APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $229

Reviewed & Accepted by (DSC Planner): J. Chan

Case No.: APCC-2021-7874-SPE-ZAA-ZAD-SPP-DRB **Date:** 10/1/26

☒ Determination authority notified ☐ Receipt Number: 200700780346

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☑ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: APCC-2021-7874-SPE-ZAA-ZAD-SPP-DRB

APN: 5583002004

Project Address: 6023 ROGERTON DRIVE

Final Date to Appeal: OCTOBER 1, 2026

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

APPELLANT

Check all that apply:

☑ Person, other than the applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: MICHAEL MEKEEL

Company/Organization: MFTT LLC

Mailing Address: 8630 HILLSIDE AVENUE

City: LOS ANGELES **State:** CA **Zip Code:** 90069

Telephone: 310-386-4995 **E-mail:** MMEKEEL@OMA-LA.COM

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

☑ Self ☐ Other: _____

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

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Reynolds MOTT LLC **Date:** 9/30/26

JUSTIFICATION/REASON FOR APPEAL

Case No.: APCC-2021-7874-SPE-ZAA-ZAD-SPP-DRB

Project Site: 6023 West Rodgerton Drive, Hollywood, California 90068

Subject of Appeal: Approval, pursuant to LAMC Chapter 1 Sections 11.5.7(C) and 16.50, and Section 9 of the Hollywoodland Specific Plan (Ordinance No. 168,121), of a Project Permit Compliance Review and Design Review for the construction of a new single-family dwelling in the RE9-1-HCR Zone.

I request that the City Council approve this appeal and require the Applicant to build a house that conforms with the applicable regulations, findings, standards and provisions of the Specific Plan.

Reason for Appeal

The Project was approved in error because it proposes numerous walls over 6 feet in height which the Hollywoodland Specific Plan expressly prohibits except when required by the Los Angeles Department of Building and Safety (LADBS):

B. Fences and Walls

1. Except for Granite Walls and Granite Stairways, no way fence or new wall or addition to an existing fence or wall shall be permitted closer than three feet from the front lot line. No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.

There is no LADBS Order to Comply requiring a wall taller than 6 feet on this property. LADBS does not mandate building or site design; because Applicant wants a particular house and pool design, and because to get that retaining walls may be required that does not constitute a "requirement by the Department of Building and Safety."

Furthermore, in approving a project the Director must find "substantial compliance with the applicable regulations, findings, standards and provisions of the Specific Plan." The Finding for Section 7B states specifically the wall heights, leaving no question:

> *Hollywoodland's Historic Granite Retaining Walls and Stairs were originally built as architectural landscape features which carry through the European Village theme of this community and are listed as Historic-Cultural Monument No. 535 by the Cultural Heritage Commission. The Specific Plan seeks to protect and enhance the preservation of buildings, structures and sites which are irreplaceable assets to the City and to Hollywood. To help retain these cultural resources in Hollywoodland, the Specific Plan prohibits the location of any new fence or new wall, or the addition to an existing fence or wall, from exceeding six feet in height and being closer than three feet from the front lot line.*

This Project, and specifically the massive retaining walls proposed for it, do not protect and enhance the sites and the character of Hollywoodland, but rather degrade it.

Specific Points at Issue

The retaining walls are not a "requirement". The Geotechnical Reports and the Approval Letters from the LADBS Grading Division specifically discuss and approve alternative methods of supporting the steep cut slopes on the property, including:

1. Retaining walls.

2. Compacted fill placed against the steep cut slopes at a slope of 1½ to 1.

3. A combination of the above two methods.

4. Soil nailing, which, while not proposed by the Geotechnical Engineer, may be feasible in areas of the lot where the nails would not extend onto the neighboring property.

The applicant proposes two 10-foot walls where two 6-foot walls would accomplish the same goal. While this alternative would raise and reduce the size of the rear patio, the applicant is not entitled to the grade and patio size just because the Applicant wants that. At the rear of the property where the applicant proposes two 10-foot walls, soil nailing could eliminate the need for most of these walls, and where soil nailing is not possible, two 6-foot walls could be used instead. The applicant is likewise not entitled to a swimming pool.

How I Am Aggrieved by the Decision

I am a developer. I own two steep lots in Hollywoodland and intend to build a house in Hollywoodland precisely because the Specific Plan exists to protect the architectural character of Hollywoodland. The value of my investment in Hollywoodland will be diminished if houses like 6023 Rodgerton Drive are permitted to be built, degrading the character of Hollywoodland with massive retaining walls that are both unnecessary and prohibited by the Specific Plan. If houses like this one continue to be approved, Hollywoodland will eventually look like any other hillside tract with more retaining walls than houses

I have plans to build my house in an authentic Spanish Revival to protect and enhance European Village character. The house will have NO retaining walls in order to protect the natural environment. This house will be a smaller house than 6023 Rodgerton Drive and built across two lots, so as to preserve as much of the natural ecology as possible. I have also built a house at 6231 Rodgerton Drive with similarly steep slopes and without a single retaining wall, and it has been mistaken for a 1920s original house. Compliance with the Specific Plan is all entirely possible and more economical.

This project is not what the City Council intended when it passed the ordinance establishing the Hollywoodland Specific Plan. The Planning Department continues to recommend approval of houses like this one that fly in the face of the City Council's original intent in establishing the Hollywoodland Specific Plan, without studying the community's character and without implementing its findings.



6231 Rodgerton Drive. Built in 2005. NO RETAINING WALLS

CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300 www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEPTEMBER 16, 2026

Case No.: APCC-2021-7874-SPE-ZAA-ZAD-SPP-DRB Council District: 4 – Raman CEQA: ENV-2021-7875-CE
Plan Area: Hollywood

Project Site: 6023 West Rodgerton Drive

Applicant: Sarkis Mkhitarian
Representative: Jeff Allen, Pacific Crest Consultants

At its meeting on **August 11, 2026**, the Central Area Planning Commission took the actions below in conjunction with the following Project:

Construction of a three-story single-family dwelling with a Residential Floor Area of 3,089 square feet, on a 12,066 square foot lot. The dwelling will have a height of 43'-6". Five parking spaces will be provided. Three retaining walls are proposed, with a maximum height of 10 feet. Regarding grading, the Project proposes 1,450 cubic yards of cut, 570 cubic yards of fill, and 980 cubic yards of export in total. The Project does not propose the removal of any trees, and there are no protected trees or shrubs on-site.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Chapter 1 Section 11.5.7 F. of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to permit the location of retaining walls within three feet of the front lot line, as otherwise prohibited per Section 7.B.1 of the Hollywoodland Specific Plan;
3. **Approved**, pursuant to LAMC Chapter 1 Section 12.28, a Zoning Administrator's Adjustment to permit retaining walls with a maximum height of 10 feet located within the required front and side yards, in lieu of the three and one-half foot limitation in the front yard and the six foot limitation in the side yard per LAMC Chapter 1 Section 12.22 C.20.(f).
4. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 X.26, a Zoning Administrator's Determination to permit three retaining walls with a maximum height of 10 feet, in lieu of the limitation of one retaining wall with a maximum height of 12 feet per LAMC Chapter 1 Section 12.21 C.8.(a);
5. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing a 20-foot-wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area as otherwise required per LAMC Chapter 1 Section 12.21 C.10.(i)(3);
6. **Approved**, pursuant to LAMC Chapter 1 Sections 11.5.7. C. and 16.50, and Section 9 of the Hollywoodland Specific Plan (Ordinance No. 168,121), a Project Permit Compliance Review

and Design Review for the construction of a new single-family dwelling in the RE9-1-HCR Zone;

7. **Adopted** the attached Conditions of Approval; and

 8. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Welliver
Second: Sachdeva
Ayes: Powell, Lawrence, Stromberg

Vote: 5 – 0

_____
Stephanie Gavidia, Commission Executive Assistant I
Central Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Central Area Planning Commission is appealable to the Los Angeles City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council.

FINAL APPEAL DATE: OCTOBER 1, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an

appeal. **HOW TO FILE AN APPEAL**

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. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e

check.

QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

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.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; filed with staff at DSC public counters.

QR Code to Forms for In-Person Appeal Filing

b. Alternatively, appeal applications can be

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office Address	**Phone Number**	**Email**
Metro DSC 201 N. Figueroa St 4th Floor Los Angeles, CA 90012 6262	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

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).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance	In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.. See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Conditions of Approval, Findings

cc: Jane Choi, Principal City Planner
Deborah Kahen, Senior City Planner
Valentina Knox-Jones, City Planner

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled "Exhibit A", and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

2. Approved herein is the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and an attached partially subterranean garage, a pool, spa, deck, without providing a 20-foot-wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area. Three 10-foot retaining walls shall be permitted within the side yard setbacks, and within the front yard setback, specifically within three feet of the property line.

3. **Residential Floor Area (RFA)**. The project may be limited to 3,089 square feet of Residential Floor Area per the Baseline Hillside Ordinance No. 181,624 or to the satisfaction of the Department of Building and Safety.

4. **Height.** The project shall be limited to an overall height of 43 feet and six inches in height but shall not exceed the height limitations in the Specific Plan.

5. No other deviations have been requested from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC), including from any other yard setback requirements. All applicable provisions shall be observed.

SPECIFIC PLAN CONDITIONS

6. **Rooftop Equipment.** Notwithstanding the provisions in LAMC Section 12.21.1 8.3 and Section 12.21 C.10, no heating, ventilation or air conditioning equipment installed in a new

building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents. Any other appurtenances installed on a new building, or added to an existing building, except for solar heating panels, receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywood land.

7. Height. The project shall not exceed 24 feet in height within the first 20 feet of the property, as measured from the highest point of the roof structure to the top of the street curb elevation. The structure beyond the first 20 feet of the property shall not exceed an overall building height of 45 feet, as measured from the lowest grade within five horizontal feet of the exterior walls of the building to the highest elevation of the roof structure or parapet wall.

8. Fences and Walls. The project proposes three 10-foot retaining walls proposed within the front and side yard setbacks. The retaining walls shall be consistent with Exhibit "A" and shall be permitted within three (3) feet of the front lot line, as measured from the dedication.

9. Setbacks. The project shall provide yard setbacks of 14 feet in the front yard, 13 feet and 10 inches in the western side yard, 10 feet and 6 inches in the northern side yard for the main building.

10. Parking. The project shall provide five (5) on-site parking spaces pursuant to the provisions in the Hollywoodland Specific Plan and the requirements listed in LAMC Section 12.21. The two additional spaces required by the Specific Plan may be uncovered and within the front yard.

11. Landscaping. The project shall provide at least 50 percent of the front yard and side yards to be landscaped.

12. Lot Coverage. As illustrated in 'Exhibit A', the project shall not exceed a lot coverage of greater than 17 percent. Additionally, inclusive of hardscaped surfaces, the buildings and paved areas shall not exceed 28 percent of the lot area.

13. Fire Protection. The single-family dwelling shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

14. Sewer Connection. The project shall provide a sewer connection to the new dwelling unit, to the satisfaction of the City Engineer.

15. Grading. Grading on the site shall be in substantial conformance with the Grading Plan submitted by the Applicant, stamped Exhibit "A," and attached to the subject case file.

16. Design Guidelines. The project shall comply with all design guidelines for which the project received points in the Hollywoodland Design Guidelines Worksheet in Exhibit "A."

a. Design Guideline 1 - As illustrated on page C2A, the project shall not utilize any retaining wall exceeding 10-feet in height.

b. Design Guideline 3 – As illustrated on page E-5, all visible retaining walls are stucco coated, or constructed of stone brick, decorative block, or masonry decorative block included slumpstone, colored block, battered concrete block, and other types of block

with a finish other than standard concrete block.

c. Design Guideline 4 – As illustrated on page L-1, dense shrubbery or vines shall be installed to reduce the offsite visual impact of the existing retaining wall.

d. Design Guideline 6 – As noted on page E-11.2, all new windows shall have a profile of at least 1 ½ inches.

e. Design Guideline 7a – As illustrated on page E-7.1, where the project utilizes stucco, it shall be steel-troweled or a sand float finish stucco.

f. Design Guideline 11 – As illustrated on page E-7.1, all stair risers visible from the public right-of-way shall utilized closed risers.

g. Design Guideline 13 – As noted on page E-6.1, the project shall only utilize one double or two single garage doors on the same plane.

h. Design Guideline 16 – As noted on page E-11.2, at least 75% of the windows within the project are recessed a minimum of 3 inches from the face of the wall to the face of the glass.

i. Design Guideline 17b – As illustrated on page E-7.1, the project utilizes at least one projection from the main wall surface with a minimum depth projection of 3 feet, which covers more than 10% of the façade from which it projects.

j. Design Guideline 19 – As illustrated on page E-5, the project, including attached walls taller than six feet, shall cover less than 80% of the street frontage. Retaining walls required for street improvements are exempted.

ZONING ADMINISTRATOR ADJUSTMENT AND CONTINUOUS PAVED ROADWAY CONDITIONS

17. Street dedication along the property's frontage shall be provided as required by the Bureau of Engineering.

18. No other deviations have been requested from any other applicable provisions of the Baseline Hillside Ordinance (BHO) regulations (Section 12.21 C.10 of the LAMC). All other applicable provisions shall be observed.

19. Prior to the issuance of a grading permit, a cash bond shall be posted to the satisfaction of the Bureau of Engineering to guarantee that any damage incurred to roadways (sections of the roadways is to be determined by the City Engineer), which may result from any construction activity on the site, is properly repaired by the applicant. Any damage incurred to the roadways which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.

20. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Los Angeles Fire Department (LAFD) for review of compliance with the LAMC fire protection provisions for hillside dwellings. Said Department's approval in a stamp form shall be included in the plans submitted to the

Development Services Center.

21. On- and off-site drainage of the Project including any stormwater runoff mitigation measures shall be reviewed and approved by the Department of Building and Safety and the Department of Public Works. Stormwater mitigation regulations shall be complied with at all times.

22. Prior to the clearance of the building permit, the applicant shall submit a landscape plan including planting materials and irrigation, prepared by a licensed landscape professional, to the Development Services Center for approval prior to the condition clearance of this determination. All landscape shall be implemented prior to the issuance of the Certificate of Occupancy.

23. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.

24. The project owner is fully responsible and shall ensure the project contractor and crew read, fully understand, and comply with all conditions imposed in this grant.

25. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying telephone numbers for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and (3) the owner and/or construction contractor where residents can inquire about the construction process and register complaints. The applicant shall be required to respond within 24 hours of any complaint. A construction superintendent shall be present on-site during construction.

26. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances.

27. Staging shall be done onsite to the extent feasible. When staging will need to be adjacent to the site, at no times can driveways of adjacent properties be blocked, nor can one lane of the street be blocked without the presence of a flagger.

28. The contractor shall establish an off-site staging area for large trucks and any other construction vehicles and shall provide a construction parking plan in order to control the frequency of construction traffic to the site to the satisfaction of the Department of Transportation. The specifics of the plan shall be printed on the plans submitted for clearance to the Development Services Center.

29. Truck traffic directed to the project site for the purpose of delivering materials, and construction machinery shall be limited to the hours beginning at 9 a.m. and ending at 3 p.m., Monday through Friday only. No truck deliveries shall occur outside of this time period.

30. All trucking activities for deliveries during construction stages shall be coordinated so that only one exporting truck or one vendor delivery vehicle is at the site at one time and so that a construction supervisor is present at such time to prevent any potential traffic impacts.

31. No delivery of building material shall occur on trash collection days.

32. A minimum of two flag persons shall be provided to assist with the delivery of any construction materials at the site. Flag persons shall assist with the movement of traffic

whenever two-way traffic is obstructed as a result of construction activity.

33. Building material delivery and loading accessing the project site shall not utilize over-size trucks. Trucks shall be two axles only.

34. Construction activities shall be restricted to the hours of 8 a.m. to 5 p.m. Monday through Friday, and 9 a.m. to 5 p.m. on Saturday.

35. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously to lessen high noise levels.

36. The project contractor shall use power construction equipment with state-of-the art noise shielding and muffling devices.

37. All debris, trash and waste generated by the construction or by any worker, including but not limited to building material remnants, removed weeds, dirt, food or drinks consumed by

workers, etc., must be removed from the site or kept in a covered, on-site trash receptacle on the properties being developed. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.

38. The public street right-of-way adjacent to the project site shall be cleaned of spilled materials and trash during earth exporting and construction stages at the termination of each workday.

39. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.

ADMINISTRATIVE CONDITIONS

40. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

41. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

42. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

43. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

44. **Covenant and Agreement**. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

45. **Definition**. Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.

46. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications

to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

47. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

48. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

49. **Corrective Conditions**. 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 City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.

50. **Project Plan Modifications**. Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning and the City Planning Commission.

51. 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 includes 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.

FINDINGS

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet. The single-family dwelling will have an overall height of approximately 43 feet. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet. The project proposes the following approximate grading quantities: 1,450 cubic yards of cut, 570 cubic yards of fill, and 980 cubic yards of export in total. There are no protected trees or shrubs on site, and no trees in the right-of-way. The project does not propose the removal of any trees.

The site consists of one irregular shaped, upslope, vacant parcel of land with a lot area of approximately 12,118 square-feet. The site is zoned RE9-1-HCR and designated for Low I Residential uses and is within the Hollywood Community Plan Area. The site is located within a Hillside Area, the Hollywoodland Specific Plan area, a Hillside Construction Regulation area (HCR), 500 feet of Griffith Park, a High Quality Transit Corridor, a Very High Fire Severity Zone, a Watercourse area, a BOE Special Grading Area, the Santa Monica Mountains Zone, a High Biological Resource Potential area, a High Mountain Lion Potential area, a Wildlife Urban Interface area, a Criterion 1 Protected Area for Wildlife, a Landslide area, and within the Hollywood Fault Zone. The site is not located with an Alquist Priolo Zone, nor is it located within a Flood Zone, or Liquefaction Zone, or a Red Flag Restricted Parking area.

According to a Tree Report, dated April 17, 2025, prepared by Lisa Smith of the Tree Resource, there are no protected trees located on the subject site. In fact, there are no trees on site, only ornamental trees which exist off site on the adjacent parcels. Shrubs exist on site, but they are not of a protected species.

A Biological Resources Report, dated April 14, 2026, prepared by Soar Environmental Consulting, was submitted to the file indicating that the project would not result in any significant impacts to biological resources. There are no wetlands, riparian areas, or jurisdictional waters on-site. Additionally, suitable nesting habitat for migratory birds is limited on the project site due to a lack of suitable nesting trees and shrubs. Horticulture in the area is comprised of ornamental and native plants, including Coulter's Matilija poppy and laurel sumac. Based on the urbanized nature of the site and the lack of viable, contiguous habitat at the project location, the proposed development will have no effect on mountain lions or their critical habitat. As such, there are no anticipated impacts to biological resources.

The case was reviewed by the Design Review Board on March 19, 2026 and the Board recommended that the case be continued. Four Board members attended the hearing and voted to continue the item and recommended that the applicant consider the following revisions:

- Utilize a color selection that will fit well with the neighborhood,
- Select a texture on the retaining walls that will soften the view of the retaining wall, like board formed concrete. Consider both the texture and color
- Provide renderings and color elevations, or pictures of the materials, which are to be used for retaining walls at the rear of the property
- Add landscaping to the rendering
- Update the landscape plan to be 100 percent native species. Remove the proposed Ficus trees [and replace with a different species] and use trees to soften the front façade

- Consider flaring the retaining walls along the driveway for driver safety • Consider the landscape plan – support the local flora and fauna, and support wildlife corridors
- Consider reducing the rooftop railing, or setback to reduce the appearance of the structure's height
- Provide diagram that shows site sections from the street to the rear of the property (including the retaining walls).

On May 8, 2026, the applicant submitted revised architectural plans to respond to the Board's comments. The applicant also submitted a written response to the Board's recommendation and noted that the plans had been revised to:

- Update the rendering, colored elevations, and materials sheet (E-7.5) to utilize a warmer color palette to be consistent with the existing colors and materials in the neighborhood. • Update the Materials sheet (E-7.5) to show that the retaining walls will utilize panel-formed concrete with appropriate landscaping. The concrete will be stained a buff color to match the existing surrounding geology
- Provide a Rendering which shows abovementioned panel-formed concrete retaining walls, with appropriate landscaping, stained a buff color to match the existing surrounding geology.
- Update the Rendering to add landscaping
- Update the Landscape Plan - ficus trees are no longer used, only a creeping fig vine for disguising the retaining walls. The Rendering was updated to illustrate the trees which were already proposed on the Landscape Plan in front of the house. All the proposed plant species have either a Low or Very Low WUCOLs rating (Water Use Classification of Landscape Species). The only Medium water use shrub is the Festuca Rubra 'molate', which is a California native, drought tolerant, and slow-spreading groundcover or lawn alternative. The vines are Low-Water use though not California natives, they are well

  suited to the Mediterranean climate and will serve well to cover the retaining walls, by draping over them or clinging on to the walls. New Zealand Christmas Tree has been changed to Arbutus Marina, a low-water-use tree suited for the Mediterranean climate.

- The Site Plan and Renderings were revised to flare the retaining walls. • The Landscape Plan was updated to support wildlife in the following manner: o Prioritizing California Native Species: The Landscape plan was updated to include a predominant selection of California native plants. These plants are essential for providing familiar food sources and habitats for local pollinators, birds, and insects. The Landscape design also includes native friendly selections.
    - o Structural Diversity: Using a mix of trees, shrubs, and vines to create a multi layered environment for nesting and cover.
    - o Permeability: The layout is designed to allow small wildlife to navigate the site safely between larger natural habitat patches.

- Water-Wise and Sustainable Practices: By following WUCOLS (Water Use Classification of Landscape Species) guidelines, the plan selects drought-tolerant plants that thrive in our local climate with minimal supplemental water. This preserves local water resources and ensures the long-term health of the soil and ecosystem.
- Living Soil and Hydroseeding: The use of hydroseed and organic mulch supports a healthy soil microbiome, which is the foundation of a robust local food web. o They relocated the rooftop railing back away from the front façade by approximately 5 feet, in order to reduce the visual appearance of the building.

- A diagram was provided on page E-7.6 and E-7.7, which illustrates the line of sight from the street centerline, showing that the relocated rooftop railing and rear retaining walls will be obscured from view by the dwelling.
- A set of neighborhood maps were also provided which illustrate that the majority of parcels on the north side of Rodgerton Drive are undeveloped and are accessible by wildlife, and that the southern side of Rodgerton Drive is uniformly developed and therefore, it is unlikely that wildlife would use the site to move southward.

On June 4, 2026, the case was presented to the Hollywoodland Design Review Board and six Boardmembers attended the hearing, two of whom had not attended the previous hearing. The Board voted to recommend disapproval of the project with a vote of four to two. Following are the Board's findings for the disapproval recommendation:

• The scale of the project is too large in context of the surrounding neighborhood • Additional grading is excessive and does not account for previous unpermitted grading that was already done. The previous grading should be included in the total count. • The proposed three retaining walls are counterproductive to the character of the neighborhood.
• This is an excessive number of retaining walls in terms of count.
• The style of the house does not comply with the Specific Plan.
• The massing and color selection is not appropriate.
• The structure is flat, boxy, industrial and one dimensional.
• The structure lacks whimsy.
• There are over 384 linear feet of retaining walls, the exception is not needed. • The three retaining walls lead to a house that does not comply with the character of the Specific Plan, in regards to size and scale.

LAMC 12.24 X 26 ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS – RETAINING WALL HEIGHT AND NUMBER OF RETAINING WALLS

In order for a Zoning Administrator's Adjustment to be granted, all of the legally mandated findings delineated in Municipal Code Section 12.28 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. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

   The site consists of one irregular shaped, upslope, vacant parcel of land with a lot area of approximately 12,118 square-feet. The site is zoned RE9-1-HCR and designated for Low I Residential uses and is within the Hollywood Community Plan Area. The site is located within a Hillside Area, the Hollywoodland Specific Plan area, a Hillside Construction Regulation area (HCR), 500 feet of Griffith Park, a High Quality Transit Corridor, a Very

High Fire Severity Zone, a Watercourse area, a BOE Special Grading Area, the Santa Monica Mountains Zone, a High Biological Resource Potential area, a High Mountain Lion Potential area, a Wildlife Urban Interface area, a Criterion 1 Protected Area for Wildlife, a Landslide area, and within the Hollywood Fault Zone. The site is not located with an Alquist Priolo Zone, nor is it located within a Flood Zone, or Liquefaction Zone, or a Red Flag Restricted Parking area.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway.

The applicant proposes the construction of three retaining walls which are to be constructed within both side yards and within the front yard. The Municipal Code limits the height of retaining walls to ten feet, however, any retaining walls within side yards or front yards must also comply with additional height limitations. In the side yards, walls may not exceed a height of six feet and within the front yard, walls may not exceed a height of three and one-half feet. The applicant is requesting a Zoning Administrator Adjustment to permit two retaining walls to have a maximum height of 10 feet in the side yard setbacks, in lieu of the six-foot limitation; and to permit the third retaining wall to have a maximum height of 10 feet in the front yard setback, in lieu of the three and one-half foot limitation.

Strict adherence to the height limits and yard requirements for retaining walls would be impractical, as the irregular shape and topography of the site present challenges to development. The most feasible location for the development of the home is within the first half of the property due to the inconsistent lot width in the back half of the property. This inconsistent lot width reduces the location of building pads which would be suitable for development. The design provides side yard setbacks which are greater than that required by the code, however, the retaining walls will be located within the side yards to create flat recreational space for the inhabitants of the home. The parcels immediately east and west of the site are vacant, and as such, there are no existing residents who would be impacted by the placement of these over in height walls within the side yards.

The third retaining wall is a continuous wall which wraps around the single-family dwelling and retains earth on both sides of the driveway, in order to provide vehicular access to the partially subterranean garage. Walls are typically limited to a height of three and one-half feet in the front yard. The retaining wall on either side of the driveway would observe its maximum height of 10 feet further away from the Rodgerton Drive frontage. Within the Specific Plan wall prohibition area, the wall would have a height between approximately 2 feet and 6 inches and 5 feet and 6 inches. Within the 2 foot dedication area, the wall would have a height between 6 inches and approximately 2 feet and 6 inches. Allowing the additional height for the retaining wall has no impact on the privacy or views of adjoining properties because it is primarily below grade.

The general purpose and intent of the wall height regulations are to provide visual consistency in neighborhoods and to seek a balance between privacy and access to air circulation and natural light. While these citywide standards promote compatibility, they cannot take into account the individual and unique characteristics of a specific property. The Code's intent to achieve compatibility between respective sites and protect

neighboring properties, and the applicant's desire to provide a more functional and livable dwelling, can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The use will be a single-family dwelling, consistent with the surrounding properties, and will be consistent with other relevant zoning regulations. Strict compliance with the Code would be impractical or infeasible and would impose a substantial and unnecessary burden upon the applicant without serving any real beneficial purpose for either the community or the applicant. Therefore, while site characteristics and existing

improvements make strict adherence to the zoning regulations impractical or infeasible, the project, as conditioned, nonetheless conforms with the intent of those regulations.

2. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety**.

The site consists of one irregular shaped, upslope, vacant parcel of land with a lot area of approximately 12,118 square-feet. The site is zoned RE9-1-HCR and designated for Low I Residential uses and is within the Hollywood Community Plan Area. The site is located within a Hillside Area, the Hollywoodland Specific Plan area, a Hillside Construction Regulation area (HCR), 500 feet of Griffith Park, a High Quality Transit Corridor, a Very High Fire Severity Zone, a Watercourse area, a BOE Special Grading Area, the Santa Monica Mountains Zone, a High Biological Resource Potential area, a High Mountain Lion Potential area, a Wildlife Urban Interface area, a Criterion 1 Protected Area for Wildlife, a Landslide area, and within the Hollywood Fault Zone. The site is not located with an Alquist Priolo Zone, nor is it located within a Flood Zone, or Liquefaction Zone, or a Red Flag Restricted Parking area.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway.

The applicant proposes the construction of three retaining walls which are to be constructed within both side yards and within the front yard. The Municipal Code limits the height of retaining walls to ten feet, however, any retaining walls within side yards or front yards must also comply with additional height limitations. In the side yards, walls may not exceed a height of six feet and within the front yard, walls may not exceed a height of three and one-half feet. The applicant is requesting a Zoning Administrator Adjustment to permit two retaining walls to have a maximum height of 10 feet in the side yard setbacks, in lieu of the six foot limitation; and to permit the third retaining wall to have a maximum height of 10 feet in the front yard setback, in lieu of the three and one-half foot limitation.

The site's topography requires that the project's retaining walls all be increased to a maximum of 10 feet to position the home into the hillside, thereby lowering the height of the proposed dwelling, and allowing full compliance with the Specific Plan's 45-foot height limitation. The strict adherence to the zoning regulations is impractical considering the severe topography of the subject property.

The proposed over-in-height retaining walls in the side yards would not adversely affect or further degrade adjacent properties or the surrounding neighborhood, as the irregular shape and topography of the site ensure that the retaining walls will have limited visual impact. Moreover, landscaping will be utilized to significantly obscure the retaining walls. The proposed project would serve to positively affect the public welfare and safety within the neighborhood, as it would act as additional stabilization to the steep slope that characterizes this section of the hillside. Additionally, the design of the proposed retaining walls is intended to compliment the character of the existing single-family dwelling and existing improvements

on-site, ensuring visual compatibility and guarding against negative aesthetic effects that would detract from or degrade adjacent properties. As conditioned, 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. Therefore, the project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

There are 11 elements of the General Plan. Each of these elements establishes 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 project site is located within the Hollywood Community Plan, which designates the property for Low I Residential land uses with a RE9- 1-HCR Zone. The project does not propose to deviate from any of the requirements of the General Plan and the Los Angeles Municipal Code related to residential use except for the relief requested herein. Los Angeles Municipal Code Section 12.28 permits the requested adjustment of the retaining wall height and location requirement by the Zoning Administrator. The use of the property will consist of a single-family, which is consistent with the Zoning and Land Use designation. The project can be found to be in substantial conformance to the purpose, intent and provisions of the General Plan and Hollywood Community Plan to preserve and protect the residential use.

ZONING ADMINISTRATOR'S DETERMINATION FINDINGS – CONTINUOUS PAVED ROADWAY

In order for a Zoning Administrator's Determination to be granted, all of the legally mandated findings delineated in Municipal Code Section 12.24 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:

4. 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 site consists of one irregular shaped, upslope, vacant parcel of land with a lot area of approximately 12,118 square-feet. The site is zoned RE9-1-HCR and designated for Low I Residential uses and is within the Hollywood Community Plan Area. The site is located within a Hillside Area, the Hollywoodland Specific Plan area, a Hillside Construction Regulation area (HCR), 500 feet of Griffith Park, a High Quality Transit Corridor, a Very

High Fire Severity Zone, a Watercourse area, a BOE Special Grading Area, the Santa Monica Mountains Zone, a High Biological Resource Potential area, a High Mountain Lion Potential area, a Wildlife Urban Interface area, a Criterion 1 Protected Area for Wildlife, a Landslide area, and within the Hollywood Fault Zone. The site is not located with an Alquist Priolo Zone, nor is it located within a Flood Zone, or Liquefaction Zone, or a Red Flag Restricted Parking area.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066

square foot lot. The single-family dwelling will have an overall height of approximately 43 feet and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet.

The applicant requests relief from LAMC Section 12.21 C.1 0(i)(2) and (3) to allow the construction, use, and maintenance of a new single family dwelling without a continuous 20- foot-wide paved roadway from the driveway apron to the hillside boundary; and relief from LAMC Section 12.21 C.8.(a) to permit three retaining walls with a maximum height of 10 feet in lieu of the limitation of one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet.

The request for relief from the continuous 20-foot-wide paved roadway requirement is recommended. Strict compliance with this requirement would require significant grading, removal of utility poles, relocation of mature landscaping, and potential encroachment onto neighboring properties and private structures. These actions would be disproportionately costly, would create unnecessary logistical challenges. The requested continuous paved roadway relief represents the minimum necessary deviation to allow reasonable use of the property while preserving the existing improvements on the street. Approval of the continuous roadway determination balances public safety and access considerations with the site's physical constraints.

As the subject property is located in a Hillside Area and a Landslide Area, the retaining walls and grading associated with the proposed residence are subject to a number of conditions by LADBS. The project must therefore incorporate drainage systems, plantings, and ground stabilization to control erosion and reduce landslide risk, and the retaining walls must be able to accommodate potential displacement of soil in the event of a landslide. As a result, the proposed retaining walls will serve not only to facilitate the construction of the proposed single-family dwelling but will also help to stabilize the hillside and ensure the safety of structures and their inhabitants on the subject property and those below it. Therefore, the retaining walls included in the project will perform a function that is essential to this hillside community. Additionally, the walls will also provide much needed safety, privacy, security, and aesthetic to the property as well as compliment the surrounding well maintained residential properties.

As conditioned, the project permits reasonable development of the property in a manner similar to surrounding single-family residences while maintaining compatibility with the neighborhood. The proposed single-family dwelling complies with the Municipal Code maximum permitted residential floor area, does not block views or light, and will be constructed with fire sprinklers and fire-safe materials given its location in a Very High Fire

Hazard Severity Zone. The required adjacent roadway improvement, coupled with the approved relief from the continuous roadway requirement, achieves a fair and proportionate outcome that enhances public safety, supports hillside stability, and preserves neighborhood character.

5. 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 site consists of one irregular shaped, upslope, vacant parcel of land with a lot area of approximately 12,118 square-feet. The site is zoned RE9-1-HCR and designated for Low I

Residential uses and is within the Hollywood Community Plan Area. The site is located within a Hillside Area, the Hollywoodland Specific Plan area, a Hillside Construction Regulation area (HCR), 500 feet of Griffith Park, a High Quality Transit Corridor, a Very High Fire Severity Zone, a Watercourse area, a BOE Special Grading Area, the Santa Monica Mountains Zone, a High Biological Resource Potential area, a High Mountain Lion Potential area, a Wildlife Urban Interface area, a Criterion 1 Protected Area for Wildlife, a Landslide area, and within the Hollywood Fault Zone. The site is not located with an Alquist Priolo Zone, nor is it located within a Flood Zone, or Liquefaction Zone, or a Red Flag Restricted Parking area.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet.

The applicant requests relief from LAMC Section 12.21 C.1 0(i)(2) and (3) to allow the construction, use, and maintenance of a new single family dwelling without a continuous 20- foot-wide paved roadway from the driveway apron to the hillside boundary; and relief from LAMC Section 12.21 C.8.(a) to permit three retaining walls with a maximum height of 10 feet in lieu of the limitation of one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet.

Relief from the continuous 20-foot-wide paved roadway requirement is appropriate. Compliance would necessitate the relocation of utility poles, removal of mature landscaping, and possible encroachment onto adjacent properties or private structures, all of which would involve excessive costs and logistical challenges. Approving relief from this requirement balances public safety needs with the physical and practical constraints of the site.

The proposed single-family dwelling on the subject property is comparable in size and scale to those found on adjacent properties. Because of the steep topography of the area, those properties typically also feature retaining walls and substantial grading. While many of these properties only feature one retaining wall, often of substantial size, the three smaller retaining walls are consistent with the surrounding built environment and will have less impact than one large one. As these retaining walls will help to stabilize the hillside and reduce erosion and the risk of landslides, the proposed project will not adversely

impact adjacent properties or the public health, welfare, and safety.

Conditions of approval have been imposed to mitigate construction-related impacts, including requiring a construction staging plan, neighbor notifications, and coordination of delivery schedules to reduce disruption on the substandard roadway. The project provides required off-street parking and does not increase density beyond what is permitted in the zone. As conditioned, the proposed development will be compatible with surrounding single
family dwellings and will not adversely affect the public health, welfare, or safety.

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

The City's General Plan serves as the long-range roadmap for growth and development, establishing goals, policies, and programs to guide land use, housing, and environmental management. Most of these policies are implemented through the Los Angeles Municipal Code (LAMC). Aside from the entitlements requested, the project does not propose to deviate from any LAMC requirements.

The General Plan is comprised of the Framework Element, seven State-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad policy direction for the City. The proposed project is in substantial conformance with the following Framework Element housing goals and objectives:

> **Goal 4A:** Promote an equitable distribution of housing opportunities by type and cost, accessible to all residents.
>
> ***Objective 4.4:*** *Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.*

The Housing Element identifies the City's unprecedented housing crisis and provides guidance for increasing the housing supply. The project supports the Housing Element by aligning with these goals and objectives:

> **Goal 1:** Ensure an ample supply of housing that meets existing and projected needs.
>
> ***Objective 1.1:*** *Forecast and plan for existing and future housing needs.*
>
> ***Objective 1.2:*** *Facilitate housing production, especially projects that meet Citywide Housing Priorities.*
>
> **Goal 2:** Preserve and enhance the quality of housing and promote housing stability for all income levels.
>
> **Goal 3:** Foster healthy, livable, and resilient communities through housing.
>
> ***Objective 3.1:*** *Use design to create a sense of place, promote health, and foster socially inclusive neighborhoods.*

Objective 3.2: *Encourage sustainable buildings and land use patterns that provide access to jobs, amenities, services, and transportation options.*

The Land Use Element, through the Hollywood Community Plan, designates the site as Low II Residential, which encourages low-density residential development. The proposed single family dwelling and retaining walls are consistent with this designation and preserve the low density, single-family residential character of the neighborhood. The project, as approved, also aligns with the Community Plan's residential goals:

Goal LU1: Support complete, livable, and high-quality residential neighborhoods that offer a range of housing types, forms, and designs.

Goal LU2: Maintain high-quality single-family residential areas in the hillsides that respect the distinct scale and character of the neighborhood.

Policy LU2.1 *Preserve neighborhood scale. Preserve stable single-family zoned residential neighborhoods by preventing out of scale development. Ensure that new single-family construction is compatible with the scale and character of existing residential neighborhoods.*

The proposed single-family dwelling is a project consistent with the zone and the Low I Residential land use designation. As a single-family dwelling, it is also consistent with Goal 2 of the Hollywood Community Plan which seeks to ensure new development is consistent with scale and character of the neighborhood. single-family residential areas restrict the density and intensity of use in hillside areas.

By utilizing the proposed retaining walls, the dwelling may be recessed into a portion of the hillside, thereby reducing the perceived height of the structure. Additionally, as the project will comply with the Design Guidelines Worksheet associated with the Hollywoodland Specific Plan, the project will comply with the scale and character of the existing residential neighborhood.

Although the project requests relief from the continuous roadway width requirements, the applicant has designed the project to fulfill the requirements of LAMC Section 12.21.C.1 0(i)(2) by providing the necessary adjacent roadway improvements, thereby contributing their proportionate share of adjacent roadway improvements along Rodgerton Drive. These conditions ensure that emergency access, public safety, and circulation are maintained consistent with the goals and policies of the General Plan. Consistency with the provisions of the Specific Plan is addressed in Finding Number 11. As such, the project is found to substantially conform to the purpose, intent, and provisions of the General Plan and the Hollywood Community Plan.

Street Access Findings

7. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.

The proposed project is a new single-family dwelling with three (3) new retaining walls. The traffic associated with the single-family dwelling will not create any additional adverse impact on street access or circulation in the surrounding neighborhood as the site is zoned and designated for single-family residential uses. A single-family dwelling

consistent with the Community Plan will not significantly alter the existing character and permitted density in the area. The proposed project will comply with the applicable regulations of the BHO and has provided the required off-street parking spaces. Access to the subject property will be from Rodgerton Drive for the single-family dwelling.

Street improvements, visibility, and improved access are essential for emergency access and public safety. According to the BOE Hillside Referral Form the applicant is required to widen the roadway by two feet in order to provide a 20-foot roadway adjacent to the frontage of the site. As such, these improvements will improve public safety along this portion of Rodgerton Drive.

A Continuous Paved Roadway with a width of less than 20 feet is a common characteristic of Hillside areas. The traffic associated with the dwelling itself will not create any additional adverse impacts for street access or circulation, as the proposed use is a single-family dwelling and will not alter the existing character and density in the vicinity.



Figure 20 - Aerial image of Rodgerton Drive

As illustrated in the aerial image above, many of the residences along the nearby public streets are built directly adjacent to the street, or have improvements in the right of way. Requiring the applicant to widen the street to the edge of the hillside boundary requires many homes and landscaping to be demolished or partially demolished to meet this code requirement, and presents a tremendous challenge to obtain private properties and easements for the Continuous Paved Roadway improvement. The City has consistently granted the Continuous Paved Roadway improvement relief request while denying requests for relief from Adjacent Minimum Roadway improvements.

As a matter of policy and practice, the City seeks to incrementally secure the required roadway widening directly adjacent to a hillside property as each one is being developed. Completion of the roadway widening adjacent to the property would enhance the built environment of the surrounding neighborhood, and incrementally improve public safety by allowing for additional off-road parking and providing for an enlarged passing area for

vehicles traveling along Rodgerton Drive. Most importantly, wider street width allows emergency vehicles to access the site and the immediate area in events of fire and life safety incidents. The grant allows the Applicant to develop the property and provide the necessary Code-required Adjacent Minimum Roadway improvements.

A number of conditions have been imposed as part of this grant to ensure that during construction, neighbors are informed of building schedules, including requirements for a flag person, off-site staging and limits on truck hours and sequential deliveries. As such, approval of the proposed development with the requested relief from LAMC Section 12.21

C.1 0(i)(3) will not result in the creation of an adverse impact on street access or circulation in the surrounding neighborhood.

8. The building or structure will not be materially detrimental or injurious to the adjacent property and will not have a materially adverse safety impact on the surrounding neighborhood.

With the exception of the street access improvement requirements and retaining wall relief, the proposed single-family dwelling will be built in accordance with the Baseline Hillside Ordinance (BHO), Los Angeles Building Code, and other applicable Federal and State regulations. The proposed single-family dwelling is compatible in size, height, and use with adjacent properties and is consistent with the surrounding low-density residential neighborhood. The project will be harmonious with surrounding land uses and further the safety and welfare of the community.

Street improvements, visibility, and improved access are essential for emergency access and public safety. According to the BOE Hillside Referral Form the applicant is required to widen the roadway by two feet in order to provide a 20-foot roadway adjacent to the frontage of the site. As such, these improvements will improve public safety along this portion of Rodgerton Drive.

However, a Continuous Paved Roadway with a width of less than 20 feet is a common condition in hillside neighborhoods. Strict adherence to the continuous roadway requirement may be logistically and financially infeasible given the presence of utility poles, mature landscaping, and other private property structures that would have to be removed or relocated. Approval of the request for relief from LAMC Section 12.21. C.10.(i)(3) allows reasonable development consistent with other hillside lots and does not create a materially adverse safety impact, as emergency access will continue to be maintained from Rodgerton Drive.

As conditioned, the proposed single-family dwelling and associated retaining walls will be constructed in accordance with applicable hillside grading and safety standards and have been reviewed and approved by the Department of Building and Safety's Grading Division (Log #123321-01). Therefore, the project will not be materially detrimental or injurious to adjacent properties and will not have a materially adverse impact on public safety in the surrounding neighborhood.

9. The site and/or existing improvements make strict adherence to Section 12.21.C.10 (i) impractical or infeasible.

The proposed project fronts on Rodgerton Drive which is a Substandard Hillside Limited Street with a paved roadway width of less than 20 feet, as confirmed by the Bureau of

Engineering (BOE) Hillside Referral Form submitted with the application. The BOE is requiring the roadway be widened by two feet in order to achieve a width of 20 feet. A five (5)-foot street dedication is also required, however, the applicant will be pursuing dedication relief from BOE in order to provide only a two-foot dedication.

Strict compliance with LAMC Section 12.21 C.10(i)(3), which requires improvements to provide a Continuous Paved Roadway from the property to the boundary of the Hillside Area, may create a financial and unreasonable burden and undue hardship on the owner. This would require widening and improving Rodgerton Drive and other connecting streets

in a linear distance of up to hundreds of feet from the project site to the edge of the Hillside Area. The applicant would need to coordinate with BOE for dedications and improvements on properties not under the applicant's ownership or control, potentially requiring demolition of portions of existing structures that encroach into potential dedication areas.

Further, because of the steep topography and grade differential, these off-site improvements would require the installation of new retaining walls and other infrastructure on properties outside of the applicant's control, resulting in significant construction and financial hardship disproportionate to the scale of a single-family dwelling project.

The intent of the Hillside regulations is to provide safe vehicular and emergency access. In this case, the improvement of the adjacent portion of Rodgerton Drive will meaningfully enhance circulation and emergency response access, satisfying the intent of the regulations, without undue or disproportionate hardship. Full compliance with the Continuous Paved Roadway requirement, however, may be considered impractical and infeasible. In conclusion, the findings can be made that strict adherence to LAMC Section 12.21 C.10(i)(3), to provide a Continuous Paved Roadway of 20 feet from the apron of the property to the boundary of the hillside, is impractical and infeasible.

PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FINDINGS

10. A recommendation was made by the Hollywoodland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The project complies with LAMC Section 16.50 D and E in that the applicant submitted the applicable site and floor plans, elevations, photographs, etc., to schedule a review by the Hollywoodland Design Review Board and the Director of Planning.

The case was reviewed by the Design Review Board on March 19, 2026 and the Board recommended that the case be continued. Four Board members attended the hearing and voted to continue the item and recommended that the applicant consider the following revisions:

- Utilize a color selection that will fit well with the neighborhood,
- Select a texture on the retaining walls that will soften the view of the retaining wall, like board formed concrete. Consider both the texture and color
- Provide renderings and color elevations, or pictures of the materials, which are to be used for retaining walls at the rear of the property
- Add landscaping to the rendering
- Update the landscape plan to be 100 percent native species. Remove the proposed Ficus trees [and replace with a different species] and use trees to soften the front façade

• Consider flaring the retaining walls along the driveway for driver safety • Consider the landscape plan – support the local flora and fauna, and support wildlife corridors

• Consider reducing the rooftop railing, or setback to reduce the appearance of the structure's height

• Provide diagram that shows site sections from the street to the rear of the property (including the retaining walls).

On May 8, 2026, the applicant submitted revised architectural plans to respond to the Board's comments. The applicant also submitted a written response to the Board's recommendation and noted that the plans had been revised to:

- Update the rendering, colored elevations, and materials sheet (E-7.5) to utilize a warmer color palette to be consistent with the existing colors and materials in the neighborhood.
- Update the Materials sheet (E-7.5) to show that the retaining walls will utilize panel formed concrete with appropriate landscaping. The concrete will be stained a buff color to match the existing surrounding geology
- Provide a Rendering which shows abovementioned panel-formed concrete retaining walls, with appropriate landscaping, stained a buff color to match the existing surrounding geology.
- Update the Rendering to add landscaping
- Update the Landscape Plan - ficus trees are no longer used, only a creeping fig vine for disguising the retaining walls. The Rendering was updated to illustrate the trees which were already proposed on the Landscape Plan in front of the house. All the proposed plant species have either a Low or Very Low WUCOLs rating (Water Use Classification of Landscape Species). The only Medium water use shrub is the Festuca Rubra 'molate', which is a California native, drought tolerant, and slow spreading groundcover or lawn alternative. The vines are Low-Water use though not California natives, they are well-suited to the Mediterranean climate and will serve well to cover the retaining walls, by draping over them or clinging on to the walls. New Zealand Christmas Tree has been changed to Arbutus Marina, a low-water-use tree suited for the Mediterranean climate.
- The Site Plan and Renderings were revised to flare the retaining walls. • The Landscape Plan was updated to support wildlife in the following manner:
    - Prioritizing California Native Species: The Landscape plan was updated to include a predominant selection of California native plants. These plants are essential for providing familiar food sources and habitats for local pollinators, birds, and insects. The Landscape design also includes native friendly selections.
    - Structural Diversity: Using a mix of trees, shrubs, and vines to create a multi layered environment for nesting and cover.
    - Permeability: The layout is designed to allow small wildlife to navigate the site safely between larger natural habitat patches.
    - Water-Wise and Sustainable Practices: By following WUCOLS (Water Use Classification of Landscape Species) guidelines, the plan selects drought tolerant plants that thrive in our local climate with minimal supplemental water. This preserves local water resources and ensures the long-term health of the soil and ecosystem.
    - Living Soil and Hydroseeding: The use of hydroseed and organic mulch supports a healthy soil microbiome, which is the foundation of a robust local food web.
    - They relocated the rooftop railing back away from the front façade by

approximately 5 feet, in order to reduce the visual appearance of the building. • A diagram was provided on page E-7.6 and E-7.7, which illustrates the line of sight from the street centerline, showing that the relocated rooftop railing and rear retaining walls will be obscured from view by the dwelling.

- A set of neighborhood maps were also provided which illustrate that the majority of parcels on the north side of Rodgerton Drive are undeveloped and are accessible by wildlife, and that the southern side of Rodgerton Drive is uniformly developed and therefore, it is unlikely that wildlife would use the site to move southward.

On June 4, 2026, the case was presented to the Hollywoodland Design Review Board and six Boardmembers attended the hearing, two of whom had not attended the previous hearing. The Board voted to recommend disapproval of the project with a vote of four to two. Following are the Board's findings for the disapproval recommendation:

- The scale of the project is too large in context of the surrounding neighborhood • Additional grading is excessive and does not account for previous unpermitted grading that was already done. The previous grading should be included in the total count.
- The proposed three retaining walls are counterproductive to the character of the neighborhood.
- This is an excessive number of retaining walls in terms of count.
- The style of the house does not comply with the Specific Plan.
- The massing and color selection is not appropriate.
- The structure is flat, boxy, industrial and one dimensional.
- The structure lacks whimsy.
- There are over 384 linear feet of retaining walls, the exception is not needed. • The three retaining walls lead to a house that does not comply with the character of the Specific Plan, in regards to size and scale.

Structure Scale, Height, Massing, and Color Selection

On June 4, 2026, when the Design Review Board recommended denial of the case, the Board indicated that the scale of the project was too large compared to the surrounding neighborhood, and the massing and color selection of the house didn't comply with the Specific Plan. There are 102 parcels within a 500-foot radius of the subject site. Of the 102 parcels, 19 parcels are vacant, which is 19% of the parcels. The largest home within 500 feet of the site is located at 6030 West Linforth Drive and has a floor area of 5,200 square feet, which is significantly larger than the proposed project which has a Residential Floor Area of 3,089 square-feet. The total floor area of the project is 3,736 square-feet, however, the assessor data of homes generally does not include floor area for uninhabitable portions of the home (such as garages) and as such, it is most appropriate to compare the RFA square-footage of the home relative to the assessor data. According to the assessor data, there are 14 homes within a 500-foot radius that have a floor area of 3,000 square feet or greater. As such, the proposed project is not inconsistent with the size of other homes in the area. Additionally, it is important to note that projects of similar sizes have been consistently approved over the last 25 years. 40 cases were approved in that timeframe and approved structures of similar sizes – 12 cases were between 2,700 square-feet and 3,000 square feet in size, 6 cases were approximately the same size between 3000 square-feet and 3100 square-feet in size, and 22 cases were greater than the project and were between 3,109 square-feet and 6109 square-feet in size[1].

[1] *The 40 cases which were approved in the last 25 years which are of a similar size as the subject case are DIR 2002-6917-SPPA, DIR-2003-1585-DRB-SPP, DIR-2003-4501-DRB-SPP, DIR-2003-746-DRB-SPP, DIR-2003-8562-SPP-DRB, DIR-2004-5838-DRB-SPP, DIR-2004-6620-DRB-SPP, DIR-2005-3493-DRB-SPP, DIR-2005-5849-DRB SPP, DIR-2005-8767-DRB-SPP, DIR-2005-904-SPP, DIR-2006-2366-DRB-SPP, DIR-2006-2556-DRB-SPP, DIR-*

As noted above, the project has a Residential Floor Area of 3,089 square-feet and is consistent with the size of nearby homes. Regardless, as the Specific Plan does not include any regulations which limit the size of homes, this comment is not a basis for denial of the project.

Regarding the massing of the building, the only Specific Plan regulations which relate to massing are the setback requirements and the height limitations, and the project complies with both. There are other homes in the area which are taller in height than the proposed project. The home located at 6116 West Linforth Drive, directly north of the site, has a maximum height of 57 feet, whereas the proposed project has a height of 43 feet. Similarly, the home located at 6124 Linforth Drive, 80 feet northwest of the site, has a height of 45 feet; and the home located at 6130 Linforth Drive, 180 feet northwest of the site, has a height of 45 feet. Additionally, it is important to note that projects of similar heights have been consistently approved over the last 25 years. 35 cases were approved in that timeframe and approved structures that were between 38 feet and 54 feet in height[2].

As noted above, the project has a height of 43 feet and is consistent with the height of other nearby homes. Regardless, the project complies with the Specific Plan regulation on height, which limits structures to a height of 45 feet, and as such, the height of the project is not a valid basis for denial of the project and the project is consistent with other projects approved in the area. Lastly, exterior color of the home is not regulated by the Specific Plan. As such, the project cannot be denied due to the massing or the color of the proposed home.

Specific Plan Style

During the Specific Plan's adoption, the Hollywoodland area was noted for nostalgic architectural styles such as Storybook, English Cottage, French Revival, and Spanish Revival, predominantly constructed during the 1920s and 1930s. However, in lieu of requiring one of these architectural styles, the Specific Plan required a point system for design compliance.

2006-2688-DRB-SPP, DIR-2006-7283-SPPA-SPP-DRB, DIR-2007-134-DRB-SPP, DIR-2007-3783-SPP, DIR-2007-3941-DRB-SPP, DIR-2008-113-DRB-SPP, DIR-2008-21-SPP-DRB, DIR-2010-586-DRB-SPP, DIR-2010-593-DRB SPP, DIR-2011-1285-DRB-SPP, DIR-2012-1982-DRB-SPP, DIR-2013-3774-DRB-SPP, DIR-2015-3155-DRB-SPP, DIR-2015-3731-DRB-SPP, DIR-2016-1229-DRB-SPP, DIR-2016-2448-DRB-SPP, DIR-2017-1001-DRB-SPP, DIR 2017-2872-DRB-SPP, DIR-2021-4273-DRB-SPP, DIR-2022-249-DRB-SPP, DIR-2023-7282-SPP-DRB-HCA, DIR 2023-7444-DRB-SPP-HCA, DIR-2024-6288-DRB-SPPC, ZA-2003-5928-YV-ZAA-ZAD-SPPA, ZA-2016-2533-ZAD DRB-SPP-SPPA, ZA-2024-429-ZAD-DRB-SPP-HCA, and ZA-2024-4355-CU1-DRB-SPPC-ADJ-HCA.

[2] *The 35 cases which were approved in the last 25 years and are of a similar height as the subject case are DIR-2006-7283-SPPA-SPP-DRB, DIR-2002-6917-SPPA, DIR-2003-1585-DRB-SPP, DIR-2004-5838-DRB-SPP, DIR-2004-6428-DRB-SPP, DIR-2004-6620-DRB-SPP, DIR-2005-8767-DRB-SPP, DIR-2005-8769-DRB-SPP, DIR-2006-1190-DRB-SPP, DIR-2006-2366-DRB-SPP, DIR-2006-2688-DRB-SPP, DIR 2007-3941-DRB-SPP, DIR-2008-21-SPP-DRB, DIR-2008-4362-DRB-SPP, DIR-2009-114-SPPA, DIR*

An analysis of the 102 parcels within a 500-foot radius of the subject site reveals that 19 parcels (19%) are vacant. Of the 82 existing homes, 17 were constructed in the 1920s and 30s (21%), 17 in the 1940s and 50s (21%), 25 in the 1960s (30%), and 23 from the 1970s onward (28%). Consequently, approximately 80% of the neighborhood consists of Mid Century Modern, Ranch, or Modern styles, while only 20% dates to the era of the "European" or Storybook aesthetic.

On June 4, 2026, when the Design Review Board recommended denial the case, the Board indicated that the style of the house didn't comply with the Specific Plan because the structure lacked whimsy, and they objected to the modern style of the home, characterizing the home as industrial, boxy, and one dimensional. The Board's description of the Project did not include specific design direction to achieve compliance and the Specific Plan contains no regulations defining the term or the specific characteristics required to achieve whimsy.

As mentioned earlier, the area is characterized by a variety of architectural styles, either built recently or are older, and the majority of homes deviate from the Storybook styles (see Exhibit D).

Per LAMC 11.5.7. of the Municipal Code, the decision maker is obligated to approve a Project Permit Compliance entitlement if a project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and if the project incorporates any needed mitigation measures to mitigate environmental effects to the extent feasible.

As noted in the findings, other than the exception request to permit a small portion of the driveway retaining walls within the first three feet of the property, the project does substantially comply with all applicable regulations of the Specific Plan and the Design Guideline Checklist points, and there are no environmental impacts resulting from the project. As such, the decisionmaker does not have the authority to deny the project based on subjective opinions about the appropriate architectural styles, as this is not a regulation in the Specific Plan.

Grading

Site history records indicate that several permits were issued for the subject property (Tract 6450, Block 13, Lot 26) in 1991. These include a Grading Permit (1991WV15177), a New Construction Permit (1991WV15184), a Non-building Permit (1991WV15181), and a Pool/Spa Permit (1991WV16420). At that time, the owner of record was H. Tashchian.

The Soils Approval letter (Log 123321-01, dated November 19, 2025) identifies unpermitted grading on the lower 20–28 feet of the slope, excavated between 1989 and 1996 to create equipment access. As such, the record shows that the grading which occurred during this time period may have been associated with the Grading Permit issued in 1991. However, the previous owner may have graded more than what was permitted.

Neighboring residents expressed concerns that previous unpermitted grading caused runoff and instability. Approval of the current project would mitigate these issues; the proposed retaining walls are designed to stabilize the hillside and ensure the site is graded to contemporary building standards.

Regarding the ownership of this site, according to Assessor records (https://portal.assessor.lacounty.gov/), the property was sold in October 2004, which was the last change of ownership, approximately 10 years after the alleged unpermitted grading took place. According to ZIMAS, the current owner of the site is Sarkis Mkhitarian. There is no evidence in the file that the current owner of the site has any relation to the owner of the site in the early- to mid-1990's (H. Tashchian).

The 1991 permits authorized a two-story, 2,400-square-foot single-family dwelling with an attached garage and retaining walls. These permits were issued in May 1991, predating the Interim Control Ordinance (Ordinance 167,370) and the Hollywoodland Specific Plan (Ordinance 168,121), which became effective in November 1991 and July 1992, respectively.

Grading conducted between 1989 and 1996 predates the BHO grading limitations adopted in 2011. Furthermore, the Hollywoodland Specific Plan only regulates grading on sites with a prominent ridgeline as illustrated in Ordinance 168,121. This property does not contain a prominent ridgeline; the nearest is approximately 440 feet to the southeast. Therefore, the Baseline Hillside Ordinanice, and not the Specific Plan, regulates grading for this site.

According to the applicant, the existing uncertified fill from the grading activities of the previous owner may not be compacted on site and utilized, and as such, it must be exported off-site thereby increasing the proposed export grading calculation. This is confirmed in the Soil Approval letter, which notes that the existing uncertified fill may not be used to support footings, concrete slabs, new fill, or used as lateral support of deep foundations. As such, the applicant is doing their part to rectify the unpermitted grading which occurred in the past.

Several neighbors requested that the 1990s grading be factored into the BHO limitations under LAMC Section 12.21 C.10.(f). However, the BHO cannot be applied retroactively to work performed in the 1990s. The Commission's purview is limited to whether the current project complies with the Specific Plan and Zoning Administrator requirements. The applicant has not requested relief from maximum grading provisions, and grading calculations are not currently before the Commission.

Retaining Wall Configuration and Height

On June 4, 2026, the Design Review Board recommended denial, citing concerns that the three proposed retaining walls were excessive in count and length and inconsistent with neighborhood character. However, neither the length nor the quantity of retaining walls is regulated by the Specific Plan. These factors do not constitute a valid basis for denial of the Project Permit Compliance entitlement.

Community correspondence raised concerns regarding the necessity of the retaining walls and potential noise impacts. The project proposes three walls, each with a maximum height of 10 feet. Two are located behind the dwelling in the side yards, and the third stabilizes the structure while providing access to the partially subterranean garage.

This property is unique due to the severe slope of the property. No portion of the site has a building pad typical of nearby properties, with minimal slopes of 0-15 percent. 72 percent of the site has a slope of greater than 45 percent. Properties with severe slopes require taller retaining walls in order to hold back the soil weight and lateral pressure. By utilizing two retaining walls in the rear of the property, the design is able to reduce the height which would

be required if only one retaining wall was proposed, and still provide open space for the residents of the proposed building. Notably, the nearest property to the east of the site (6009 Rodgerton Drive) utilized a retaining wall which was between 16 and 20 feet according to the Soils Approval letter which was issued for that site (Log #13334, dated December 1, 1989). There are several other properties in the area which also used retaining walls which were greater than those utilized at the subject site - a 13 foot retaining wall was utilized at 6130 Linforth Drive (180 feet northwest of the site), and another 13 foot retaining wall was utilized at 6124 Linforth Drive (80 feet northwest of the site). While there are properties in the area which are less steep than the subject site, the use of tall retaining walls is common in this area.

To comply with driveway slope regulations, the garage must be partially subterranean and near the roadway grade, necessitating retaining walls for access. Walls are also required along the front property line to stabilize soil and facilitate required roadway widening. These improvements address neighbor concerns regarding safety and mud runoff onto Rodgerton Drive by stabilizing the hillside.

While noise reverberation is a common characteristic of canyon environments, there are no specific regulations governing this phenomenon. Furthermore, Assembly Bill 1307 clarified that under the California Environmental Quality Act (CEQA), noise from the voices or normal activities of residents is not a significant environmental impact. The decision-maker cannot mandate mitigation for resident-associated noise. However, the applicant's plan to incorporate landscaping along the walls will help reduce noise reverberation.

11. The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.

Pursuant to LAMC Section 11.5.7 C.2(a), the project complies with the applicable regulations, standards, and provisions of the Hollywoodland Specific Plan (see Exhibit A and discussion below).

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet.

Section 7. A. Structural Elements and Appurtenances: Notwithstanding the provisions in L.A.M.C. Section 12.21.1.B.3:

1. *No heating, ventilation or air conditioning equipment installed in a new building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents.*

2. *Any other appurtenances installed on a new building or added to an existing building, except for solar heating panels, receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywoodland.*

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The project does not propose any structural equipment or appurtenances on the roof, other than solar which is permitted by right. The project has been conditioned to ensure heating or cooling equipment are not later placed upon the roof, and to ensure any future appurtenances will be screened from view. As such, the subject complies with Section 7.A of the Specific Plan.

Section 7. B. Fences and Walls:

1. *Except for Granite Walls and Granite Stairways, no new fence or new wall or addition to an existing fence or wall shall be permitted closer than three feet from the front lot line. No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.*

2. *No structures, including fences or walls, shall be attached to a Granite Wall or Granite Stairway when the Wall or Stairway is located in a public right-of-way.*

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The project proposes three retaining walls, two of which are behind the dwelling and are located in both side yards, and a third retaining wall which stabilizes the single-family dwelling and provides driveway access to the partial subterranean garage. All three retaining walls have a maximum height of 10 feet.

Portions of the third retaining wall are located within the first three feet of the property. The Hollywoodland Specific Plan prohibits freestanding walls and fences located within three (3) feet of the front property line and prohibits a height exceeding six (6) feet. However, the Hollywoodland Design Guidelines Worksheet awards points to projects if retaining walls do not exceed 10 feet in height. Therefore, although the Specific Plan encourages retaining walls with a height of 10 feet or less it does not technically regulate the height of retaining walls, and as such, retaining walls are subject to the requirements of the Los Angeles Municipal Code (LAMC) Section 12.21 C.8. However, the Specific Plan does regulate the location of retaining walls, specifically prohibiting them within the first three feet of the property line. As such, the applicant has requested a Specific Plan Exception in order to permit the driveway retaining walls to be within the first three feet of the property.

Section 7. C. Parking:

1. *A Project on a street that has a paved roadway width of less than 28 feet shall have*

two off-street parking spaces, in addition to the requirements in Los Angeles Municipal Code (LAMC) Section 12.21. These additional parking spaces may be uncovered.

2. *For the purposes of this subsection, a Project does not include interior remodeling of an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.*

The project proposes five (5) parking spaces in total, three (3) of these parking spaces are required by LAMC Section 12.21 C.(10)(g) as the project is required to provide at least two parking spaces along with one additional parking space for each additional increment of 1,000 square feet above 2,400 square feet in Residential Floor Area and the property fronts on a Substandard Hillside Limited Street. As the structure has a Residential Floor Area of 3,088 square-feet, the project is required to provide one (1) additional space per LAMC 12.21 C.10.(g) in addition to the two covered spaces. An additional two (2) parking spaces are required by Section 7.C of the Hollywoodland Specific Plan as the project is located on a paved roadway with a width of less than 28 feet. Two of the five (5) parking spaces required will be covered and the other three (3) parking spaces will be uncovered. The Specific Plan specifies the number of parking spaces which are required but is silent regarding the placement of the spaces. As such, both Municipal Code additional parking spaces and Specific Plan additional parking spaces may be placed within the front yard and uncovered. Therefore, the project complies with Section 7.C of the Specific Plan.

Section 7. D. Landscaping:

1. *Except for area used for required parking pursuant to Subsection C above and L.A.M.C. Section 12.21, at least 50 percent of the required front and side yards of the lot on which a Project is located shall be landscaped.*

2. *For the purposes of this subsection, a Project does not include interior remodeling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.*

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet.

The front yard consists of 364 square-feet of area and 53 percent of the front yard will be landscaped. The western side yard consists of approximately 1,571 square-feet of area and 100 percent of the yard will be landscaped. The eastern side yard consists of approximately 1,023 square-feet of area and 95 percent of the yard will be landscaped. Therefore, the project complies with Section 7.D of the Specific Plan.

Section 7. E. Street Improvements:

Every Project application shall agree to complete all required street improvements. In

order to assure such compliance, the applicant shall provide a bond or other assurance to the satisfaction of the Bureau of Engineering, prior to the issuance of a building permit.

If a Project has frontage on an unimproved public street or involves reopening of a street which has been withdrawn from public use, or if a new Project takes access from a driveway or private street from which four or more dwelling units already take access, then improvements along the entire lot frontage of the Project shall be required. These improvements shall be consistent with those of adjacent improved public street, but shall, in

all cases, have a roadway width of at least 28 feet and curbs on both sides. No sidewalk shall be required. These street improvements shall be constructed or guaranteed to the satisfaction of the City Engineer.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, on an upslope lot with frontage along Rodgerton Drive, a Substandard Hillside Limited Street. Rodgerton Drive has a roadway width of 18 feet adjacent to the subject site, according to the Department of Building and Safety Public Works Preliminary Referral Form dated March 7, 2024. The project does not propose a driveway or private street from which four or more dwelling units already take access, as such, the project complies with Section 7.E of the Specific Plan.

Section 7. F.1 Front Yards:

1. *For any Project on a lot which fronts on a substandard hillside limited street, there shall be a front yard of at least ten feet.*

2. *Notwithstanding a. above, there shall be a minimum three foot front yard for any detached accessory one-story garage or for that portion of any building which is an attached accessory one-story garage.*

3. *For any Project on a lot which fronts on a standard hillside limited street, the front yard shall be as otherwise required by the L.A.M.C*

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, on an upslope lot with frontage along Rodgerton Drive, a Substandard Hillside Limited Street.

The Specific Plan has two front yard setback regulations, one for the main structure and one for a detached garage or for that portion of any building which is an attached garage. Pursuant to Section 3.B. of the Specific Plan, the regulations in the Specific Plan requiring greater setbacks, reduced building height, reduced commercial uses, or more restrictive lot coverage regulations shall supersede Chapter 1 of the Municipal Code. In other words, if the Municipal Code has regulations which are more restrictive than the Specific Plan, the Municipal Code shall supersede.

The Municipal Code would require the main structure addition to have a minimum front yard setback of five (5) feet whereas the Specific Plan would require a front yard setback of 10 feet. As the Specific Plan is more restrictive, the Specific Plan supersedes. The proposed addition will have a setback of approximately 14 feet from the new property line,

and therefore, the project complies with the Specific Plan's 10-foot setback.

Regarding the garage setback, the Municipal Code would require the attached garage to be setback at least five (5) feet from the front yard property line, whereas the Specific Plan would only require the garage to be setback three (3) feet from the property line. The Municipal Code requirement is more restrictive, and as such, would supersede the Specific Plan. The garage portion of the structure will also be located approximately 14 feet from the new property line, and therefore, the project complies with Section 7.F.1 of the Specific Plan.

Section 7. F.2 Side Yards:

1. For any main building, each side yard shall not be less than five feet.

2. For any main building on a lot in RA, RE, RS, R1 and RD Zones, one foot shall be added to the above required five-foot width of each side yard for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The single-family dwelling will have an overall height of approximately 43 feet
and six inches. Five (5) parking spaces will be provided, two within the attached garage and three within the driveway. Three retaining walls are proposed, with a maximum height of 10 feet.

Based on the height of the structure, an eight (8) foot side yard setback would be required for each yard. The project provides a ten foot and six (6) inch eastern side yard setback and a 13 foot and 10 inch western side yard setback. As such, the project complies with Section 7.F.2. of the Specific Plan.

7.F.2 of the Specific Plan.

Section 7. G. Height: No building or structure shall exceed 36 feet in height as measured from the lowest grade adjacent to the exterior wall of the building or structure to the highest point of the roof structure or parapet exterior wall, except that:

1. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance from the exterior wall of the building exceeds the lowest grade adjacent to the exterior wall of a building by more than 20 feet, then no building or structure shall exceed 45 feet in height.

2. Notwithstanding Paragraph 1 above, within 20 feet in depth from the front lot line of a lot, no Project shall exceed 24 feet in height measured from the highest point of the roof structure or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line or the street elevation if there is no curb.

3. Notwithstanding either of the above paragraphs, an addition to an existing building may exceed limits in Paragraphs 1 and 2 above, but in no event shall the addition exceed the height of the existing building.

The project is conditioned to not exceed 45 feet as measured from the lowest grade within 5 feet of the exterior wall of the building to the highest point of the roof structure or parapet exterior wall. The project does not exceed 24 feet in height within the first 20 feet of the property, as measured from the highest point of the roof structures or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line. Additionally, the project is not subject to the envelope height limits or height limits along Substandard Hillside Limited Streets in the Baseline Hillside Ordinance due to LAMC Section 12.21 C.10.(d)(8), which indicates that height limitations in Specific Plans shall take precedence over the requirements of LAMC Section 12.21. C.10.(d). Therefore, the project complies with Section 7.G of the Specific Plan.

Section 7. H. Lot Coverage:

1. No Project, including main and accessory buildings, shall cover more than 30 percent of the area of a lot.

2. Where the Project is an addition to an existing building, the combination of the area of both the existing building and the addition shall cover no more than 30 percent of the lot area. If the existing building already exceeds the permitted lot coverage, then no additions shall be permitted which would exceed the footprint of the existing building.

3. Except for required parking, pursuant to Subsection C above and L.A.M.C. Section 12.21, no more than 50 percent of the area of a lot shall be covered by the combination of all buildings and paved surfaces.

4. For the purposes of this subsection, a Project does not include interior remodeling of an existing building, or any addition to an existing building so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089 square-feet, on a 12,066 square foot lot. The proposed dwelling will cover 16.9 percent of the lot area, which is less than the Specific Plan limit of 30 percent. The proposed dwelling and any proposed paved surfaces will cover 27.4 percent of the lot area, which is less than the Specific Plan limit of 50 percent. Therefore, the project complies with Section 7.H of the Specific Plan.

Section 8.A.1 Fire Protection.

Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

The Project consists of the construction of a new, three-story single-family dwelling consisting of two levels of habitable space and a partially subterranean attached garage, with a total floor area of 3,736 square-feet and a Residential Floor Area of 3,089

square-feet, on a 12,066 square foot lot. The project has been conditioned to ensure the project provides an automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code. As such, the project complies with Section 8.A of the Specific Plan.

Section 8.B.1 Sewer Connection.

A sewer connection shall be provided for any new dwelling unit on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

According to NavigateLA (https://navigatela.lacity.org/), the project site is less than 200 feet from the nearest sewer mainline. As such, the project has been conditioned to provide a sewer connection to the new dwelling and the project complies with Section 8.B. of the Specific Plan.

Section 8.C. Grading.

The Natural Elevation of a Ridgeline shall not be altered by more than 5 feet and shall be retain in its natural state to the greatest extend possible. Of altered or graded, the principal ridges shall be relandscaped utilizing landform planting techniques, as described in the Los Angeles City Planning Department's Landform Grading Manual (located in City Council File No. 82-0557), in order to create the appearance of ridgeline and shelf configurations, to the satisfaction of the Department of Building and Safety and the City Planning Department.

The project site is located at 6023 West Rodgerton Drive. A prominent ridge is not located on the subject site, and as such, Section 8.C does not apply.

Section 9. A. Requirement: *No building permit shall be issued for a Project unless a Project Design Approval has been issued in accordance with this Section. A Project Design Approval shall only be issued for a Project, which is consistent with the character of Hollywoodland. The Director, and the City Planning Commission and City Council on appeal, shall make that determination based on the design criteria and point system established in the Hollywoodland Design Guidelines approved by the City Planning Commission.*

The Director has determined that the proposed single-family dwelling is consistent with the character of the neighborhood and meets the design criteria and point system established in the Hollywoodland Design Guidelines and the Hollywoodland Specific Plan. As per Exhibit A, the project received a total of 39 points, which meets the threshold for approval of 35 points for up-sloping lots. Therefore, the project complies with Section 9.A of the Specific Plan.

Section 9. B.2. Procedure and Authority of the Director of Planning: *In making the initial determination on a Project Design Approval, the Director shall utilize the point system contained in the Hollywoodland Design Guidelines approved by the City Planning Commission, which establishes a threshold number of points that must be attained in order to receive a Project Design Approval. If the Director receives a recommendation by the Design Review Advisory Board as described below in C 1, the Director may make a further determination regarding the Project Design Approval application, granting it, denying it, or granting it with modifications.*

As discussed above, the project was evaluated per Section 9.A of the Hollywoodland Specific Plan. The project has received a total of 39 points, which meets the threshold of 35 points for up-sloping lots established in the Hollywoodland Design Guidelines. Therefore, the project conforms to the Design Guidelines.

12. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The project was analyzed under Categorical Exemption No. ENV-2021-7875-CE ("Categorical Exemption") attached to this report as Exhibit D. The project was found to meet the criteria for a Categorical Exemption, under CEQA Guidelines Section 15303(a) (New Construction of a Single Family Residence), and none of the exceptions to a Categorical Exemption under CEQA Guidelines Section 15300.2 were triggered.

During the Design Review Board hearing on June 4, 2026, the subject of traffic impacts, emergency access, biological resources, and Very High Fire Hazard Severity Zones were discussed at the hearing and within several letters from community members.

Traffic Impacts During Construction

Community members expressed concern regarding construction traffic and blind corners. A Hillside Construction Management Plan, approved by LADOT on November 17, 2025, is on file. This plan ensures timely project completion, coordinates scheduling with other area developments, and minimizes community impacts. The plan applies to all construction phases, and the owner will coordinate with LADOT to prevent adverse traffic conditions. As noted in the document, the applicant will be required to comply with the following:

- Limit the construction hours of operation to comply with the Municipal Code • Provide a project helpline for neighbor complaints and inquiries, and the helpline must be posted on site
- Emergency access to the site and adjacent areas must be kept clear and unobstructed
- Traffic control plans will be obtained during Plan Check which will include requirements for traffic cones, temporary signs, changeable message signs, and flag persons
- When necessary, flag persons with communication devices shall be used to coordinate hauling activities.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.
- To the extent feasible, the arrival and departure of construction trucks shall occur outside of peak commute hours and shall be minimized when not feasible • A grouping or convoy of hauling vehicles shall not be allowed and only one hauling vehicle is permitted at the project site at any time. Hauling vehicles shall be staged off-site and outside of the HCR District.
- During the building construction phase, employees are required to park outside the HCR zone and shuttle to the site. All staging needs to be outside of the HCR zone. If required, the General Contractor can provide the desired parking and staging

information to the satisfaction of The City prior to the issuance of any permits.

- The project is required to comply with the LAFD brush clearance requirements to reduce vegetation which can serve as a fuel for wildfires
- Daily inspection of the site by the contractor to remove unauthorized signs or graffiti on site barricades or fencing
- Utilization of appropriate security measures to maintain safety in an around the construction site
- All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

Compliance with the Hillside Construction Management Plan will address the neighbor concerns regarding blind corners in the area, as the flag persons will be responsible for coordinating construction vehicles during hauling activities. Additionally, warning signs will be utilized to warn vehicles of construction activities. Limiting the arrival and departure of construction trucks outside of peak commute hours will also ensure the project will not result in significant traffic impacts.

Roadway Safety and Improvements

Several letters noted concerns about roadway improvements and the need for roadways to be improved to an appropriate width to ensure adequate emergency access to the site and the broader community. The project proposes to improve the adjacent roadway to a width of 20 feet, which is required in the Municipal Code per the Baseline Hillside Ordinance. The applicant has requested relief from the code requirement to provide a 20-foot continuous paved roadway from the apron of the driveway to the bottom of the hillside.

As previously noted in the findings of the Staff Report, many of the residences along the nearby public streets are built directly adjacent to the street connecting streets leading to the project site are developed with single-family dwellings, built to the property line, and have not provided roadway widening adjacent to their site, nor have they provided a minimum 20-foot wide Continuous Paved Roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area. Requiring the applicant to widen the street to the edge of the hillside boundary requires many homes and landscaping to be demolished or partially demolished to meet this code requirement. It is also a tremendous challenge to obtain private properties and easements for the Continuous Paved Roadway improvement. The City has consistently granted the Continuous Paved Roadway improvement relief request while denying requests for relief from Adjacent Minimum roadway improvements.

As a matter of policy and practice, the City seeks to incrementally secure the required roadway widening directly adjacent to a hillside property as each one is being developed. Completion of the roadway widening adjacent to the property would enhance the built environment of the surrounding neighborhood, and incrementally improve public safety by allowing for additional off-road parking and providing for an enlarged passing area for vehicles traveling along Rodgerton Drive. Most importantly, wider street width allows emergency vehicles to access the site and the immediate area in events of fire and life safety incidents. The grant allows the Applicant to develop the property while providing the necessary Code-required Adjacent Minimum Roadway improvements.

Biological Resources

One letter in particular noted their concerns about wildlife in the area and whether the site is being utilized as a wildlife corridor. A Tree Report prepared by Lisa Smith from the Tree Resource, dated April 17, 2025, and determined that there are no protected trees or shrubs located on-site. The applicant has also submitted a Biological Resources Report dated April 14, 2026, prepared by Soar Environmental Consulting. The report found that the project would not result in any significant impacts to biological resources.

The site contains one vegetation community, laurel sumac (Malosma laurina) scrub, a common coastal scrub type. As such, there are no sensitive vegetation communities occurring within the Project Area. During the initial site visit, a special-status plant species, Coulter's Matilija poppy (Romneya coulteri), classified as a California Native Plant Society (CNPS) Rank 4.2 species, was observed approximately 45 feet east of the project site, outside both the project area and the approved project footprint. A follow-up site visit confirmed that this species of poppy does not grow on the property itself but is widespread in the surrounding region.

No sensitive vegetation communities, wetlands, or protected trees were identified within the project area, aside from the Coulter's Matilija poppy, which is a native species of limited distribution that has also been cultivated as an ornamental plant in the region. Project activities will be restricted to the approved project footprint and are not expected to impact any native plant populations.

There is suitable bird nesting and foraging habitat in the surrounding area of the Project site. However, the Project site was absent of any nest structures, and nesting habitat on the Project site is marginal at best. One CDFW-sensitive bird species, the yellow warbler (Setophaga petechia), was heard and observed flying by. No direct impacts to nesting birds are anticipated due to the absence of any bird nests on the property and lack of suitable nesting habitat. The species may occasionally forage on-site; however, the proposed Project activities would primarily occur during daytime hours in accordance with the City of Los Angeles Building Code and are not expected to result in impacts.

No other special-status wildlife or plant species were observed during the survey. Although no signs of active bat roosts (e.g., whitewash or droppings) were detected, three special status bat species are known to occur within 5 miles of the area, according to the California Natural Diversity Database (CNDDB): the western mastiff bat (Eumops perotis californicus), pallid bat (Antrozous pallidus), and western yellow bat (Lasiurus xanthinus). No direct impacts to bats are anticipated, as construction activities would occur primarily during daytime hours, reducing the potential for disturbance to nocturnal foraging and roosting behavior.

The site does not contain jurisdictional wetlands or surface water resources. The steep topography and well-drained soils preclude wetland hydrology. Therefore, wetland functions such as groundwater recharge, flood control, or nutrient cycling are not present within the parcel.

Mountain lions are unlikely to occur on the site due to the lack of dense vegetation for cover, presence of humans and patchy developments, and the developments/barriers that disconnect the site from robust native habitat to the north, east, and west. There is a low potential for them to use the site for movement and hunting, due to the lack of denning locations (caves, rocky outcrops, etc.), and as such it is not expected to be a denning/ home range. The parcel is located within an established residential neighborhood rather

than a contiguous wilderness area. Under the California Environmental Quality Act (CEQA) and state legal precedents, land that is already developed for residential use is not, by definition, considered habitat. Habitat requires the capacity to support a species by providing food and shelter, which is typically absent in high-density residential zones. Because the project is building on an existing lot rather than clearing new wilderness areas for development, it does not contribute to the large-scale habitat fragmentation that typically harms mountain lions. Therefore, no impacts to mountain lions would result from the project.

No wildlife corridors are present on, or immediately adjacent, to the site as the surrounding landscape is highly fragmented by urban development. Additionally, the parcel provides limited habitat value due to its small size and developed condition of the surrounding area. Moreover, the northern portion of the property will be left unobstructed and will not result in impacts to wildlife corridors or habitat linkages.

The proposed Project is not expected to result in direct or indirect impacts on special-status species, sensitive vegetation, or water resources. No sensitive natural communities or

jurisdictional waters were identified in the Literature Review or observed during the field survey. The site does not function as a wildlife corridor or regional linkage, and biological impacts are expected to be minimal. Considering the facts above, there are no significant biological resources or protected trees/shrubs located onsite, and as demonstrated, there are no unusual circumstances which may lead to a significant effect on the environment and this exception does not apply.

Very High Fire Hazard Severity Zone

Several community letters noted their concern about the site being located within a Very High Fire Hazard Severity Zone (VHFHSZ). As most of the letters were received by nearby neighbors, their properties similarly located within the VHFHSZ. The site being located within this area is not an unusual circumstance given the thousands of similar developments in such zones across the City. Regulatory compliance ensures no significant impact, as these areas are governed by established emergency plans and regulations:

- Adopted Emergency Plans. The City and County maintain emergency response and evacuation plans, including the City's Emergency Operations Plan and the County's Operational Area Emergency Response Plan. These identify roles for departments like LAFD and LAPD and designate Disaster Routes—such as the Hollywood Freeway (SR-170) near the site—to move emergency resources in while evacuation routes move populations out.

- Construction Traffic Management Plan. Hillside developments require a Construction Traffic Management Plan approved by LADOT to maintain access for emergency services and neighbors. The project's plan, approved in November 2025, minimizes traffic obstructions and coordinates with related projects.

- Fire and Building Codes. Properties in VHFHSZs must adhere to Fire Code Section 57.322, requiring 200-foot brush clearance. LAFD monitors weather to declare Red Flag Days, during which illegally parked cars may be towed to ensure access. LAFD also utilizes ground and significant air resources, supported by mutual aid

agreements, for fire suppression.

The project will be required to comply with the Emergency Plans, Construction Management Plan, and Fire and Building Codes referenced above, and as such, the project will not result in an environmental impact by impeding emergency access, nor will the project contribute to wildlife risk.

Summary

As there are no potentially significant impacts due to the project, the project qualifies for a Categorical Exemption and no mitigation measures are not necessary for the subject project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to pursuant to CEQA Guidelines, Section 15303, Class 3 (new construction of a single-family home), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

SPECIFIC PLAN EXCEPTION FINDINGS

13. That the strict application of the policies, standards, and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.

The project requests a Specific Plan Exception to located retaining walls within the first three feet of the property as prohibited by the Specific Plan. This will enable the construction of the driveway due to the steep slope of the property. If the applicant were to redesign the project to avoid utilizing retaining walls for the driveway, that would necessitate the placement of the garage above grade and not partially subterranean as proposed. That revision of the design would result in a structure which is significantly taller than the project as designed and would likely then require an exception for the Specific Plan as it would exceed the allowable overall height. The purpose of the Specific Plan regulation was to prohibit walls and fences at the property line which could visually block the visual line of site of drivers. Retaining walls are generally designed with a small portion of the wall above grade, however, as walls are measured from the lowest adjacent grade, retaining walls are subject to the Specific Plan regulations even though the walls would not result in visibility issues for drivers.

If the project were not permitted to utilize retaining walls to access the partially subterranean garage, this would result in practical difficulties as it would necessitate the placement of the garage and structure at grade which would affect other aspects of the design. Driveways are only permitted a modest slope and a driveway could not access the current location of the garage if it were at grade because the slope needed would exceed what is permitted. As such, the applicant would be required to move back the massing of the building further to the rear of the property in order to permit a driveway of a sufficient length. This would result in excess grading and excess coverage of the lot with hardscape.

The slope of this property is an unnecessary hardship for the project as many other properties in the vicinity have a more modest slope, where the building pad is closer in elevation to the roadway, and as such retaining walls are not required for the construction of a driveway. Many of the sites with a less severe slope have already been improved with

single-family dwellings and many of the remaining lots are those that are difficult to construct upon due to severe slopes. Requiring the strict application of these regulations would result in practical difficulties inconsistent with the intent of the Specific Plan. Therefore, providing an exception to the wall prohibition within the first three feet will continue to meet the general purpose and intent of the plan.

14. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.

Exceptional circumstances are possessed on the subject property because of its unique topography and overall slope of the property. To require the applicant to provide a driveway at grade without retaining walls within the first three feet would result in the massing of the building be placed at grade, significantly above the elevation of the roadway, which in turn would result in an excessively long driveway to comply with driveway slope limitations. This would result in a significant quantity of hardscape of the property, more disturbance of the property, and a structure that would likely be over in height and not compliant with the Specific Plan overall height limitations. As noted, many other properties in the vicinity have a more modest slope where the building pad is closer in elevation to the roadway, and as

such, retaining walls are not required for the construction of driveways. This exceptional circumstance, the excessive slope and topography of the site, generally does not apply to other properties in the area and as such, it is reasonable to provide the project with relief to permit the retaining walls to be located within the first three feet of the property.

15. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which, because of special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

As stated, many other homes in the area have a less severe slope, and as such, the building pad of the property is closer in elevation to the roadway and do not require retaining walls for the construction of a driveway. The topography and severe slope of the subject site requires the applicant to construct retaining walls in the front yard, and specifically within the first three feet of the property, to access the partially subterranean garage. This topographical feature of the property is a special circumstance of this site, and if the exception were not approved, it would deny the property in question a use generally in possession of other properties in the area. The project proposes a two-story dwelling atop a partially subterranean garage, which is a typical form for new residential dwellings in the hillside. By providing the floor area in a three-story structure, the project is able to cover a smaller portion of the lot, thereby reducing the vegetation disturbance of the site. Moreover, this residence is of a modest size, 3,089 square-feet of Residential Floor Area, and as such, the project is consistent with the size of other homes in the area. The exception to permit the retaining walls within the first three feet permits the property to be developed with a single-family dwelling which is consistent in size and form with other homes in the area and the exception is necessary to preserve the right of the owner to construct a single-family dwelling.

16. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the

subject property.

The granting of the exception will allow the project to provide retaining walls for the purpose of construction a driveway which accesses the partially subterranean garage. The construction of this single-family dwelling, partially subterranean garage, and driveway retaining walls within the front yard and the first three feet of the property will not be detrimental to the public. As the retaining walls will stabilize the hillside and reduce erosion and the risk of landslides, the proposed project will not adversely impact adjacent properties or the public health, welfare, and safety. Additionally, the construction of this project will result in the widening of the roadway adjacent to the site, thereby improving roadway access and emergency access.

17. That the granting of the exception will be consistent with the principles, intent, and goals of the geographically specific plan and any applicable element of the General Plan.

The granting of the exception to permit the driveway retaining walls to be located within the first three feet of the property is still consistent with the Specific Plan intent as it will permit the construction of a single-family dwelling and will not result in walls which affect the

visibility of motorists. The project's consistency with the remainder of the Specific Plan regulations are addressed in Finding Number 11.

CEQA FINDINGS

18. Based on the whole of the administrative record (Case No. ENV-2021-7875-CE), the Project is exempt from CEQA pursuant to CEQA Guidelines, Title 14, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines Section 15300.2.