

Planning, Land Use and Mobility Committee



CASE REPORT (ZA-2023-2170-ZAD, VTT-83927-HCA, ENV-2023-2172-EAF)

Oakdale Estates

**5300 North Oakdale Avenue
Woodland Hills, 91364**

The Applicant proposes the creation of Oakdale Estates---a private, gated community. This is a 23-lot subdivision, with 21 lots to be developed as part of the Project. Each of the 21 lots will allow for the construction of a two-story, single-family home (the “Proposed Project”). The community includes the construction of a gated Private Street which will intersect Oakdale Avenue and provide access to all 21 homes. The Project encompasses 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property. The remaining 1/3 (approx. 4.15 acres or 180,834 SF) are being donated to the Mountains Recreation Conservation Authority (MRCA). This project represents the remaining 13-acre portion of the former Bothwell Ranch, a once prominent commercial orange grove.

PLUM Presentations:

February 2, 2023 (Courtesy Presentation)

July 6, 2023

August 3, 2023

WHWCNC Board: August 9, 2023

Applicant: Oakdale Estates, LLC, by: Borstein Enterprises, its sole Managing Member
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Los Angeles, CA 90025
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Representative: Sarah Golden
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(818) 716-2778 sarahg@raa-inc.com

LA City Planner: TBD

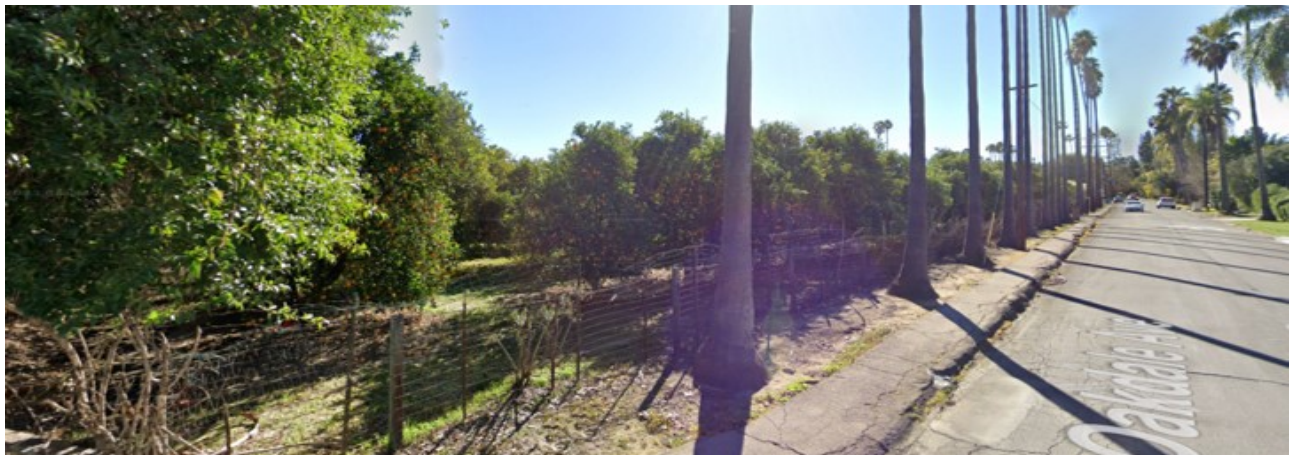
PLUM Case Leaders: Bobbie Wasserman, bobbiewasserman@gmail.com; tel: (917)747-6879
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HISTORY:

This is the initial formal PLUM presentation for the design and site plan of this residential project. Previously in February, the Applicant asked to have a Courtesy Presentation to the PLUM and community in order to clarify numerous news articles that followed the property being put up for sale and purchased, and subsequent negotiations by CD-3 Councilman Bob Blumenfield to have a portion donated to the Mountains Recreation Conservation Authority (MRCA) to retain a portion of the orange groves and out buildings as part of the public parks system.

Background:

The Subject Property is on the eastern edge of the Woodland Hills community border and consists of four parcels totaling 612,868 square-feet. The property is an irregularly shaped site located at the northeast corner of Oakdale Avenue and Collier Street with the largest parcel legally at 5300 North Oakdale Avenue. The remaining parcels have no legal addresses. The portion donated to the MRCA will not be addressed in this report since it has been legally severed from the original property.



View of the existing property fencing and landscaping looking SE from Oakdale Avenue.

The former Bothwell Orange Grove property currently contains the remains of the commercial orange grove, residence structure, and agricultural outbuildings. The Southwest Valley Community Plan designates the orange grove property for Very Low I Residential land uses with corresponding zones of RE20 and RA. The Property is currently zoned RA-1 and is consistent with the land use designation’s corresponding zones. It is not located within any Specific Plan area, Special District, or Overlay District.

Formerly known as the Bothwell Ranch--a century-old commercial orange grove. Originally 140 acres and purchased in 1926 by Lindsey Bothwell, previous acreage was sold off for housing and the remaining 14 acres was put up for sale in 2019 by the Bothwell heirs. That sparked a three-year community effort to protect the last remaining commercial orange grove in the Valley by designating its 2,000 trees as a city Historic-Cultural Monument. While those efforts mostly failed, they did produce a comprise – with new owner Borstein Enterprises donating 4.6 acres of the site/grove to the Mountains Recreation Conservation Authority (“Preservation Parcels”) to eventually become an open, publically accessible park.



View of Oakdale entry court with entry and egress lanes and landscaped corners.

Project Description:

The Application seeks the merger and subdivision of four existing parcels into 23 ground lots on a 612,868 square foot gated community site, with the main access located at 5300 Oakdale Avenue at the northeast corner of Oakdale Avenue and Collier Street.

The proposal is to create 21 homesites, across 432,034 SF of lot area on the western portion of the property, allowing for the construction of the 21, two-story, single-family homes a gated Private Street which will intersect with Oakdale Avenue and provide entry and egress access for vehicles and pedestrians.

The proposed two easternmost lots, with a total lot area of 180,834 square feet, will be preserved as “public space” and will be dedicated as Preservation Parcels. Construction activities on the Preservation Parcels will be limited to the demolition of certain existing structures and the construction of a legally required hammerhead turnaround where Corbin Avenue at the eastern-most edge of the property intersects with the northeast portion of the Subject Property.

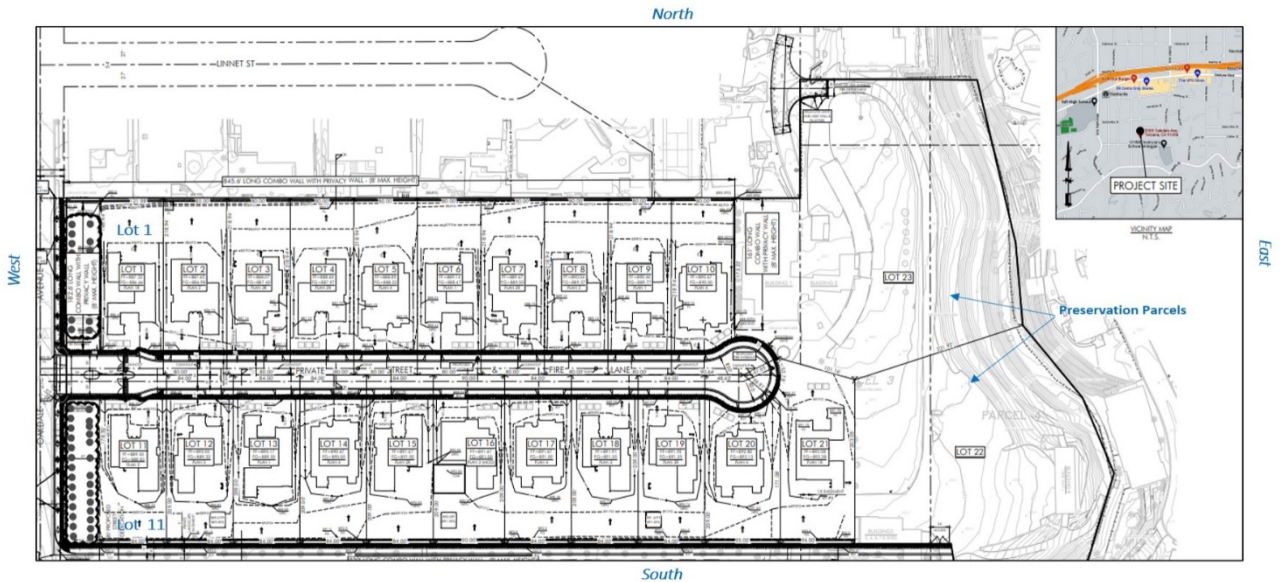


Source: ZIMAS

***Basic location and configuration of the entire Bothwell Ranch property.
The section on the right (east) is being dedicated to the Mountain
Recreation Conservation Authority.***

The application asks for relief on three Entitlements:

1. The approval of the VESTING TENTATIVE TRACT MAP (“VTTM”) No. 083927 pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger and re-subdivision of the Subject Property into 23 ground lots, including a request for a maximum 20% reduction in front and side yard areas and;
2. The approval of a ZONING ADMINISTRATOR’S DETERMINATION, pursuant to LAMC Section 12.24.X.7 to permit 8-foot tall fencing along the northern, southern, and western *borders* of the proposed development.
3. Zone Variance pursuant to LAMC Section 12.27 granting relief from LAMC Section 12.22.C.20.F to permit a fence in excess of 6-feet along the northern property line. This will allow the Project to provide a 15-foot hedgerow along the northern property line, pursuant to our discussions with the neighbors to the north.



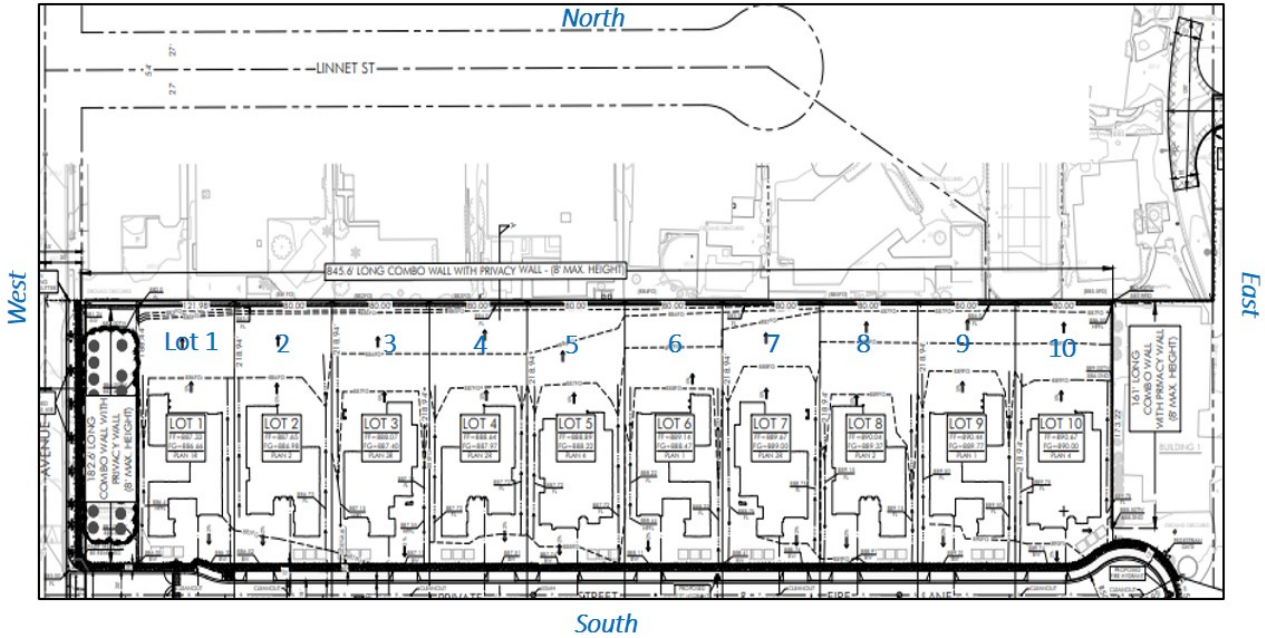
Proposed site plan for gated community with central road, 21 homesites, gates and walls and easternmost 1/3 of property donated to the MRCA.

On the western, rectangular portion of the Subject Property, the Applicant proposes 21 ground lots and a private street bisecting the site, culminating in a cul-de-sac at the eastern end of the rectangular portion of the Subject Property. There will be 10 ground lots on the northern portion of the Redevelopment Area and 11 ground lots on the southern portion of the Redevelopment Area-- each with a minimum Lot Width of 70 feet.

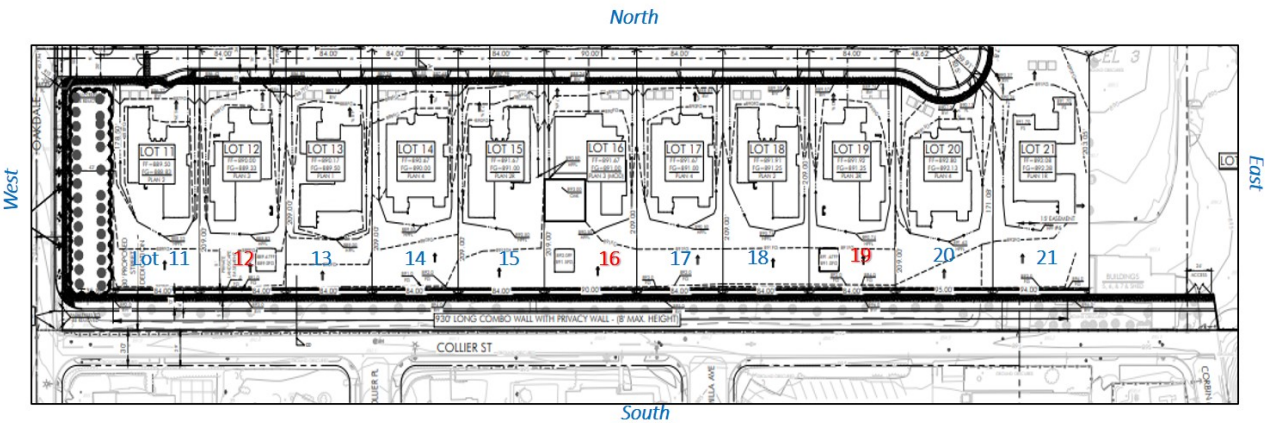
Ranging in size from 17,515 square feet to 28,615 square feet, each lot will consist of a maximum 31'10" tall, two-story single-family home with an attached or detached Accessory Dwelling Unit ("ADU") on all but one lot. The single-family homes will range from 4,819 to 5,136 square feet with ADUs ranging in size from 367 to 503 square feet. Each home will have 3 off-street automobile parking spaces within attached garages. Vehicular and pedestrian ingress and egress to the homes will be off the private street bisecting the development tract. Ingress and egress to the private street will be from Oakdale Avenue, and access to the private street will be controlled with a gate located approximately 60 feet east of Oakdale Avenue.

Adjacent to Oakdale Ave., Lots 1 and 11 will provide easements to allow for a 50-foot landscape buffer area with an 8-foot-high wall proposed for the side yards adjacent to Oakdale. There will be a continuous 8-foot-high wall along the north property lines of Lots 1-10, and a continuous 8-foot-high wall along the southern property lines of Lots 11-21 bordering Collier Street.

Relative to yards, Lots 1-10 fronting along the Private Street will provide front yard setbacks of 20 to 25 feet, and will provide rear yard setbacks ranging from 67 to 75 feet.



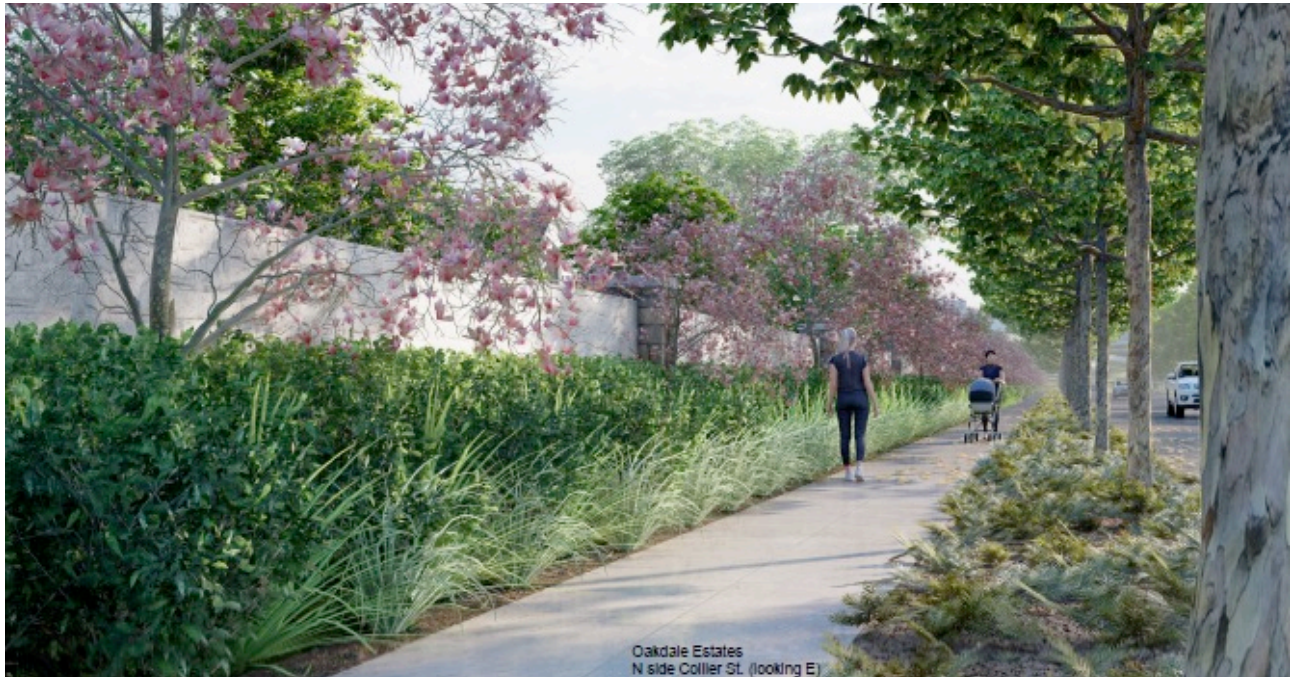
Lots 11-21 are through lots and will provide front yard setbacks along both the Private Street and Collier Street of 20 or 25 feet. These lots will also provide front yard setbacks ranging from 56 feet to 70 feet along Collier Street. Note that Lots 12, 16, and 19 (in red) will provide detached ADUs approximately 20 feet from the Collier Street property line, pursuant to the abovementioned request for a 20% reduction in required front yards.



To allow for the 20-foot front yard setbacks along the Private Street for all lots, the Applicant has included a request with the submittal of the Vesting Tentative Tract Map to permit a five-foot (20%) reduction in the required front yards, resulting in a minimum front yard depth of 20 feet.

The Project includes the planting of 278 new trees and the retention of 267 existing citrus trees, including, if feasible, the preservation and retention of two rows of existing citrus trees along the Oakdale Avenue frontage. Additionally, the Project will retain the 3 protected trees located on the

tract (two of which are located within the two easternmost lots that are not being redeveloped in the proposed project).



Rendering of proposed privacy wall, landscaping and new shade trees proposed for Collier Street.

The Preservation Area is comprised of Lots 22 and 23, with lot areas of 76,369 square feet and 104,768 square feet, respectively. There will be limited demolition activities within Preservation Area, which will be donated to the Mountains Recreation Conservation Authority. There is no new construction proposed within the Preservation Area at this time. Ingress and egress for the Preservation Area will be provided through a gated entry on the north side of Collier Street at the intersection of Collier Street and Corbin Avenue, and via an existing gate at the northwest corner of the Preservation Area, where it intersects with Corbin Avenue. Additional pedestrian access will be provided to the Preservation Area from the Private Street bisecting the Redevelopment Area.



Artist rendering of style of homes proposed for the new gated community.

PLUM Case History and Analysis:

The proposed tract is the remaining portion of the Bothwell Ranch—a citrus orchard of primarily orange trees purchased in 1926 that covered approximately 100 cultivated acres. The ranch continued to operate until Ann Bothwell passed away in 2016. Prior to that, sections of the acreage had sold been sold off to residential developers over the years.

The importance of this site in the San Fernando Valley had previously been identified by Survey LA, the City’s Historic Resources Survey. That’s why in July, 2019 CD-3 Councilman Bob Blumenfield proposed that the City of LA consider it as a City Historic-Cultural Monument and to instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

The City could not agree on the application, and the Bothwell family put the land up for sale and development. Late last year, Councilman Blumenfield reached an agreement with the new owners of the property to donate approximately 1/3 of the land and structures to the Mountain Recreation Conservation Authority. As of this writing, the MRCA has not yet announced plans for maintaining and opening their portion of the land. *Because the MRCA is under State control, this report will only deal with the section owned by Borstein Enterprises.*

The Oakdale Estates project appears to have taken neighborhood issues and potential concerns seriously when planning this development. Currently, there has been very little maintenance to the current structures and fences, the property is overgrown with weeds and scrub, and many of the citrus trees have either died, are dying, or have health issues.

Borstein has publically stated that they will be donating money to widen and upgrade Oakdale Ave. and also improve the area. Specifically, during their Courtesy Presentation last February they stated they would:

- Preserve the existing palm trees (15 of 19 to be retained)
- Try to retain as many of the adult citrus trees as they can.

- Create a 50' planted buffer between Oakdale and their property.
- Either retain or plant additional citrus trees along the Oakdale frontage
- Widen and landscape Collier Street, add a sidewalk and landscaping, and make it a 2-way street since it serves as the main access to the Schwarzenegger Community School.
- Build masonry privacy walls and landscaping around the tract.
- Provide a 2,500-gallon cistern for water retention and landscape use.
- Plant shade-producing, drought-tolerant trees along streets like California Sycamores.
- Install solar panels on all homes in the community and have EV chargers on each home.
- Have integrated ADUs for almost every home that can be used for additional family members, rental or for office space.
- Have a CC&R that requires owners maintain their homes to a required standard.

While there was some talk about increased traffic on Oakdale due to this project, once completed there will probably be very little additional traffic generated except during AM commuters and PM commuters.

The developer has stated that they will install the most efficient heating and cooling systems they can purchase, and will install gas stoves in kitchens as long as it is still legal since gas fuel is still being requested by more upscale homebuyers.

The front gates and pedestrian access will be locked and only opened remotely by homeowners from their homes or with a car opener.

Improved, low-impact lighting will be installed throughout the tract and improved street lighting is being investigated for Collier and Oakdale Streets.

PLUM Board Motion:

As pertaining to Case **ZA-2023-2170-ZAD** at 5300 Oakdale Avenue, Woodland Hills, CA 91364, held three public meetings for the application filed by Oakdale Estates, LLC for the development of Oakdale Estates---a private, gated community of 21 lots, across 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan; and

WHEREAS, the proposed project requests relief on Los Angeles Municipal Code Section 17.15; and

WHEREAS, the proposed project requests approval of a ZONING ADMINISTRATOR'S DETERMINATION; and

WHEREAS, the proposed project requests relief from LAMC Section 12.22.C.20.F; and

WHEREAS, the proposed project developer has sought and incorporated resident concerns regarding water runoff on north side of development;

WHEREAS, 4.5 acres of the original property is to be donated to the Mountains Recreation Conservation Authority, administered by the State of California; and

WHEREAS, all 21 proposed homes will have 2,500-gallon cistern for water retention and landscape use, energy-efficient home systems and appliances, as well as additional state-of-the-art smart home technologies;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Oakdale Estates, LLC receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “request” of “no/limited” parking on Oakdale Avenue during construction.

Motion:

Second:

Vote:

Aye:

Nay:

Abstain: 0