

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**

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**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYOR

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planning.lacity.org

Decision Date: September 26, 2023

Appeal Period Ends: October 11, 2023

Natasha Radwan (A)(O)  
25401 Cabot Road  
Suite 208  
Laguna Hills, CA 92653

Flora Harvey (R)  
Permit Pros  
2085 Belhaven Avenue  
Simi Valley, CA 93063

CASE NO. ZA-2023-270-F  
ZONING ADMINISTRATOR'S  
DETERMINATION  
11942 West Charnock Road  
Palms - Mar Vista - Del Rey Planning  
Area  
Zone: R1V2  
D. M.: 114B157  
C. D.: 11 – Traci Park  
CEQA: ENV-2023-271-CE  
Legal Description: Lot FR 8, Block D,  
East Ocean Park Villa Tract

Pursuant to California Environmental Quality Act Guidelines Section 15061, I hereby **DETERMINE:**

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 (New Accessory Structures) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

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

a Zoning Administrator's Determination to allow the construction, use, and maintenance of an over-in-height wall, fence, pedestrian gate, and motorized outswing gate with a maximum height of eight feet in the required front yard setback to enclose a swimming pool in lieu of the maximum three feet six inches permitted by LAMC Section 12.21 C.1(g) and LAMC 12.22 C.20(f)(2);

upon the following additional terms and conditions:

1. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time.
6. Approved herein is a Zoning Administrator's Determination to authorize the construction, use, and maintenance of an over-in-height wall, fence, pedestrian gate, and motorized outswing gate with a maximum height of eight feet in the required front yard setback in lieu of the maximum three feet six inches permitted by LAMC Section 12.21 C.1(g) and LAMC 12.22 C.20(f)(2).
7. The wall, fence, pedestrian gate, and motorized outswing gate shall be maintained in good repair and kept vertical, uniform, and structurally sound, and all repairs shall blend and be compatible therewith in color and material in compliance with the submitted plans.
8. The area between the footing of the fence and the public right-of-way shall be landscaped and maintained.
9. The proposed swimming pool and spa within the front yard setback area along Charnock Road shall be constructed consistent with Exhibit "A".
10. The subject swimming pool and spa shall comply with LAMC Section 91.3109.
11. If any portion of the structure is determined to be located within the public right-of-way, the applicant is required to obtain approval of a revocable permit from the Bureau of Engineering.

12. No other deviations from the provisions of the LAMC have been requested or approved herein.
13. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

#### **ADMINISTRATIVE CONDITIONS**

#### **14. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from

responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

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

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon

you to advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

### **NOTICE**

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### **FINDINGS OF FACT**

After thorough consideration of the statements contained in the application and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, and statements made at the public hearing on June 13, 2023, I find that the requirements for authorizing a Zoning Administrator's Determination under the provisions of Section 12.24 X.7 have been established by the following facts:

### **BACKGROUND**

The subject property is comprised of two moderately sloped interior lots with a total area of approximately 9,649 square feet. The project site has an approximately 100-foot frontage along the south side of Charnock Boulevard and a variable depth of 90 to 93 feet. The property is currently improved with a two-story single-family dwelling and detached garage that were constructed in 1953. Vehicle access is provided via a driveway along Charnock Road.

The subject property is zoned R1V2 and is located within the Palms - Mar Vista - Del Rey Community Plan Area. The Community Plan Map designates the property for Low Residential land uses with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. Further, the property is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan, a Special Grading Area (BOE Basic Grid Map A-13372), and an Urban Agriculture Incentive Zone. It is located 4.35 kilometers from the Santa Monica Fault. The property is also subject to R1 Variation Zone (ZI No. 2463) regulations and Modifications to Single-Family Zones and Single-Family Hillside Area Regulations (ZI No. 2462).

The applicant requests a Zoning Administrator’s Determination to allow the construction, use, and maintenance of an over-in-height wall, fence, pedestrian gate, and motorized outswing gate with a maximum height of eight feet in the required front yard setback in lieu of the maximum 3 feet 6 inches otherwise allowed by LAMC Section 12.21 C.1(g) and LAMC 12.22 C.20(f)(2). The project is in conjunction with a new pool and spa located within the required front yard setback. The new wall, with a maximum height of six feet, will be composed of Concrete Masonry Unit (CMU) blocks with a smooth stucco finish. A two-foot wrought iron fence will be placed on top of the wall. The pedestrian and motorized outswing gates will be constructed with wrought iron and have a maximum height of eight feet.

**Surrounding Properties**

The surrounding properties in every direction are zoned R1V2 and improved with single-family dwellings ranging from one to two stories in height.

**Streets**

Charnock Road is a designated Collector Street with a designated right-of-way width of 66 feet and a roadway width of 40 feet. Charnock Road is dedicated to a right-of-way width of 53 feet and is improved with an asphalt roadway, a landscaped median, as well as a concrete curb, gutter, sidewalk, and street trees.

**Previous Cases, Affidavits, and Orders:**

City Planning staff, utilizing the Department’s Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 1,000-foot radius of the subject property and found the following:

**Subject Property:**

Permit No. 20014-10000-00519 – On February 6, 2023, the Department of Building and Safety issued a Certificate of Occupancy authorizing a two-story, 1,482 square-foot addition to an existing single-family dwelling.

Permit No. 20016-10000-03598 – On December 18, 2022, the Department of Building and Safety issued a building permit authorizing a remodel of an existing

detached garage.

#### Surrounding Properties:

Case No. ZA-1999-713(F) – On March 29, 2000, the Zoning Administrator approved a Zoning Administrator’s Determination to permit the construction, use, and maintenance of a wall with a maximum height of eight (8) feet within the required northerly side and westerly rear yard setback areas in conjunction with an existing single-family dwelling located at 3659 Inglewood Boulevard.

Case No. ZA-1995-715(F) – On November 9, 1995, the Zoning Administrator approved a Zoning Administrator’s Determination to permit a 6-foot in height masonry and stucco fence located on the front property line, for a distance of approximately 96 feet, located at 3547 Mountain View Avenue.

#### Public Hearing

A Notice of Public Hearing was sent to abutting property owners. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to participate in the virtual hearing at which they could listen, ask questions, or present testimony regarding the project. The hearing was conducted by Zoom webinar and telephonically on Tuesday, June 13, 2023 at approximately 9:00 a.m. The hearing was conducted by Associate Zoning Administrator Tim Fargo for Case No. ZA-2023-270-F and CEQA No. ENV-2023-271-CE. The following testimony was provided at the hearing:

Flora Harvey, Permit Pros., representative:

- Pool and spa
- Minimum of 5 feet enclosure
- Not in front yard
- Request for wall to be six feet for the purpose of the swimming pool enclosure
- Privacy gate and fence
- Other properties have fences and walls that are more than five feet

Rob Fritzeimer, architect:

- Homeowners currently living there

No other members of the public spoke at the public hearing.

Tim Fargo, Associate Zoning Administrator:

- Record is closed
- Inclined to approve

#### Correspondence

No public correspondence was received to the file.



**MANDATED FINDINGS**

For an over-in-height fence/wall request to be approved, all the legally mandated findings in Section 12.24 X.7 of the Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the relevant facts of the case to same.

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

The subject property is comprised of two moderately sloped interior lots with a total area of approximately 9,649 square feet. The project site has an approximately 100-foot frontage along the south side of Charnock Boulevard and a variable depth of 90 to 93 feet. The property is currently improved with a two-story single-family dwelling and detached garage that were constructed in 1953. Vehicle access is provided via a driveway along Charnock Road.

The applicant requests a Zoning Administrator's Determination to allow the construction, use, and maintenance of an over-in-height wall, fence, pedestrian gate, and motorized outswing gate with a maximum height of eight feet in the required front yard setback in lieu of the maximum 3 feet 6 inches otherwise allowed by LAMC Section 12.21 C.1(g) and LAMC 12.22 C.20(f)(2). The project is in conjunction with a new pool and spa located within the required front yard setback. The new wall, with a maximum height of six feet, will be composed of Concrete Masonry Unit (CMU) blocks with a smooth stucco finish. A two-foot wrought iron fence will be placed on top of the wall. The pedestrian and motorized outswing gates will be constructed with wrought iron and have a maximum height of eight feet.

Zoning regulations limit fence/wall heights on residentially zoned property to provide visual consistency in neighborhoods and to limit bulk and mass. However, such regulations are written on a citywide basis and cannot account for the unique characteristics that a specific parcel and surrounding area may have. In this instance, the proposed project will provide security and privacy to the occupants of the residence. It will also provide security to residents of the surrounding neighborhood by limiting access to a pool and spa that will be located in the front yard. 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.

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

The proposed over-in-height wall, fence, pedestrian gate, and motorized outswing gate are consistent with the aesthetics of the existing dwelling onsite as well as the surrounding neighborhood. As shown in Exhibit A, the wall's smooth stucco finish



will be painted to match the existing dwelling's façade. Additionally, the wrought iron fence, pedestrian gate, and motorized outswing gate will be painted to match the dwelling's balcony railings and window frames.

The subject property is located on a block improved with one and two-story single-family dwellings. A neighboring property on this block of West Charnock Road (11935 W Charnock) is improved with over-in-height hedges within the required front yard setback area. It has not been authorized by the Zoning Administrator's Office, however, based on records found in the Department of City Planning's ZIMAS database. While there is a residence that is closer to the east, the proposed eight-foot-tall fence, wall, pedestrian gate, and motorized outswing gate will be located more than 70 feet from the nearest residence to the west of the property.

The proposed construction will be required to comply with all applicable LAMC regulations, and the approval includes conditions of approval to ensure that the project does not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The proposed motorized outswing gate has also been designed to ensure neither the gate nor any waiting vehicles will impede access to the public right-of-way or delay vehicular traffic. The proposed over-in-height fence, vehicular, and pedestrian gates in the front yard will not result in a loss of light or air for neighboring properties or result in a dramatic change in the appearance of the property. As such, the proposed project's size, height, operations, and significant features will be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

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

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Palms – Mar Vista – Del Rey Community Plan area. The Community Plan Map designates the property for Low Residential land uses with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The property is zoned R1V2. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Palms – Mar Vista – Del Rey Community Plan is silent with regards to the construction of over-in-height fences/walls. In such cases, the Zoning

Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goal and policy of the Community Plan:

**Goal 2** A safe, secure, and high-quality residential environment for all community residents.

**Policy 1-1.2** Protect the quality of residential environment and the appearance of communities with attention to site and building design.

As discussed in Finding No. 1, the proposed project will enhance safety and security for occupants of the residence and the surrounding neighborhood at large. Also, the project protects the quality and appearance of the residential environment with attention to site design. No other deviations from the LAMC have been requested. As such, the project is in substantial conformance with the purpose, intent, and provisions of the General Plan and the Palms – Mar Vista – Del Rey Community Plan.

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 of the subject property.**

The proposed 8-foot-tall fence, wall, pedestrian gate, and motorized outswing gate have no known environmental effects or detrimental effects on view. As shown in Exhibit A, the wall's smooth stucco finish will be painted to match the existing dwelling's façade. Additionally, the wrought iron fence, pedestrian gate, and motorized outswing gate will be painted to match the dwelling's balcony railings and window frames. The proposed motorized outswing gate has also been designed to ensure neither the gate nor any waiting vehicles will impede access to the public right-of-way or delay vehicular traffic.

The project, as conditioned, is not anticipated to create visibility problems or reduce access to light and air, and will allow for added privacy, security, and safety to the property. None of the adjoining property owners or occupants spoke against the project. Therefore, it is reasonable to conclude that the requested over-in-height improvements will not result in detrimental effects on the view enjoyed by occupants of adjoining properties.

#### **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 X, areas outside of the flood zone.

**APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

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

An appeal may be filed utilizing the following options:

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

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

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

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

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

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

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must

be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

Inquiries regarding the matter shall be directed to Kevin Fulton, Project Planner, at (213) 978-1210 or [kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org).

A handwritten signature in blue ink that reads "Tim Fargo".

TIM FARGO  
Associate Zoning Administrator

TF:ES:KF:ds

cc: Councilmember Traci Park  
11th Council District  
Adjacent Property Owners





# DEAP

DeVoss Environmental Architecture + Planning

THOMAS DEVOSS, AIA (CA 132320), LEED AP  
1801 BELLEVUE AVENUE  
LOS ANGELES, CA 90026  
TELEPHONE: 818.430.8552  
EMAIL: tom.devoss@gmail.com

CLIENT  
TALAT & DEBBIE RADWAN

CONTRACTOR

STRUCTURAL ENGINEER  
PHILIP MANALO  
PCM STRUCTURAL ENGINEERS, INC  
NORTHBRIDGE, CA 91324

NO.	ISSUE	DATE

## DRAWING INDEX:

- A1.1 PLOT PLAN
- A1.2 DEMO PLAN
- A1.3 PROPOSED SITE PLAN
- A1.4 ELEVATIONS & DETAIL SHEET
- A1.5 ELEVATIONS & DETAIL SHEET

11942 CHARNOCK RD  
LOS ANGELES, CA  
90066

APN: 4234018015

EXHIBIT "A"

Page No. 2 of 5  
Case No. 2A-2023-870-F

RESERVED FOR LABS APPROVAL STAMP

### SITE ADDRESS:

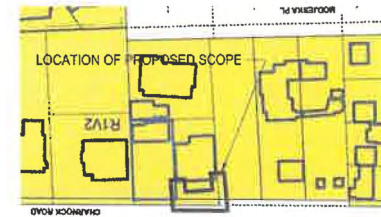
11942 W CHARNOCK RD  
LOS ANGELES, CA 90066  
PARCEL #: 4234018015

### PROPOSED SCOPE:

NEW 8'-0" WALL AT 11942 CHARNOCK RD TO  
REPLACE EXISTING BLOCK & WOOD WALL

### ZONING REQUEST:

FENCE HEIGHT VARIANCE TO BUILD UP TO 8'-0"  
ABOVE ADJACENT FINISH GRADE



**3 ZONING MAP**  
SCALE: NTS



**2 VICINITY MAP**  
SCALE: NTS

**1 PLOT PLAN**  
SCALE: 1/8"=1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE

PROJECT  
11942 CHARNOCK RD  
SCALE  
DRAWN BY  
DATE



## PLOT PLAN

**A1.1**

3015 Thomas DeVoss, Los Angeles  
ALL RIGHTS RESERVED

DeVoss Environmental Architecture + Planning  
 THOMAS DEVOSS, AIA (CA 13232), LEED AP  
 1901 BELLEVUE AVENUE  
 LOS ANGELES, CA 90028  
 TELEPHONE: 818.430.8552  
 EMAIL: tom.devoss@gmail.com

CLIENT  
 TALAT & DEBBIE RADWAN

CONTRACTOR

STRUCTURAL ENGINEER  
 PHILIP MANALO  
 PCM STRUCTURAL ENGINEERS, INC  
 NORTHBRIDGE, CA 91324

NO.	ISSUE	DATE

11942 CHARNOCK RD  
 LOS ANGELES, CA  
 90066

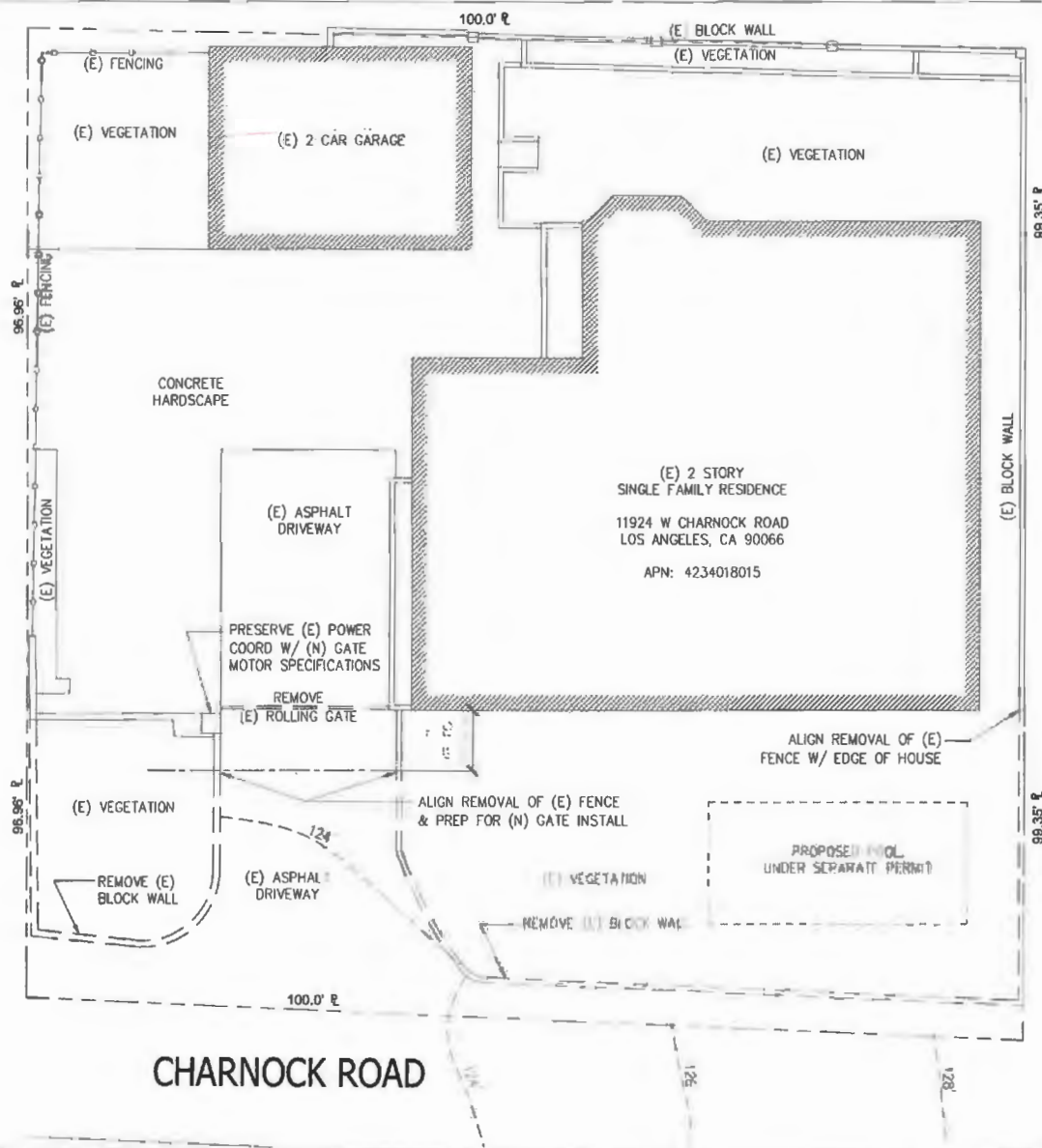
APN: 4234018015

RESERVED FOR LADBS APPROVAL STAMP

**LEGEND**

- == DEMO/REMOVE WALL
- ==== EXISTING WALL
- NEW WALL

**EXHIBIT "A"**  
 Page No. 3 of 5  
 Case No. 2A-2023-22-F



**1 DEMO PLAN**  
 SCALE: 3/8"=1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE

PROJECT  
 11942 CHARNOCK RD  
 SCALE  
 DRAWN BY  
 DATE



DEMO PLAN

**A1.2**



NO. ISSUE	DATE

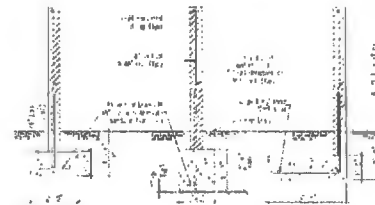
11942 CHARNOCK RD  
 LOS ANGELES, CA  
 90066

APN: 4234018015

**EXHIBIT "A"**  
 Page No. 4 of 5  
 Case No. 2A 2023-270-F

**LA DBS** INFORMATION BULLETIN / PUBLIC - BUILDING CODE  
 REFERENCE NO.: 2023-096 Effective: 01-01-2020  
 DOCUMENT NO.: PIBC 2023-096  
 DRAFTING: JAMES G. PINE, 2023.096

**6" CONCRETE BLOCK MASONRY WALL DETAIL  
 (6'-0" HEIGHT MAXIMUM)**

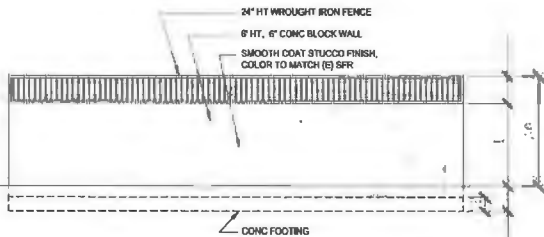


**GENERAL REQUIREMENTS:**

1. Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a minimum of 7.5 gallons of water per sack of cement or 1 gallon of 4% admix.
2. Concrete block units shall conform to ASTM C90.
3. Reinforcing steel to be developed and anchored to meet the Standard ASTM Grade 60 or Grade 80.
4. Mortar shall be composed of one part cement to 2.5 parts sand to 3.5 parts gravel with 7.5 gallons of water per sack of cement or 1 gallon of 4% admix.
5. Concrete block walls to have vertical continuity of walls unbroken, all walls vertical reinforcement shall be used ground anchors and rebar end anchorage. Core not required unless 12" or less. 12" or less shall be used.
6. Shear walls for concrete block wall to be 12" minimum to 24" maximum in width. Shear walls shall be 12" minimum to 24" maximum in width. Shear walls shall be 12" minimum to 24" maximum in width. Shear walls shall be 12" minimum to 24" maximum in width.
7. All reinforcement shall be placed in the center of the T-joint horizontal and all other steps to 1/2" from bottom.
8. All reinforcement shall be placed in the center of the T-joint horizontal and all other steps to 1/2" from bottom.
9. All reinforcement shall be placed in the center of the T-joint horizontal and all other steps to 1/2" from bottom.
10. All reinforcement shall be placed in the center of the T-joint horizontal and all other steps to 1/2" from bottom.
11. Foundation shall be placed upon undisturbed soil with 12" minimum depth of compacted fill or otherwise as of type of foundation.
12. Minimum concrete footing shall be 12" or higher minimum from ground grade which includes a footing point.
13. Height of fence shall comply with the purpose of the zoning code.

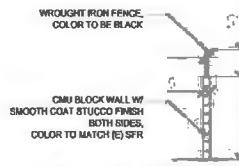
**5 CMU WALL DETAIL BULLETIN**

SCALE: NTS



**3 WEST ELEVATION**

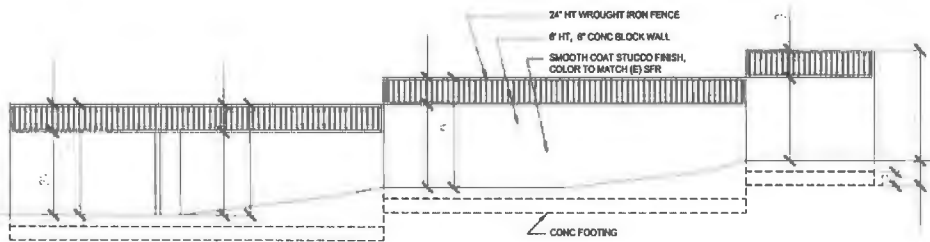
SCALE: 3/4" = 1'-0"



**4 TYPICAL DESIGN SECTION**

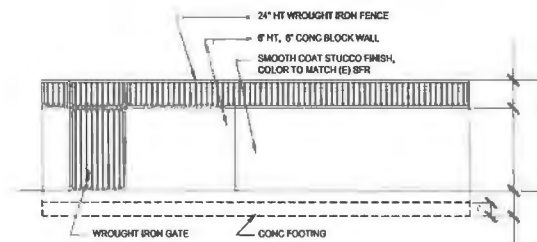
SCALE: 3/4" = 1'-0"

NOTE: REFER TO A1.36 FOR STANDARD CONSTRUCTION DETAILS



**2 NORTH ELEVATION**

SCALE: 3/4" = 1'-0"



**1 EAST ELEVATION**

SCALE: 3/4" = 1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE

PROJECT  
 11942 CHARNOCK RD  
 SCALE  
 DRAWN BY  
 DATE



PROPOSED  
 ELEVATIONS &  
 DETAIL SHEET

**A1.4**

