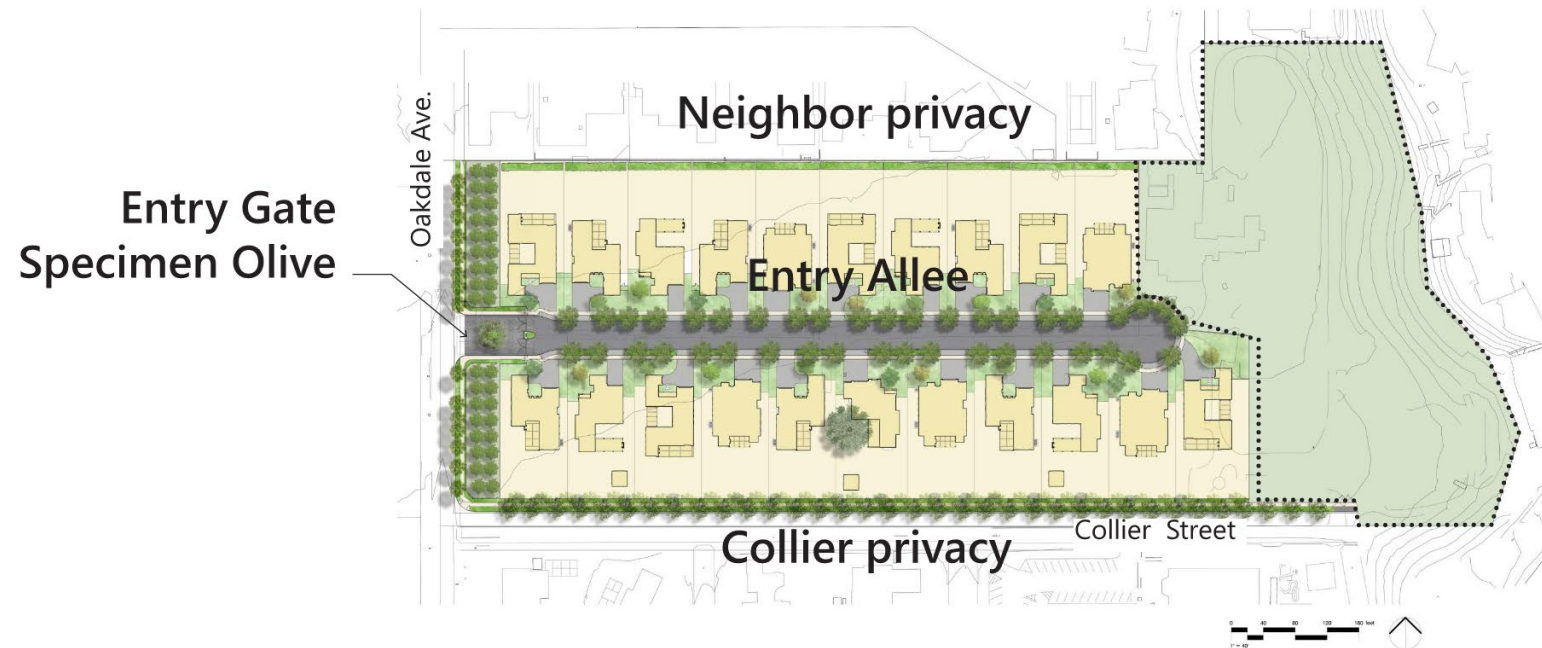
*Laurus nobilis*



*Podocarpus gracilior* - tree or hedge  
Fern Pine



*Eleocharpus decipiens*  
Japanese Blueberry Tree



# Oakdale Estates

Northern Property Line



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## Home Design Features

- Architectural Styles:
  - Modern and Contemporary Farm Home
  - Santa Barbara Mission
  - Both styles are indigenous, clean and elegant, and offer variable roof lines and recessed windows
  - Multiple color schemes with the three styles and four plans offer a classic street scene
- Four - two-story floor plans
  - Square Footage ranging from: 4,819 to 5,136 square feet
  - Three of four homes have integrated multi-generational spaces qualifying as ADU's
  - One plan has an optional detached casita qualifying as an ADU (pool house)



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## Home Sustainable Design Features

- Sustainable features include:
  - The latest home technology including EV Chargers
  - Drought tolerant front yard landscaping
  - By replacing the citrus grove with houses, will reduce water usage for this property by 60%.
  - Each home to include a 2,500-gallon cistern system to collect rainwater for reuse for irrigation
  - Solar systems Installed with Energy Storage System compatibility
  - Water efficient fixtures
  - State-of-the-art green technology and building standards
  - High-efficient appliances, HVAC systems and water heaters.
  - All homes include the most current CALgreen standards
  - Will use about a third less energy than older homes

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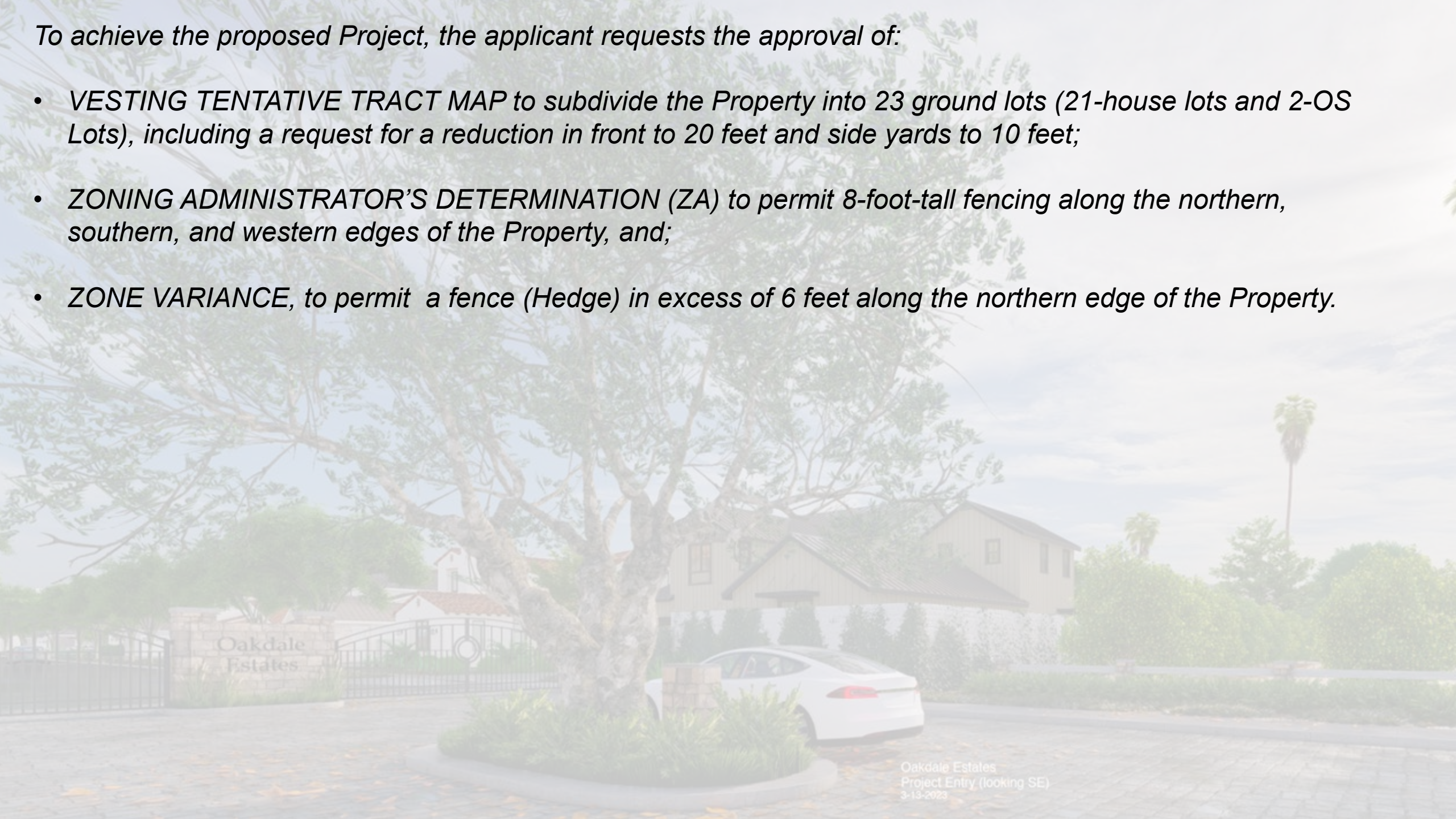


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*To achieve the proposed Project, the applicant requests the approval of:*

- *VESTING TENTATIVE TRACT MAP to subdivide the Property into 23 ground lots (21-house lots and 2-OS Lots), including a request for a reduction in front to 20 feet and side yards to 10 feet;*
- *ZONING ADMINISTRATOR'S DETERMINATION (ZA) to permit 8-foot-tall fencing along the northern, southern, and western edges of the Property, and;*
- *ZONE VARIANCE, to permit a fence (Hedge) in excess of 6 feet along the northern edge of the Property.*



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Thank you  
We look forward to your  
comments and questions

