



Address Any Communications to:  
**OFFICE OF ZONING ADMINISTRATION**  
200 N. SPRING ST., 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX - (213) 978-1334

## NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

- Within a 100-Foot Radius
- Within a 500-Foot Radius
- Abutting a Proposed Development Site
- And Occupants within a 100-Foot Radius
- And Occupants within a 500-Foot Radius

CASE NO. ZA 2009-1342(ZAA)  
ZONING ADMINISTRATOR'S  
ADJUSTMENT  
CEQA NO. ENV 2009-1343-CE

HOLLYWOOD PLANNING AREA  
DISTRICT MAP NO. 151.5A195  
COUNCIL DISTRICT NO. 4

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter From Main Street)  
Los Angeles, CA 90012

TIME: **TUESDAY, OCTOBER 13, 2009 AT 9:30 A.M.**

APPLICANT: EASY TIGER TRUST

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: Pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from the provisions of Section 12.21-C,1(g) to permit the continued use and maintenance of an existing fence/hedge located in the front yard varying in height from 10 feet to 12 feet on top of an existing wall approximately 4 feet high in lieu of the permitted 3 feet 6 inches, on an approximately 13,600 square-foot lot in the RE11-1 Zone.

PROPERTY INVOLVED: 2223 North Nottingham Avenue, legally described as Lot 19, Tract 5337, as more specifically described in the application. The property is zoned RE11-1.

REVIEW OF FILE: Case No. ZA 2009-1342(ZAA) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.

IF YOU ARE NO LONGER THE OWNER OF THE PROPERTY WITHIN THIS AREA, PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

# MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone <b>RE11-1</b>	District Map
APC	Community Plan <b>Hollywood</b>	Council District <b>4</b>
Census Tract <b>1893.00</b>	APN <b>5588-003-003</b>	Staff Approval*
		Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. \_\_\_\_\_

APPLICATION TYPE **ZONING ADMINISTRATOR'S ADJUSTMENT**

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

### 1. PROJECT LOCATION AND SIZE

Street Address of Project **2223 NORTH NOTTINGHAM AVENUE** Zip Code **90027**

Legal Description: Lot **19** Block **NONE** Tract **TR 5337**

Lot Dimensions **80' X 170'** Lot Area (sq. ft.) **13,599.8 SF** Total Project Size (sq. ft.) **N/A**

### 2. PROJECT DESCRIPTION

Describe what is to be done: **Approval of an existing over-height fence within the front yard.**

Present Use: **Single Family Residential** Proposed Use: **Same**

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing **1** To be demolished **0** Adding **0** Total **1**

### 3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: **12.22C 20 (f)(2)** Code Section which authorizes relief: **12.28 A**

The Applicant requests approval to maintain the existing over-height fence within the front yard.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Kevin Yorn Company Easy Tiger Trust  
 Address: [REDACTED] 2800 OLYMPIC BLVD, <sup>and</sup> Floor Telephone: ( 310 ) 319-3910 Fax: ( )  
[REDACTED] SANTA MONICA Zip: [REDACTED] 90404 E-mail: ky@morrisyorn.com

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Alexander Irvine Company Craig Lawson & Co., LLC  
 Address: 8758 Venice Boulevard, Suite 200 Telephone: ( 310 ) 838-2400 Fax: ( 310 ) 838-2424  
Los Angeles Zip: 90034 E-mail: alex@craiglawson.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Handwritten Signature] Print: Kevin Yorn  
 ALL-PURPOSE ACKNOWLEDGMENT

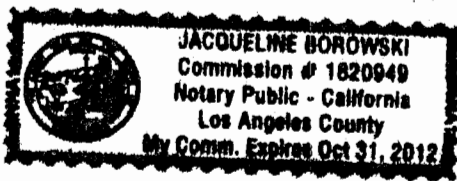
State of California  
 County of Los Angeles

On April 29, 2009 before me, Jacqueline Borowski, Notary Public  
 (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.  
[Handwritten Signature] (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

**ATTACHMENT A**  
**REQUEST FOR FENCE HEIGHT ADJUSTMENT**  
**2223 NORTH NOTTINGHAM AVENUE, LOS ANGELES, 90027**

The Applicant, Easy Tiger Trust, is seeking the following Adjustment:

**Pursuant to L.A.M.C. Section 12.28.A, the Applicant requests a Zoning Administrator's Adjustment from Section 12.22 C 20 (f)(2) of the L.A.M.C.** to permit an existing over-in-height wall, vehicle gates, and hedge (the "fence") within the front yard setback of 2223 North Nottingham Avenue. The requested adjustment is to allow the front yard fence to exceed the Code restriction of three and one-half feet in height.

### **THE PROPOSED PROJECT**

#### **SITE LOCATION**

The project site is located in the Los Feliz area of the City of Los Angeles, within the boundaries of the Hollywood Community Plan. In general, the residential neighborhood is characterized by a predominance of very-low-density single family homes in a designated hillside area, where properties are commonly enclosed by shrubbery, fences and walls.

The property is a "key lot" on the west side of Nottingham Avenue, with the closest intersection to the south at Los Feliz Boulevard. Nottingham Avenue is situated between Western Avenue to the west and Vermont Avenue to the east and north of Los Feliz Boulevard.

The project site is designated "Very Low II Residential" density by the General Plan Land Use of the City of Los Angeles, corresponding to the property's zoning designation of RE11.

The property is a rectangular lot with frontage of 80 feet along Nottingham Avenue, and a depth of 170 feet, resulting in a lot approximately 13,600 square feet in size (0.312 acres). The lot is improved with a two-story single family residence. Within the last three years, the property has been further improved with remodeling of a second floor bathroom, remodeling of the guest house/pool house and the addition of a swimming pool and spa.

The single family residential building is set back approximately 44 feet from the front property line, with the front yard area accommodating decorative landscaping and a circular driveway. The front of the property is enclosed by a masonry wall that is approximately 46 to 48 inches in height. On the street side of the wall, extensive landscaping softens the appearance of the wall. In addition, hedges are located immediately behind the masonry wall and reach heights that vary from approximately 10 to 12 feet in height and are located in the front yard setback. Due to the property's sloping terrain, at the southern end of the front yard boundary, the wall and the gate

post reach a height of approximately 68 to 70 inches. The driveway gate located at the southern end reaches a height of approximately 71 inches, while the driveway gate located at the northern end reaches a height of approximately 68 inches. In the center of the front yard boundary, the main entrance gate to the property reaches a height of approximately 84 ½ inches.

There is a significant upslope from the street and sidewalk to the front yard. The sidewalk and hence the base of the walls and gates are set at a finished grade established by a cut in the natural slope, and hence are significantly below the natural grade from which height is normally measured. Notwithstanding, the Applicant seeks approval for walls, gates and fences that exceed the Code restriction of three and one-half feet in height, while the hedges within the front yard setback reach heights that range from approximately 10 to 12 feet in height.

The enclosure of the property with the masonry wall corresponds to the architectural style and finish of the existing single family residence. The aesthetics of the property is further enhanced with plantings, shrubbery and hedges that result in significant decorative landscaping. The walls, gates and hedges provide needed security and privacy for the Applicant.

## **PROJECT CHARACTERISTICS**

The Applicant acquired the property just a short time after the Certificate of Occupancy was issued for the address at 2223 Nottingham Avenue. As the current owner of the property, the Applicant did not install the walls, gates and hedges that are the subject of this request for a Zoning Administrator's Adjustment. The Applicant has reason to believe that the gates and walls were installed by the previous owner as part of the complete renovation of the site. The walls and gates are shown on the Plot Plan Attachments to the prior owner's permit applications 06014-30000-05795 and 06016-30000-12337, both of which were issued on August 31, 2006.

The property is zoned RE11-1 placing it in the Residential Estate Zone, a category of very low density residential development, as well as Height District No. 1, which limits building height to forty-five feet. The Hollywood Community Plan land use designation for the site is Very Low II Residential (between three and four dwelling units per acre). The RE11-1 Zone is consistent with this land use designation

## **SURROUNDING PROPERTIES**

The project site is located in a residential neighborhood in the hillside area of Los Feliz in the City of Los Angeles. All surrounding properties have a General Plan land use designation of Very Low II Residential and are zoned RE11-1. All of these lots have large single-family dwelling units on them. The preponderance of neighboring lots on the west side of Nottingham Avenue are nearly identical in size to the subject property's approximately 13,600 square feet of lot area.

## **STREETS AND CIRCULATION**

Nottingham Avenue – Designated a Local Street with a required right of way of 60 feet. The existing right of way is 65 feet.

## **PREVIOUS CASES, AFFIDAVITS, PERMITS & ETC.**

**YD-4872:** This case applies to the corner lot located at 2203 Nottingham Avenue. On February 23, 1950, the Zoning Administrator conditionally approved a Variance to permit the construction of a two-story, one-family dwelling with attached garages with said dwelling observing a reduced rear yard of 10-feet instead of the required 25-feet.

## **SIMILAR SUROUNDING CASES WITHIN 1,000 FT Radius**

**ZA 93-0537 (F):** On July 30, 1993, the Zoning Administrator issued a determination to approve the construction, use and maintenance of an 8-foot in height masonry wall with gates, pilasters and a brick cap within the northerly front yard and side yards of an existing residential property on an RE11-1 zoned site located at 5136 Los Feliz Drive (Hollywood Planning Area).

**ZA 2007-0137 (ZAA)(ZAD):** On September 8, 2008 the Zoning Administrator issued an adjustment to allow the construction, use and maintenance of an outdoor patio and accessory structure (gazebo) within 25-foot front yard setback area, in conjunction with the renovation and addition of 3,686 square feet to an existing 8,279 square-foot, three-story single family dwelling. The Zoning Administrator also issued a determination to allow the construction, use and maintenance of an 8-foot perimeter wall within the front yard setback for the length of the property frontage on Chislehurst Drive in lieu of the maximum 3.5-foot height permitted in an RE11-1 Zone for property located at 2251-2267 North Chislehurst Drive (Hollywood Planning Area).

**ZA-2004-3357-ZAD:** On September 30, 2004 the Zoning Administrator issued a Determination to permit the construction, use, and maintenance of a 6-foot high combination cement, concrete, wrought iron block wall fence with columns, gates and light fixtures within the required street side yard of a reverse corner lot where the fence height limit is limited to 3½ feet in height in the R1-1 zone for the property located at 2031 North Alexandria Avenue (Hollywood Planning Area).

**ZA-2002-5922-ZAD:** On February 12, 2003 the Zoning Administrator issued a Determination to maintain an 8-foot wrought iron fence & gate installed at the front of the property located at 1976 North Normandie Avenue on in the R1-1 zone.

**ZONING ADMINISTRATOR'S ADJUSTMENT JUSTIFICATIONS/FINDINGS**  
**PURSUANT TO L.A.M.C. SEC 12.28 C.4**

**1. That the granting of an adjustment will result in development compatible and consistent with the surrounding uses.**

The granting of an over-in-height fence adjustment will maintain a development that is compatible and consistent with the surrounding uses, as property in the surrounding area consists of large estate homes that typically have front yard walls and fences that exceed the Code permitted height. The Applicant is requesting approval of existing gates, walls and hedges that exceed the permitted height in the front yard in order to ensure privacy and security. The privacy and security issues are of paramount importance for the Applicant who has a well-known celebrity status in the entertainment industry that occasions the presence of photographers and onlookers on the sidewalk and even the driveway in front of the property. It is a fairly well established fact in Los Angeles that celebrities are often hounded by photographers and even on occasions by stalkers. As reported in news media accounts, altercations with aggressive paparazzi have caused security risks for celebrities. The entertainment industry is well aware of these security issues, and the murder of young actress Rebecca Schaeffer by a stalker at her place of residence is not forgotten. The over-in-height walls, gates and hedges provide necessary maximum security and privacy, and the inability to provide these over-in-height fences would pose a serious risk to the Applicant and family members.

Surrounding uses are all large single-family residential dwellings with front yard fences of varying heights. In an upscale neighborhood such as the Los Feliz community, security and privacy are important issues for residents, regardless of whether they are celebrities or not. The granting of an adjustment to maintain the over-in-height improvements will keep the property suitably enclosed and will prevent undesired entry to the property.

In September, 2008, the Zoning Administrator granted a determination to approve an over-in-height 8-foot perimeter wall within the front yard setback for the length of the property frontage at 2251-2267 N. Chislehurst Drive. This particular property is one block to the east from the subject property. In making the determination, the Zoning Administrator noted that "properties in the area typically have over-height walls along the front property line." (Case No. ZA 2007-0137-ZAA-ZAD)

The existing gates, walls and fences enhance the privacy and security of the residents at 2223 Nottingham Avenue while maintaining the neighborhood's high aesthetic value. Extensive landscaping already masks the walls, softening their appearance, while the hedges that reach 10 to 12 feet in height create an attractive visual presence and do not detract from the architectural beauty of a two-story residence that due to sloping terrain is elevated from the street and sidewalk level. As discussed above, the property's over-in-height fences are in keeping with other front yard fences in the neighborhood, and are therefore compatible and consistent with the surrounding uses.

**2. That the granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City.**

The Applicant is requesting an adjustment to approve an existing front yard over-in-height walls, gates and fences. The requested adjustment itself does not have any affect on the General Plan.

The project site is designated Very Low II Residential in the Hollywood Community Plan. The property is not currently within the area of any specific plans or interim control ordinances. The subject property is located within a neighborhood consisting solely of large, single family dwellings where the average lot size is 14,343 square feet.

The Hollywood Community Plan does not specifically address the issue of walls and fences. The Community Plan notes that it is "intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City." Safety is a primary issue for the request for the over-in-height fences as the Applicant has a well-known celebrity status and personal security is a salient matter.

The Hollywood Community Plan notes among its policies that it "encourages the preservation of lower density residential areas, and the conservation of open space lands." In general, the Plan encourages the preservation and enhancement of well defined residential neighborhoods.

When approving the over-in-height perimeter wall on the neighboring property on Chislehurst Drive noted in Finding #1 above, the Zoning Administrator noted the wall was "in harmony with the goals and intents of the General Plan Elements adopted for this geographical area in that it will provide for the enhancement and improvement of the subject property and as such contribute to the continued stability of surrounding residential neighborhood" (Page 13 of Case Number ZA-2007-0137-ZAA-ZAD). In this case, the Applicant seeks to maintain the stability that is afforded the neighborhood with an over-in-height fence.

Approval of the requested over-in-height fence adjustment will preserve the aesthetic and identity of the hillside area of Los Feliz as well as enhance the Applicant's quality of life and personal safety and security. The requested adjustment will be in conformance with the intent and purposes of the General Plan of the City.

**3. That the granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.**

Granting the fence adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City. The general purpose and intent of the zoning regulations is to provide for the logical pattern of development. The purpose of the Zoning Code is to both ensure compatible development as well as guarantee the safety and well-being of the City's residents.

The requested adjustment for an over-in-height fence in the front yard will allow the property owner, who has a well-known celebrity status in the entertainment industry that occasions the presence of photographers and onlookers on the sidewalk and even the driveway in front of the property, to maintain a buffer between uses in addition to furthering privacy as well as security in the neighborhood. Without the ability to maintain the walls, gates and hedges that are tall enough to allow the Applicant and

family members to feel safe and secure in light of strangers that may gather on the street, sidewalk and driveway, the neighborhood would not be considered a desirable place to live. Maintaining the over-in-height walls, gates and hedges will help to deter the presence of onlookers and photographers that cause a nuisance. The primary purpose of the improvements for which an adjustment is sought is to provide privacy, security and safety within the subject property. People who can afford to live in the upscale Los Feliz neighborhood expect to feel safe and secure, which is the intent of the zoning regulations.

**4. That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.**

There will be no adverse impacts from the proposed adjustment. The Applicant is requesting approval of existing walls, gates and hedges along the front yard of 2223 Nottingham Avenue. The Applicant seeks to maintain the over-in-height walls, gates and hedges because of the security concerns discussed above. The Code restriction of a three and one-half foot high front yard wall, gate and fence is not realistic in terms of assuring a secure home and would not prevent intruders that would conceivably threaten the lives of a well-known celebrity and family members.

Many homes in the area have walls, gates and fences and/or a combination of fences and landscaping that exceed three and one-half feet in height. In September, 2008, the Zoning Administrator granted a determination to approve an over-in-height 8-foot perimeter wall within the front yard setback for the length of the property frontage at 2251-2267 N. Chislehurst Drive. This particular property is one block to the east from the subject property. In making the determination in Case No. ZA 2007-0137-ZAA-ZAD, the Zoning Administrator noted that "properties in the area typically have over-height walls along the front property line." Given that similar approvals for adjustments have been granted in the neighborhood, it is apparent that there are no adverse impacts from the adjustment proposed in this case.

In another over-in-height fence determination in the Los Feliz neighborhood on July 30, 1993, the Zoning Administrator approved an 8-foot masonry wall with gates, pilasters and a brick cap within the northerly front yard and side yards of an existing residential property on an RE11-1 zoned site at 5136 Los Feliz Boulevard (Case No. ZA 93-0537-F). The Zoning Administrator found that the enclosure of the property with the 8-foot masonry wall would "provide needed privacy and security" and also that "no impact on light, air, privacy or emergency access will result from the wall enclosure construction," and that "no adverse impact in the form of limited visibility by pedestrians or vehicles will result." As already noted, many properties in the Los Feliz area have similar over-in-height walls, gates, fences and hedges which do not adversely impact surrounding properties. In fact, most walls and fences are shielded by extensively landscaping towards the street and thus any adverse impacts are mitigated.

Any visual impacts that may occur have been mitigated by the extensive landscaping on the street side of the masonry walls. Furthermore, the topography of the site prevents the over-in-height walls, gates and hedges from obscuring the architectural beauty of the residence as viewed from the sidewalk or street level or from adjoining properties. The extensive landscaping within the front yard and around the wall contributes to add

aesthetic value to the neighborhood by enhancing the visual appeal of the subject property.

**5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

Strict adherence to the zoning regulations for this site is both impractical and infeasible. Issues of security and privacy are important factors in terms of preserving the existing neighborhood environment and in maintaining the marketability of the community, particularly since Los Feliz is an upscale neighborhood that attracts many residents who work in the entertainment industry. It is therefore essential that walls, gates and fences be an adequate height to provide the requisite security and privacy for both current and future residents of the area.

The neighborhood is an open one; it is not a gated community with its own security. While the Zoning Code limits front yard fences in this area of Los Feliz to three and one-half feet in height, most homes have walls and gates or fences in keeping with landscaping that are eight feet in height if not taller. While aesthetically a low front yard fence may have been thought more attractive as the houses are quite beautiful, safety is of particular concern. However, another important consideration is that the property slopes upward, and therefore, the over-in-height walls, gates and hedges do not obscure the architectural beauty of the residence as viewed from the sidewalk or street level or from adjoining properties.

A low front yard fence does not provide enough security to the residents. More specifically, though the Applicant did not install the existing gates, walls and hedges, the existence of these over-in-height improvements was an essential selling point for the Applicant's purchase of the subject property. As noted above, the Applicant is a well-known celebrity in the entertainment industry and the over-in-height structures provide the necessary maximum security and privacy that is absolutely essential. While the existing walls and gates are taller than the permitted 3½-feet, the colors and materials blend into the neighborhood and do not impose unaesthetic qualities. Furthermore, extensive landscaping on the street side of the masonry walls soften their appearance, while the hedges behind the walls that reach 10 to 12 feet in height provide appealing vegetation.

Because of the upscale nature of the neighborhood and an understandable increase in potential security problems for a celebrity resident, an adjustment that allows the maintenance of the over-in-height improvements will ensure continued privacy and security. Strict adherence to the zoning regulations would not provide for necessary security and privacy, and therefore would be impractical and infeasible.

**Application Material – Additional Information**

**1. The environmental effects and appropriateness of materials, design and location of any proposed fence or wall.**

The Applicant proposes to maintain the existing masonry wall, gates and hedges. The walls and gates were constructed to match the architectural style of the dwelling. The gates and walls were designed and constructed to blend well with

development within the neighborhood which contains numerous similar types of improvements. The hedges that reach heights of 10 to 12 feet provide appropriate landscaping and have no detrimental environmental impacts. The masonry walls have been set back from the property line to provide space for landscaping on the street side of the fence, and the existing landscaping softens the appearance of the walls. Many dwellings within the neighborhood are mutually concealed by higher walls and vegetation. The location of the walls, gates and hedges is consistent with the character of development on adjacent properties within the neighborhood. The walls, gates and hedges are located within the front yard setback in order to provide maximum security and privacy within the property and to maximize usable yard areas within the site.

**2. The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.**

The height of the walls, gates and hedges are reasonable and well removed from neighboring properties. There are no impacts upon the views of occupants of adjoining properties. Due to sloping terrain, the residence sits on higher terrain and the walls, gates and hedges do not block the view of the property's architectural beauty from the street and sidewalk. Many neighboring properties are mutually concealed by over-in-height walls and extensive vegetation.

**3. The security to the subject property which the fence or wall would provide.**

The existing height of the walls, gates and hedges is vital to the safety and security of the property's occupants as they seek to preserve their privacy from celebrity stalkers and onlookers as well as providing a safe environment for children to play within the front yard area. The Applicant is requesting approval of existing gates, walls and hedges that exceed the permitted height in the front yard in order to ensure privacy and security. The privacy and security issues are of paramount importance for the Applicant who has a well-known celebrity status in the entertainment industry that occasions the presence of photographers and onlookers on the sidewalk and even the driveway in front of the property. It is a fairly well established fact in Los Angeles that celebrities are often hounded by photographers and even on occasions by stalkers. As reported in news media accounts, altercations with aggressive paparazzi have caused security risks for celebrities. The entertainment industry is well aware of these security issues, and the murder of young actress Rebecca Schaeffer by a stalker at her place of residence is not forgotten. The over-in-height walls, gates and hedges provide necessary maximum security and privacy, and the inability to provide these over-in-height fences would pose a serious risk to the Applicant and family members.

**4. The proposed fence, wall or hedge is in conformity with the public necessity, convenience, general welfare and good zoning practice.**

The purpose of the Zoning Code is to both ensure compatible development as well

as guarantee the safety and well-being of the City's residents. The existing over-in-height improvements are common enclosures for this type of residential neighborhood and as such are in conformity with the public necessity, convenience and general welfare. Other neighboring properties feature walls, gates or hedges of similar or greater height, and in each instance similar walls, gates and hedges are in conformance with the public necessity, convenience, general welfare and good zoning practice for the neighborhood.

**5. The proposed fence, wall or hedge is in substantial conformance with the various elements and objectives of the General Plan.**

The requested adjustment itself for the over-in-height improvements does not have any affect on the General Plan. The Hollywood Community Plan does not specifically address the issue of walls and fences. The Community Plan notes that it is "intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City." Safety is a primary issue for the request for the over-in-height fences as the Applicant has a well-known celebrity status and personal security is a salient matter.

The Hollywood Community Plan notes among its policies that it "encourages the preservation of lower density residential areas, and the conservation of open space lands." In general, the Plan encourages the preservation and enhancement of well defined residential neighborhoods.

When approving the over-in-height perimeter wall on the neighboring property at 2251-2267 N. Chislehurst Drive, the Zoning Administrator noted the wall was "in harmony with the goals and intents of the General Plan Elements adopted fro this geographical area in that it will provide for the enhancement and improvement of the subject property and as such contribute to the continued stability of surrounding residential neighborhood." Furthermore, when considering whether the proposed wall was in conformance with the various elements and objectives of the General Plan, the Zoning Administrator noted that "aside from its height, the proposed 8-foot wall will be in conformance with any and all relevant elements of the General Plan."

The requested adjustment is consistent with the same issues addressed in the neighboring Chislehurst Drive property, and therefore, the requested adjustment is in substantial conformance with any and all relevant elements and objectives of the General Plan.

**6. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses.**

The granting of an over-in-height fence adjustment will maintain a development that is compatible and consistent with the surrounding uses, as property in the surrounding area consists of large estate homes that typically have front yard walls and fences that exceed the Code permitted height. The Applicant is requesting

approval of existing gates, walls and hedges that exceed the permitted height in the front yard in order to ensure privacy and security. The privacy and security issues are of paramount importance for the Applicant who has a well-known celebrity status in the entertainment industry that occasions the presence of photographers and onlookers on the sidewalk and even the driveway in front of the property. It is a fairly well established fact in Los Angeles that celebrities are often hounded by photographers and even on occasions by stalkers. As reported in news media accounts, altercations with aggressive paparazzi have caused security risks for celebrities. The entertainment industry is well aware of these security issues, and the murder of young actress Rebecca Schaeffer by a stalker at her place of residence is not forgotten. The over-in-height walls, gates and hedges provide necessary maximum security and privacy, and the inability to provide these over-in-height fences would pose a serious risk to the Applicant and family members.

Surrounding uses are all large single-family residential dwellings, many with front yard fences and/or hedges of varying heights. In an upscale neighborhood such as the Los Feliz community, security and privacy are important issues for residents, regardless of whether they are celebrities or not. The granting of an adjustment to maintain the over-in-height improvements will keep the property suitably enclosed and will prevent undesired entry to the property.

In September, 2008, the Zoning Administrator granted a determination to approve an over-in-height 8-foot perimeter wall within the front yard setback for the length of the property frontage at 2251-2267 N. Chislehurst Drive. This particular property is one block to the east from the subject property. In making the determination, the Zoning Administrator noted that "properties in the area typically have over-height walls along the front property line." (Case No. ZA 2007-0137-ZAA-ZAD)

The existing gates, walls and fences enhance the privacy and security of the residents at 2223 Nottingham Avenue while maintaining the neighborhood's high aesthetic value. Extensive landscaping already masks the walls, softening their appearance, while the hedges that reach 10 to 12 feet in height create an attractive visual presence and do not detract from the architectural beauty of a two-story residence that due to sloping terrain is elevated from the street and sidewalk level. As discussed above, the property's over-in-height fences are in keeping with other front yard fences in the neighborhood, and are therefore compatible and consistent with the surrounding uses.

**7. The granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.**

The Applicant is requesting an adjustment to approve an existing front yard over-in-height walls, gates and fences. The requested adjustment itself does not have any affect on the General Plan.

The project site is designated Very Low II Residential in the Hollywood Community Plan. The property is not currently within the area of any specific plans or interim control ordinances. The subject property is located within a neighborhood consisting

solely of large, single family dwellings where the average lot size is 14,343 square feet.

The Hollywood Community Plan does not specifically address the issue of walls and fences. The Community Plan notes that it is "intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the community, within the larger framework of the City." Safety is a primary issue for the request for the over-in-height fences as the Applicant has a well-known celebrity status and personal security is a salient matter.

The Hollywood Community Plan notes among its policies that it "encourages the preservation of lower density residential areas, and the conservation of open space lands." In general, the Plan encourages the preservation and enhancement of well defined residential neighborhoods.

When approving the over-in-height perimeter wall on the neighboring property at 2251-2267 N. Chislehurst Drive, the Zoning Administrator noted the wall was "in harmony with the goals and intents of the General Plan Elements adopted for this geographical area in that it will provide for the enhancement and improvement of the subject property and as such contribute to the continued stability of surrounding residential neighborhood" (Page 13 of Case Number ZA-2007-0137-ZAA-ZAD). In this case, the Applicant seeks to maintain the stability that is afforded the neighborhood with an over-in-height fence.

Approval of the requested over-in-height fence adjustment will still preserve the aesthetic and identity of the hillside area of Los Feliz as well as enhance the Applicant's quality of life and personal safety and security. The granting of the requested adjustment will be in conformance with the intent and purpose of the General Plan of the City.

**8. That the granting of such adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.**

Granting the fence adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City. The general purpose and intent of the zoning regulations is to provide for the logical pattern of development. The purpose of the Zoning Code is to both ensure compatible development as well as guarantee the safety and well-being of the City's residents.

The requested adjustment for an over-in-height fence in the front yard will allow the property owner to maintain the buffer between uses in addition to furthering privacy as well as security in the neighborhood. Without the ability to maintain the walls, gates and hedges that are tall enough to allow the Applicant and family members to feel safe and secure in light of strangers that may gather on the street, sidewalk and driveway, the neighborhood would not be considered a desirable place to live. Maintaining the over-in-height walls, gates and hedges will help to deter the presence of onlookers and photographers that cause a nuisance. The primary purpose of the improvements for which an adjustment is sought is to provide privacy,

security and safety within the subject property. People who can afford to live in the upscale Los Feliz neighborhood expect to feel safe and secure, which is the intent of the zoning regulations.

**9. That there are no adverse impacts from the proposed adjustment or that any adverse impacts have been mitigated.**

There will be no adverse impacts from the proposed adjustment. The Applicant is requesting approval of existing walls, gates and hedges along the front yard of 2223 Nottingham Avenue. The Applicant seeks to maintain the over-in-height walls, gates and hedges because of security concerns discussed above. The Code restriction of a three and one-half foot high front yard wall, gate and fence is not realistic in terms of assuring a secure home and would not prevent intruders that would conceivably threaten the lives of a well-known celebrity and family members.

Many homes in the area have walls, gates and fences and/or a combination of fences and landscaping that exceed three and one-half feet in height. In September, 2008, the Zoning Administrator granted a determination to approve an over-in-height 8-foot perimeter wall within the front yard setback for the length of the property frontage at 2251-2267 N. Chislehurst Drive. This particular property is one block to the east from the subject property. In making the determination in Case No. ZA 2007-0137-ZAA-ZAD, the Zoning Administrator noted that "properties in the area typically have over-height walls along the front property line." Given that similar approvals for adjustments have been granted in the neighborhood, it is apparent that are no adverse impacts from the adjustment proposed in this case.

In another over-in-height fence determination in the Los Feliz neighborhood on July 30, 1993, the Zoning Administrator approved an 8-foot masonry wall with gates, pilasters and a brick cap within the northerly front yard and side yards of an existing residential property on an RE11-1 zoned site at 5136 Los Feliz Boulevard (Case No. ZA 93-0537-F). The Zoning Administrator found that the enclosure of the property with the 8-foot masonry wall would "provide needed privacy and security" and also that "no impact on light, air, privacy or emergency access will result from the wall enclosure construction," and that "no adverse impact in the form of limited visibility by pedestrians or vehicles will result." As already noted, many properties in the Los Feliz area have similar over-in-height walls, gates, fences and hedges which do not adversely impact surrounding properties. In fact, most walls and fences are shielded by extensively landscaping towards the street and thus any adverse impacts are mitigated.

Any visual impacts that may occur have been mitigated by the extensive landscaping on the street side of the masonry walls. Furthermore, the topography of the site prevents the over-in-height walls, gates and hedges from obscuring the architectural beauty of the residence as viewed from the sidewalk or street level or from adjoining properties. The extensive landscaping within the front yard and around the wall contributes to add aesthetic value to the neighborhood by enhancing the visual appeal of the subject property.

**10. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

Strict adherence to the zoning regulations for this site is both impractical and infeasible. Issues of security and privacy are important factors in terms of preserving the existing neighborhood environment and in maintaining the marketability of the community, particularly since Los Feliz is an upscale neighborhood that attracts many residents who work in the entertainment industry. It is therefore essential that walls, gates and fences be an adequate height to provide the requisite security and privacy for both current and future residents of the area.

The neighborhood is not a gated community with its own security. While the Zoning Code limits front yard fences in this area of Los Feliz to three and one-half feet in height, many homes have fences, or fences in keeping with landscaping, that are eight feet in height if not taller. While aesthetically a low front yard fence may have been thought more attractive as the houses are quite beautiful, safety is of particular concern. However, another important consideration is that the property slopes upward, and therefore, the over-in-height walls, gates and hedges do not obscure the architectural beauty of the residence as viewed from street level or from adjoining properties.

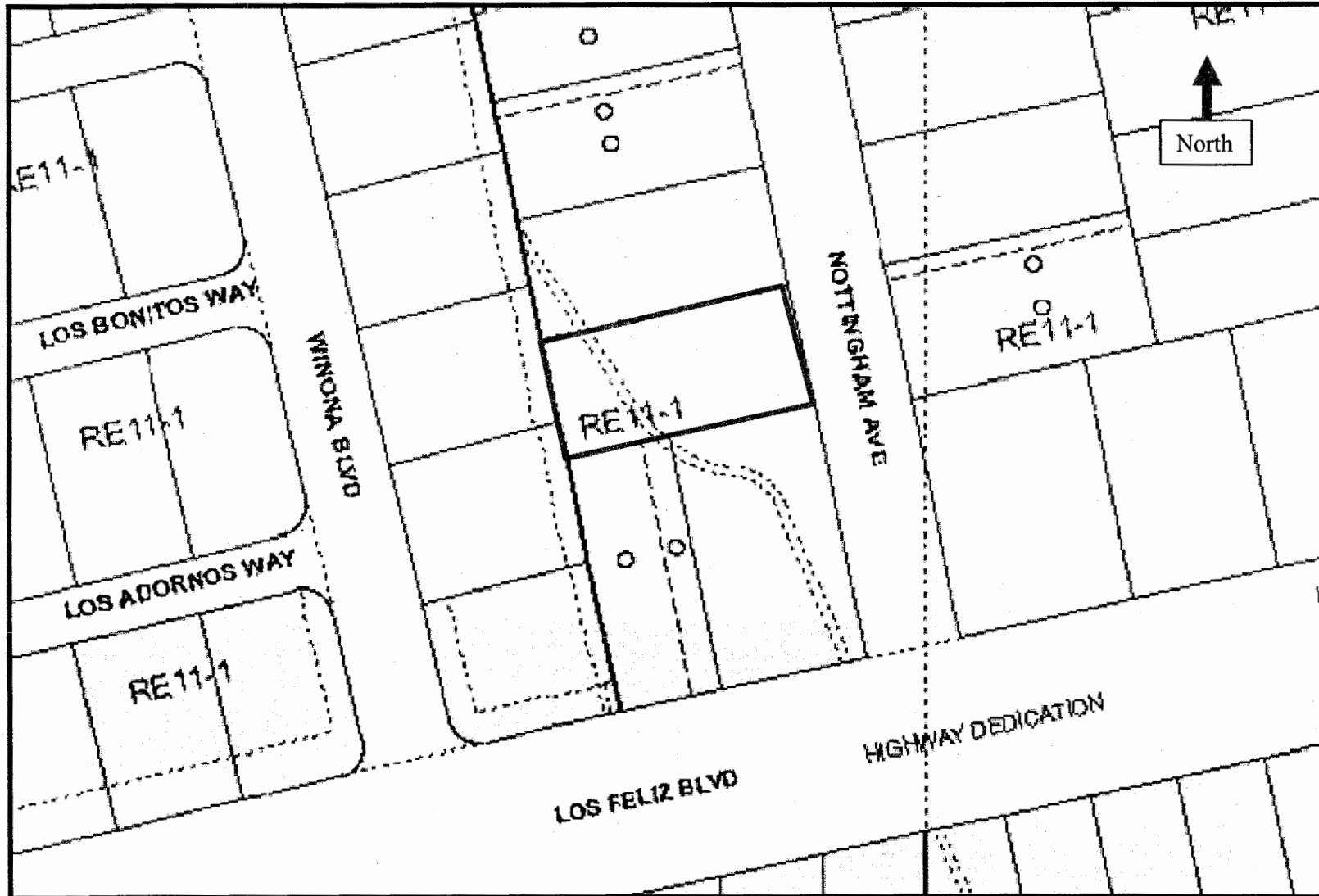
A low front yard fence does not provide enough security to the residents. More specifically, though the Applicant did not install the existing gates, walls and hedges, the existence of these over-in-height improvements was an essential selling point for the acquisition of the subject property. As noted above, the Applicant is a well-known celebrity in the entertainment industry and the over-in-height structures provide the necessary maximum security and privacy that is absolutely essential. While the existing walls and gates are taller than that called for in the zoning regulations, the colors and materials blend into the neighborhood and do not impose unaesthetic qualities. Furthermore, extensive landscaping on the street side of the masonry walls soften their appearance, while the hedges behind the walls that reach 10 to 12 feet in height provide appealing vegetation.

Because of the upscale nature of the neighborhood and an understandable increase in potential security problems for a celebrity resident, an adjustment that allows the maintenance of the over-in-height improvements will ensure continued privacy and security. Strict adherence to the zoning regulations would not provide for necessary security and privacy, and therefore would be impractical and infeasible.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

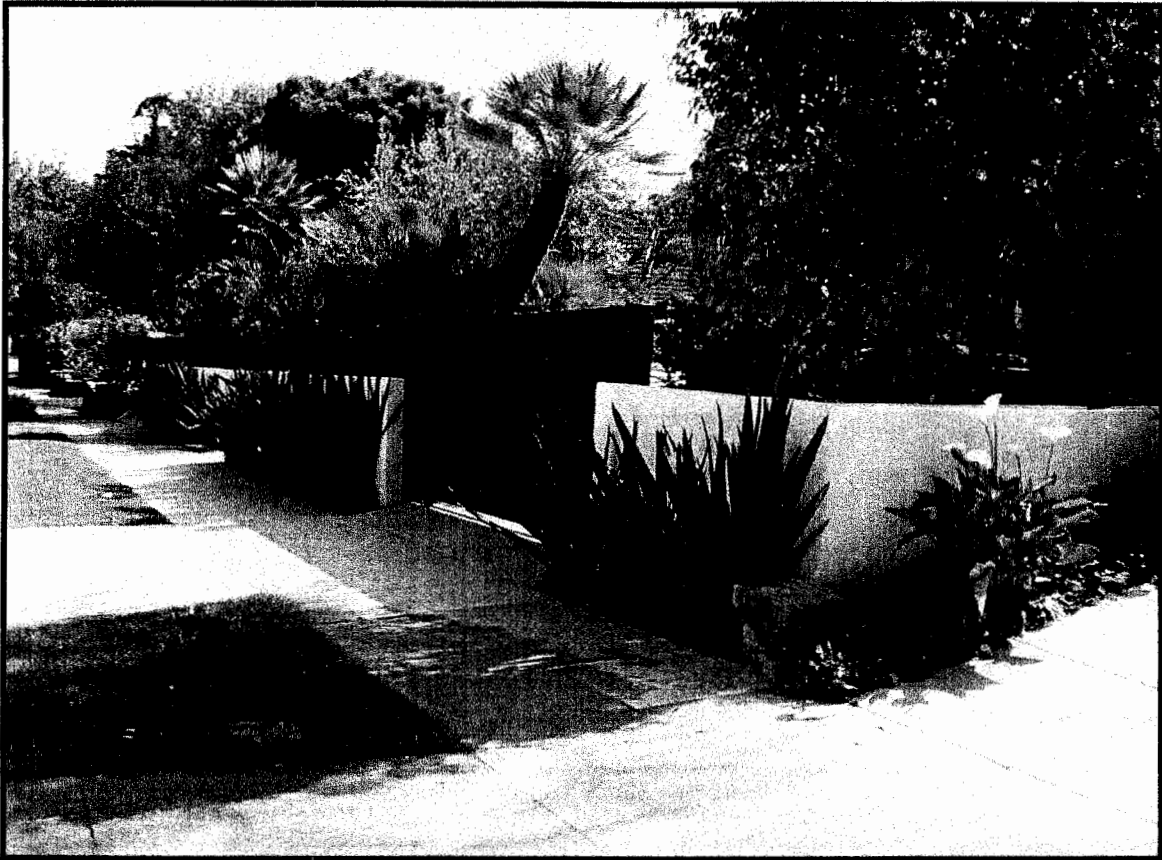


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**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

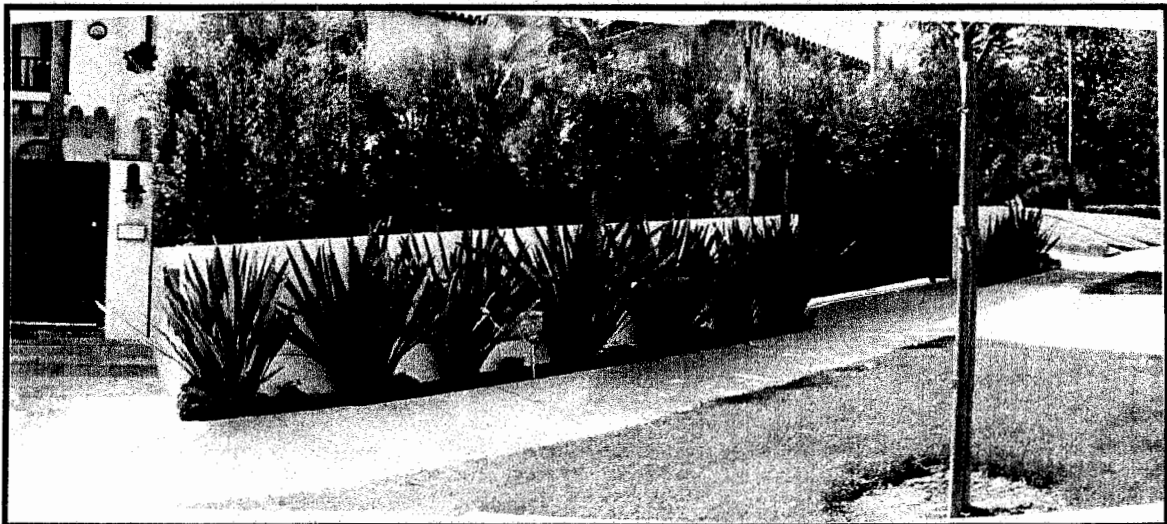


**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

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1. View of subject site, southwesterly facing from Nottingham Avenue.



2. View of subject site, westerly facing from Nottingham Avenue.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

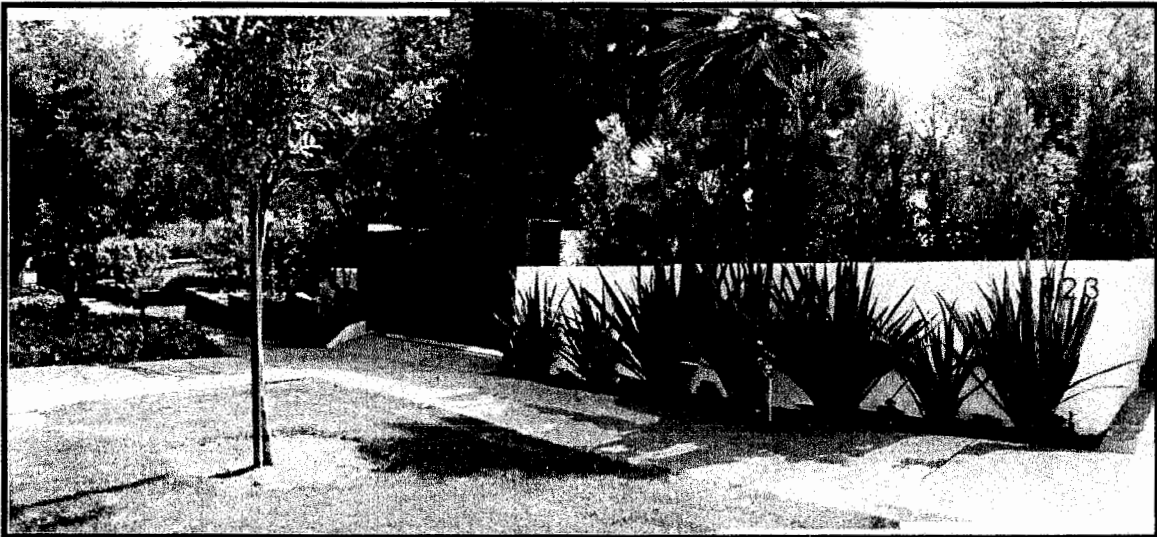
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3. View of subject site, westerly facing from Nottingham Avenue.



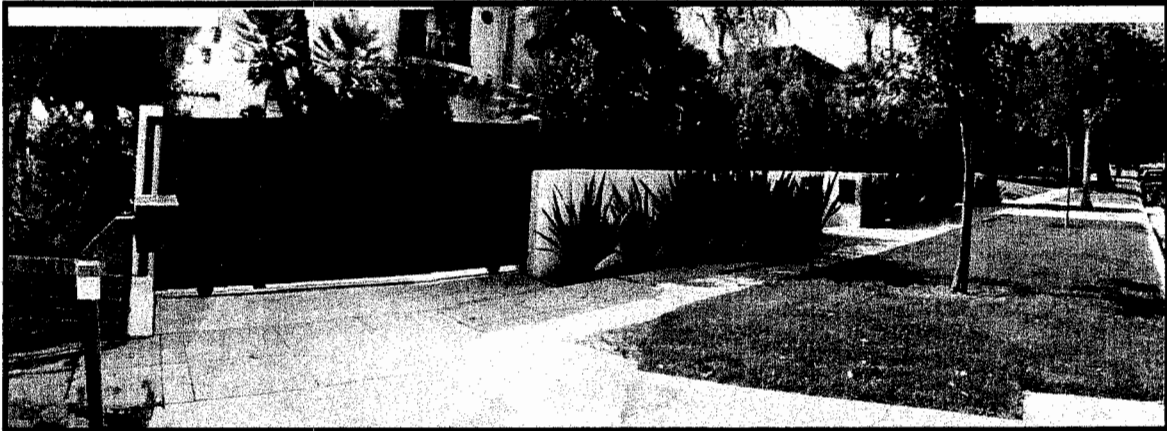
4. View of subject site, westerly facing from Nottingham Avenue.



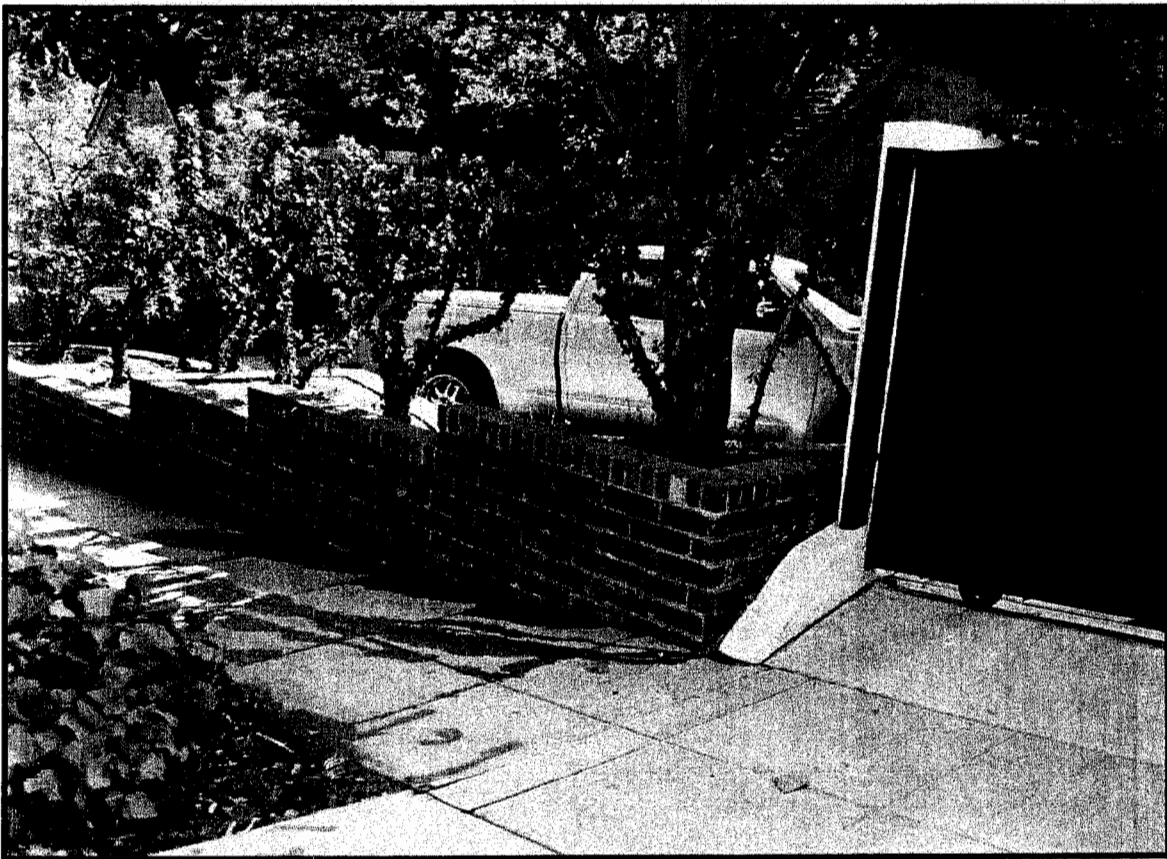
5. View of subject site, westerly facing from Nottingham Avenue.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

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6. View of subject site westerly facing from Nottingham Avenue.



7. View of adjacent property, southwesterly facing from Nottingham

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

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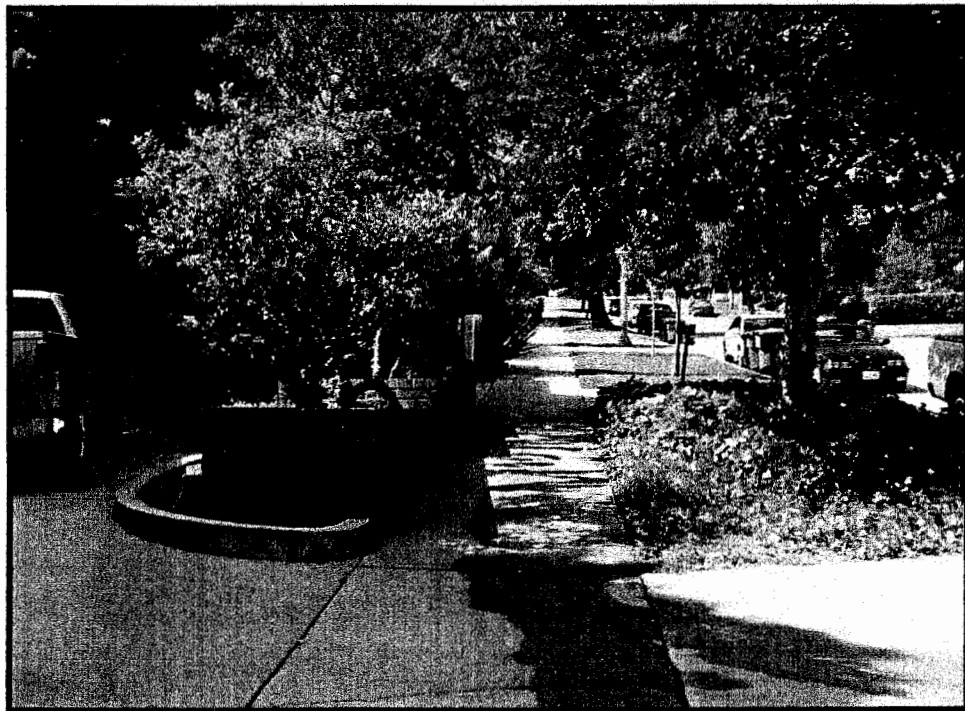
8. View of southerly property line, westerly facing from Nottingham Avenue.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

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9. View of Nottingham Avenue sidewalk, southeasterly facing.



10. View of Nottingham Avenue sidewalk, northwesterly facing.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

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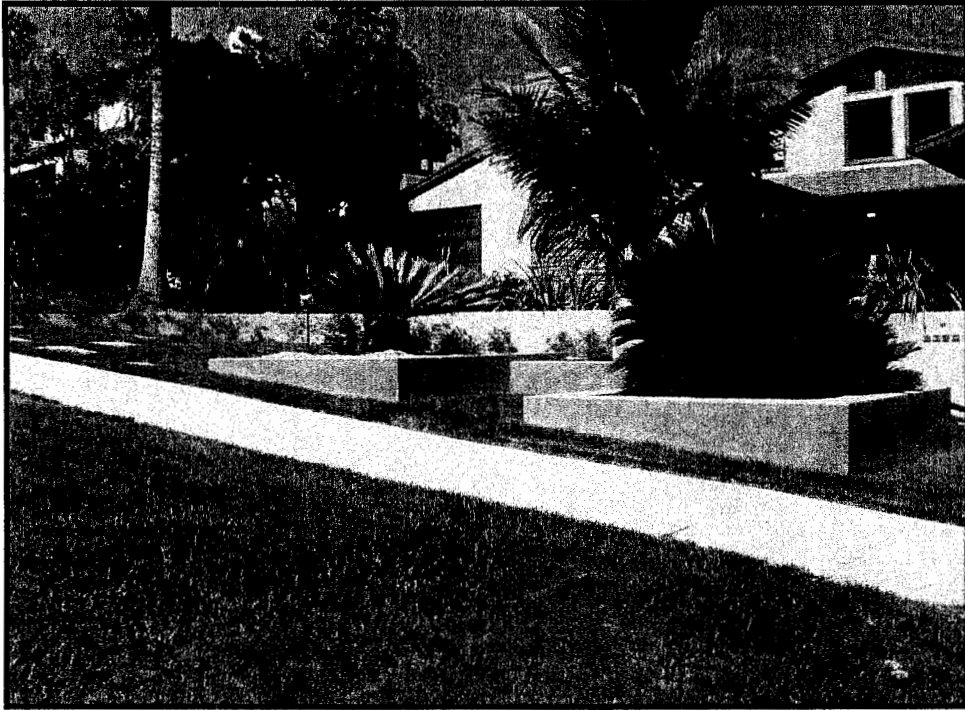
11. View of Nottingham Avenue, northwesterly facing.



12. View of neighboring property across Nottingham Avenue, southeasterly facing.

**SITE PHOTO EXHIBIT**  
**Site Address: 2223 N. Nottingham Avenue**  
**Applicant: Easy Tiger Trust**

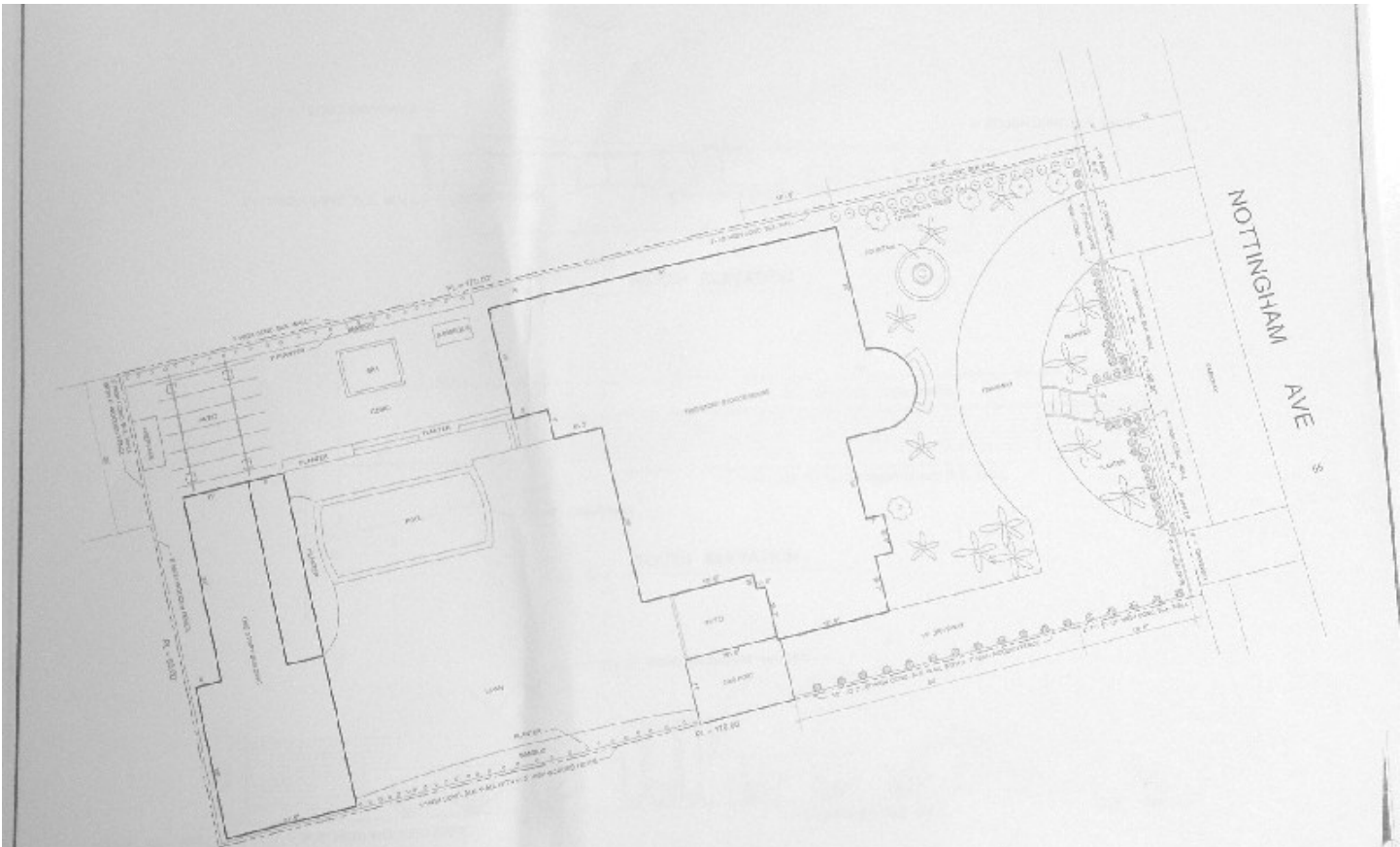
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13. View of neighboring property across Nottingham Avenue, northeasterly facing.



14. View of neighboring property across Nottingham Avenue, northeasterly facing.

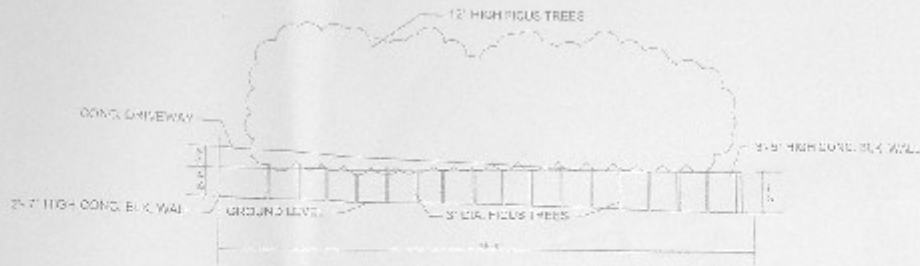


**SITE PLAN**

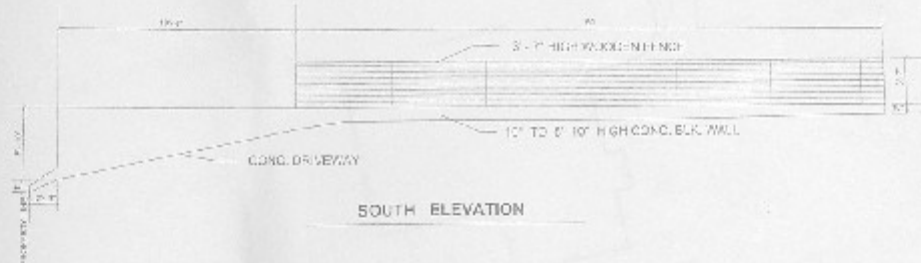
**GC MAPPING SERVICE, INC.**  
 3355 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 TEL: (626) 429-1111 FAX: (626) 441-3850

LEGAL: LCT 13, TRAC I NO. 5337  
 ADDRESS: 2225 NOTTINGHAM AVE.  
 LOS ANGELES CA. 90027

CASE NO.  
 DATE: 05-01-09  
 D.M.: 1512 A 155  
 SCALE: 1/8" = 1' @ 20'



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GC MAPPING SERVICE, INC.  
 3085 WEST VALLEY BOULEVARD  
 CHICO, CA 95926

ELEVATION PLAN

LEGAL LOT 13, TRACT NO. 5337  
 ADDRESS: 7225 HOLLYHOCK AVE.  
 LOS ANGELES, CA 90027

DRAWN BY  
 DATE: 06-14-16  
 SCALE: 1/8" = 1'-0"  
 DTD: 05/16/17