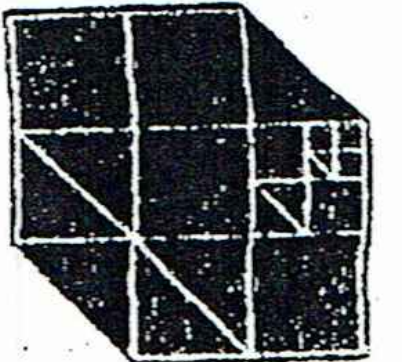


COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 West Temple Street
Los Angeles, California 90012

Zone
CH 9A
1984
156
112

320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director



NEGATIVE DECLARATION

PROJECT NO. ZONE CHANGE 83-042/CONDITONAL USE PERMIT 2343

1. Description:

Previous 156 S.F. on 52 ac. now 112 units
68 S.F. homes and 44 Condos on 52 ac zone
change from A-1-2 to R-1-10,000 and
RPD-30,000.

TOTAL 208
SINGLE FAMILY HOMES
& CONDOS

2. Location:

Westerly of Randiwood Ln. Between
Kittridge St. and Welby Ln. in the
Hidden Hills Area.

3. Proponent:

Warren S. Liu
Suite 900
6363 Sunset Boulevard
Los Angeles, CA 90028

4. Findings of No Significant Effect

Based on the attached Initial Study and Conditions(s)
(if applicable), it has been determined that the projects
will not have a significant effect on the environment.

Prepared by:

T.O. Bell

Date:

7-12-84/mhb

July 12, 1984

John Dolinsky AIA & Associates
6363 Sunset Boulevard
Hollywood, CA 90028

Attention: Mr. John C. Dolinsky

Re: ENVIRONMENTAL REVIEW COMMITTEE DETERMINATION
PROJECT ZONE CHANGE NO. 83-042/CONDITIONAL USE PERMIT 2343

In your letter of October 12, 1983, you appealed the planning
staff's decision on the type of environmental document and/or
environmental conditions required for your project. The
Environmental Review Committee has evaluated your appeal and
the supplemental data that you submitted. As a result of
this re-evaluation, the Committee on July 10, 1984, made the
following determination as to the type of environmental
document required:

☒ Negative Declaration

☐ Environmental Impact Report (EIR)

☐ Minor EIR--3 or fewer impacts

☐ Major EIR--4 or more impacts

The attached memo (Environmental Review Committee Findings)
lists the factors that were reviewed by the Environmental
Review Committee.

If you have any questions regarding the above determination
or environmental document preparation, please contact
Thomas Bell of the Impact Analysis Section at 974-6464.

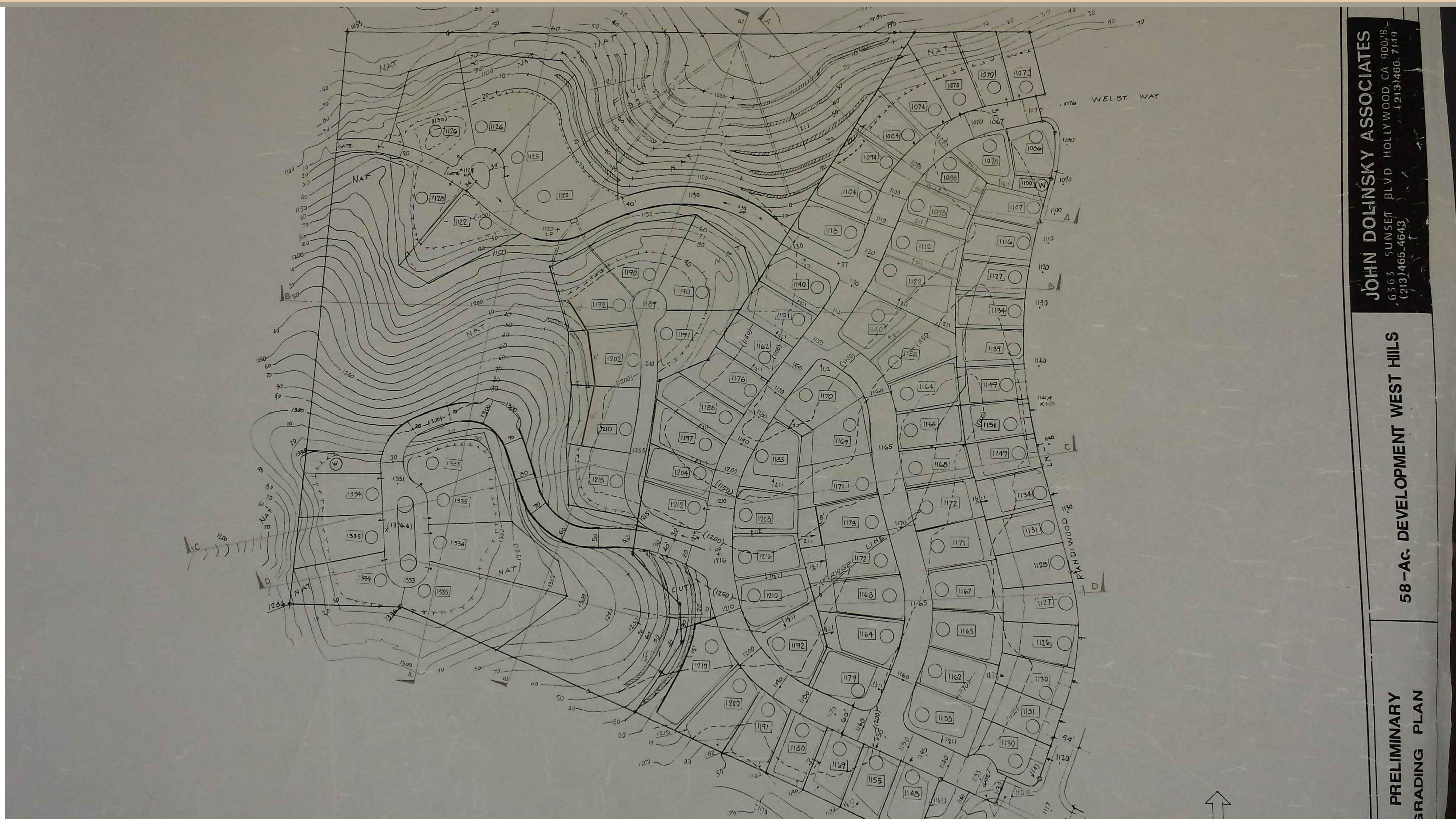
Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Planning Director

Thomas O. Bell
Lee R. Stark, Section Head
Impact Analysis Section

LRS:TOB:mhb

208 UNITS
Zone Change Approval for
64 Single Family Homes
and 112 Condos
1984



90 Home
Site Plan Design Concept
2000



JOHN DOLINSKY ASSOCIATES
6363 SUNSET BLVD HOLLYWOOD, CA 90028
(213) 465-4643

58-AC. DEVELOPMENT WEST HILLS

PRELIMINARY
GRADING PLAN

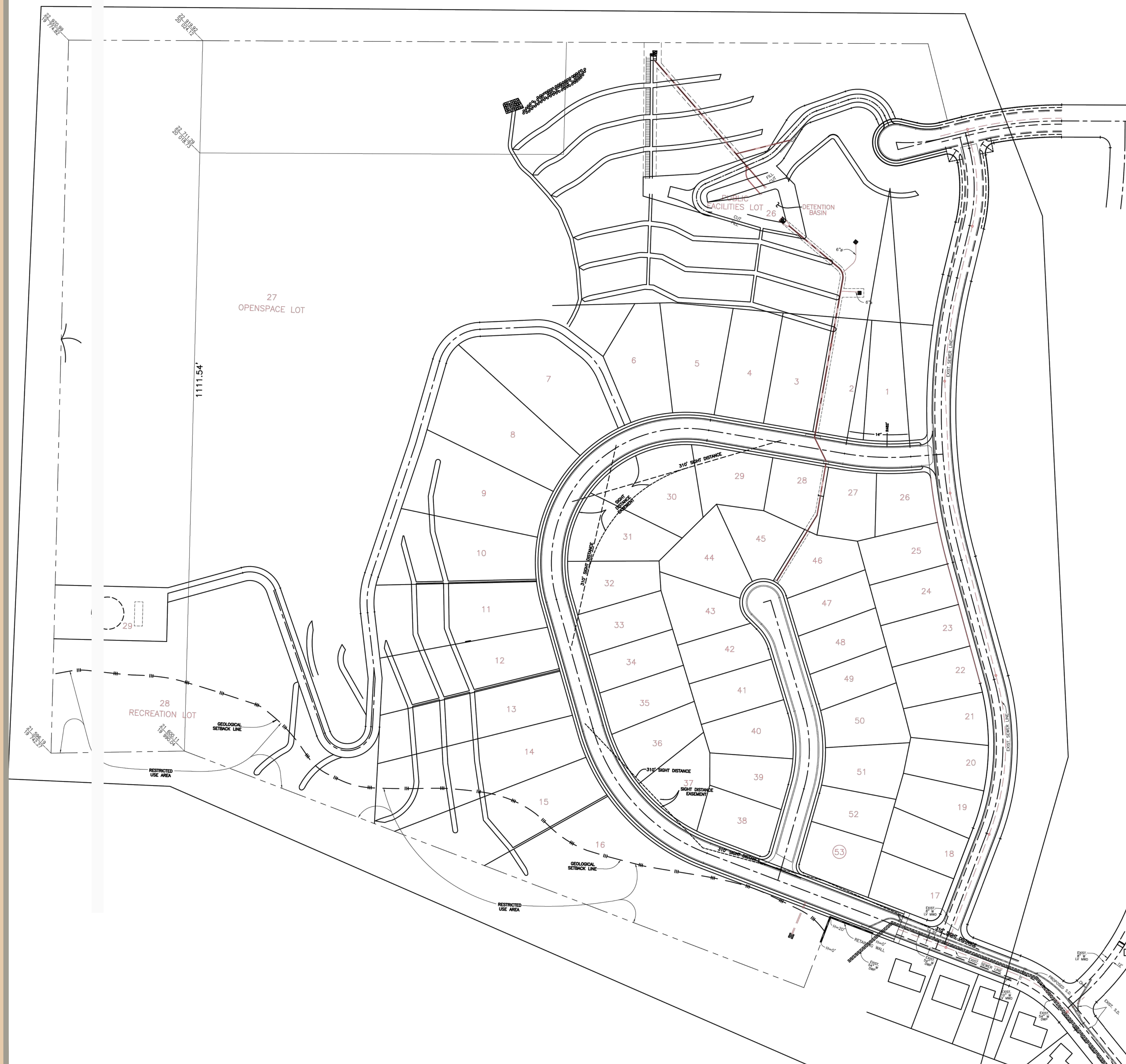
53 Home - Site Plan Design Concept
 & Secondary Exit Alternatives
 2014



This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

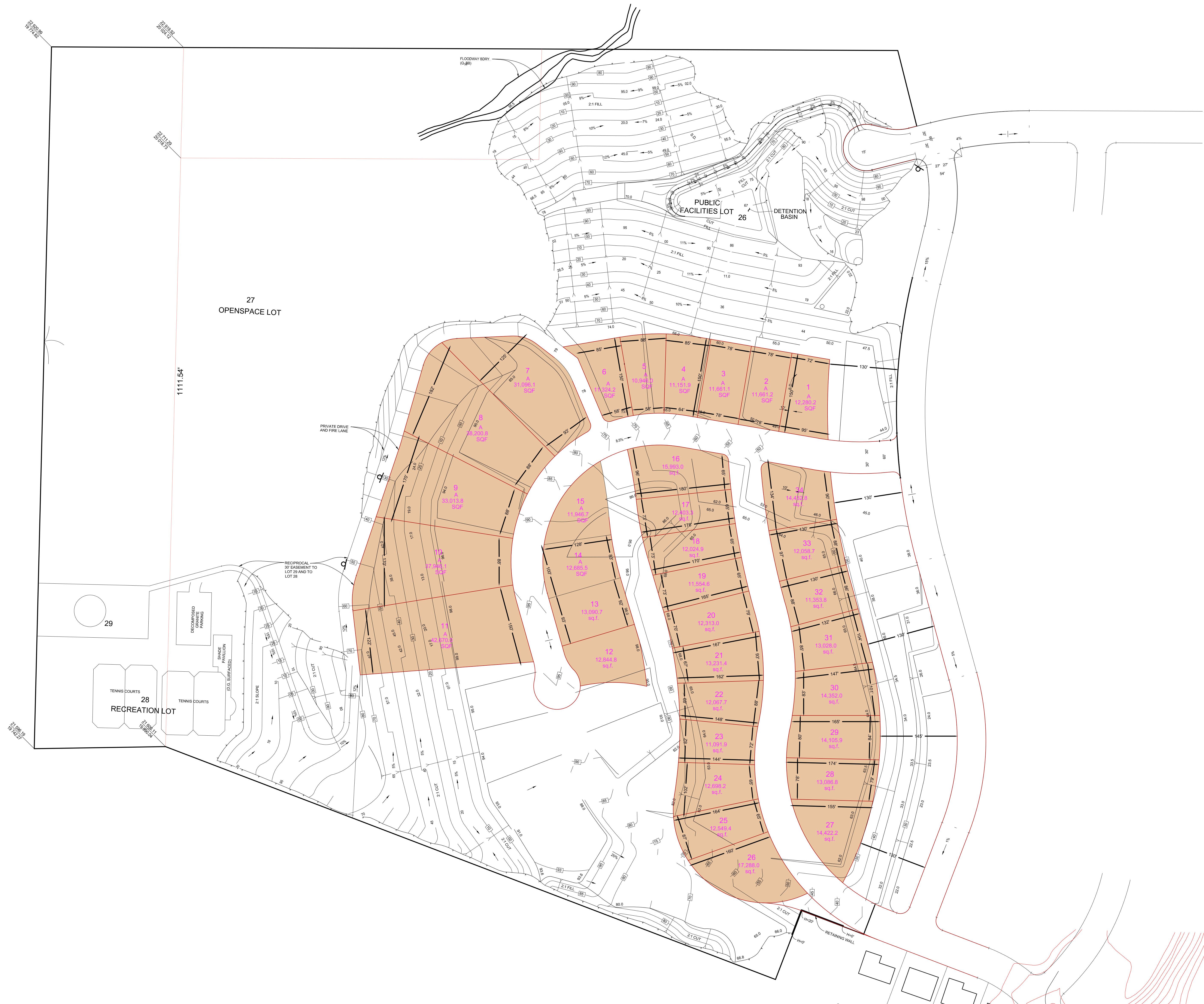


These are just 2 of Secondary access options that we explored.
 Many more routes were designed and Engineered but proved not viable.

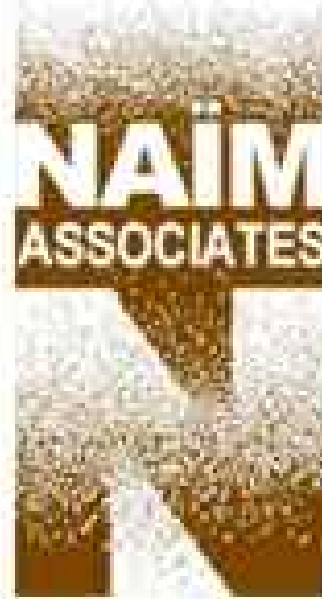


53 Home Site Plan Design Concept 2014





34 Home
Site Plan Design Concept
Aug 24, 2015



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME / COMMON NAME

F.M. ZONE

Trees

Acer macrophyllum/Big Leaf Maple	B
Arbutus 'Marina'/NCN	A,B
Cercis occidentalis/Western Redbud	A,B
Chitalpa x tashkentensis/Chitalpa	A,B
Heteromeles arbutifolia/Toyon	A,B
Juglans californica/Southern California Black Walnut	B
Laurus nobilis/Sweet Bay	B
Olea europaea 'Fruitless'/Fruitless Olive	A,B
Pistacia chinensis/Chinese Pistache	B
Quercus agrifolia/Coast Live Oak	B
Quercus engelmannii/Engelmann Oak	B
Quercus lobata/Valley Oak	B
Quercus suber/Cork Oak	B
Rhus lancea/African Sumac	A,B
Tipuana tipu/ Tipu Tree	B

Shrubs



Agapanthus species/Lily-Of-The-Nile	A,B
Aloe striata/Coral Aloe	A,B
Aloe maculata/Soap Aloe	A,B
Agave Americana/Century Plant	A,B
Agave angustifolia var. marginata/NCN	A,B
Agave desmettiana/NCN	A,B
Agave attenuata/Foxtail Agave	A,B
Buddleja davidii/Butterfly Bush	B
Caesalpinia Mexicana/Mexican Bird of Paradise	A,B
Dodonaea viscosa/Hopseed Bush	B
Dodonaea v. 'Purpurea'/Purple Hopseed Bush	B
Elaeagnus pungens/Silverberry	B
Grewia occidentalis/Lavender Star Flower	A,B
Kniphofia uvaria/Red-Hot Poker	A,B
Lantana 'New Gold'/New Gold Lantana	A,B
Lavandula angustifolia 'Hidcote'/Hidcote English lavender	A,B
Leptospermum scoparium/New Zealand Tea Tree	A,B
Romneya coulteri/Matijia Poppy	B
Rosmarinus o. 'Huntington Carpet'/H.C. Rosemary	A,B
Salvia greggii/Autumn Sage	A,B
Salvia leucantha/Mexican Bush Sage	A,B
Westringia fruticosa/Coast Rosemary	A,B

Groundcover


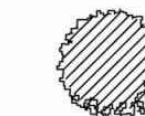
Acacia redolens 'Low Boy'/ Low Boy Acacia	B
Delosperma alba/White Trailing Ice Plant	A,B
Myoporum parvifolium/NCN	A,B
Oenothera stubbel/Baja Evening Primrose	A,B
Pelargonium tomentosum/Silver Spreader	A,B
Senecio mandraliscae/Chalksticks	A,B
Trachelospermum jasminoides/Star Jasmine	A,B

All plant material selected from County of Los Angeles Fire Department Fuel Modification Guidelines

FUEL MODIFICATION ZONES:

	ZONE A: SETBACK ZONE 20' SETBACK FROM ANY STRUCTURE UNDER REVIEW
	ZONE B: SETBACK ZONE 100' SETBACK FROM ANY STRUCTURE UNDER REVIEW/ SLOPE STABILIZATION DUE TO GRADING

EXISTING TREES:

	COAST LIVE OAK WOODLAND
	SOUTHERN CALIFORNIA WALNUT WOODLAND



West Hills Crest

CONCEPTUAL LANDSCAPE PLAN -36 LOT

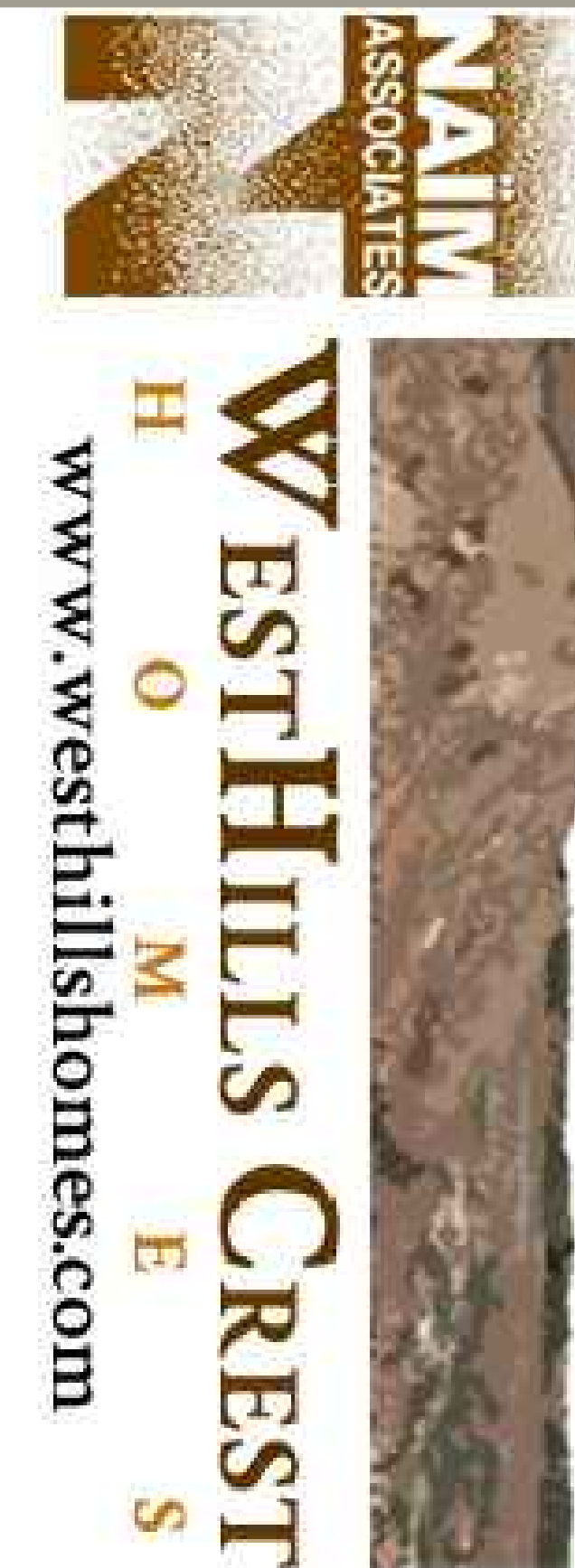
NAIM ASSOCIATES LLC
Penthouse, 144 N. Wetherly Dr.
PHO 310.247.1866



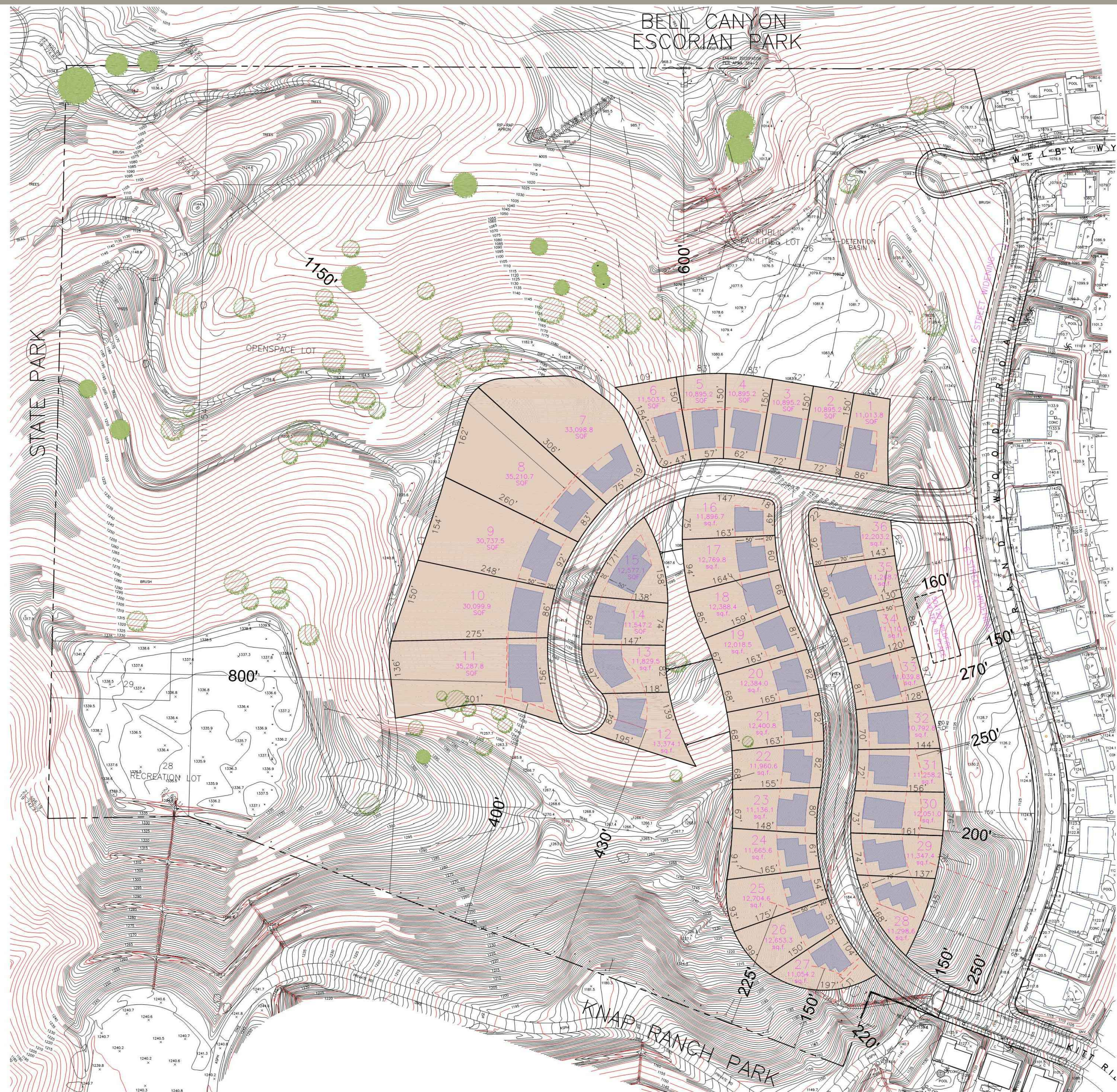
ARCHITECTURE & DEVELOPMENT
West Hollywood Ca 90048
FAX: 310.659.0845



September 1, 2015



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Sept 1, 2015



36 Home
Site Plan Design Concept
Oct 26, 2015



BELL CANYON ESCORIAN PARK

APPROXIMATE
LOCATIONS OF TWO
MAPPED OIL WELLS

PUBLIC
FACILITIES LOT
26
DETENTION
BASIN

STATE PARK

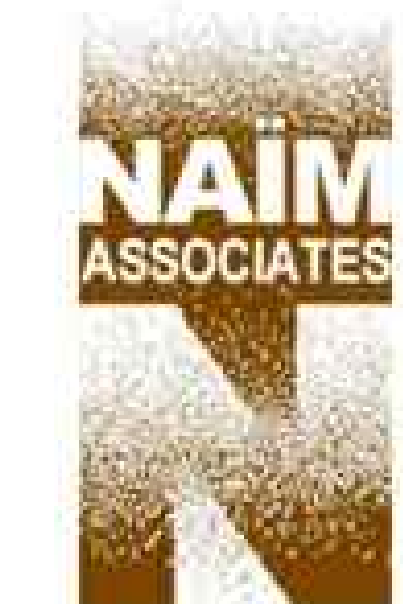
27
OPENSOURCE LOT

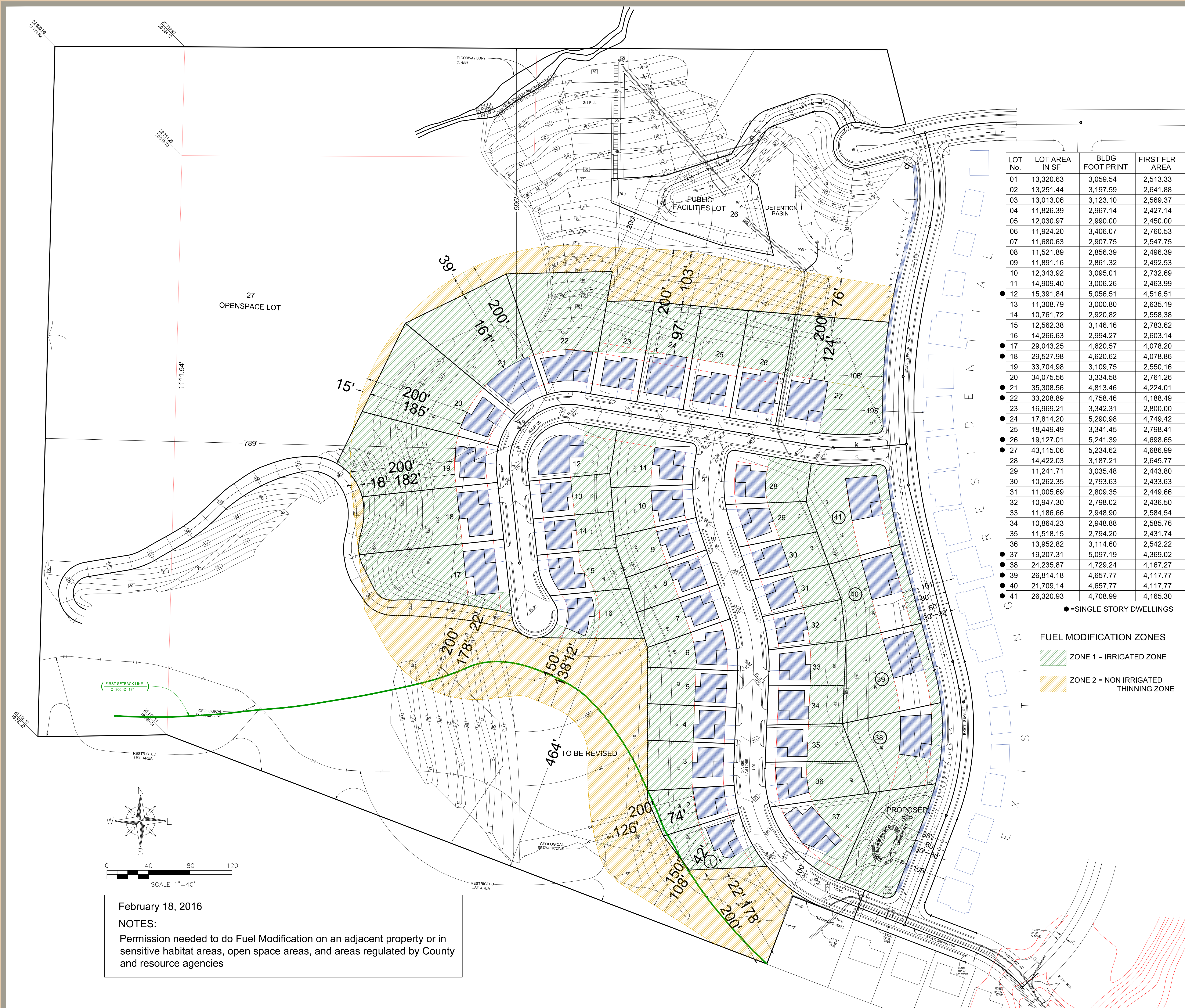
28
RECREATION LOT

- COAST LIVE OAK
WOODLAND
- SOUTHERN CALIFORNIA
WALNUT WOODLAND

KNAP RANCH PARK

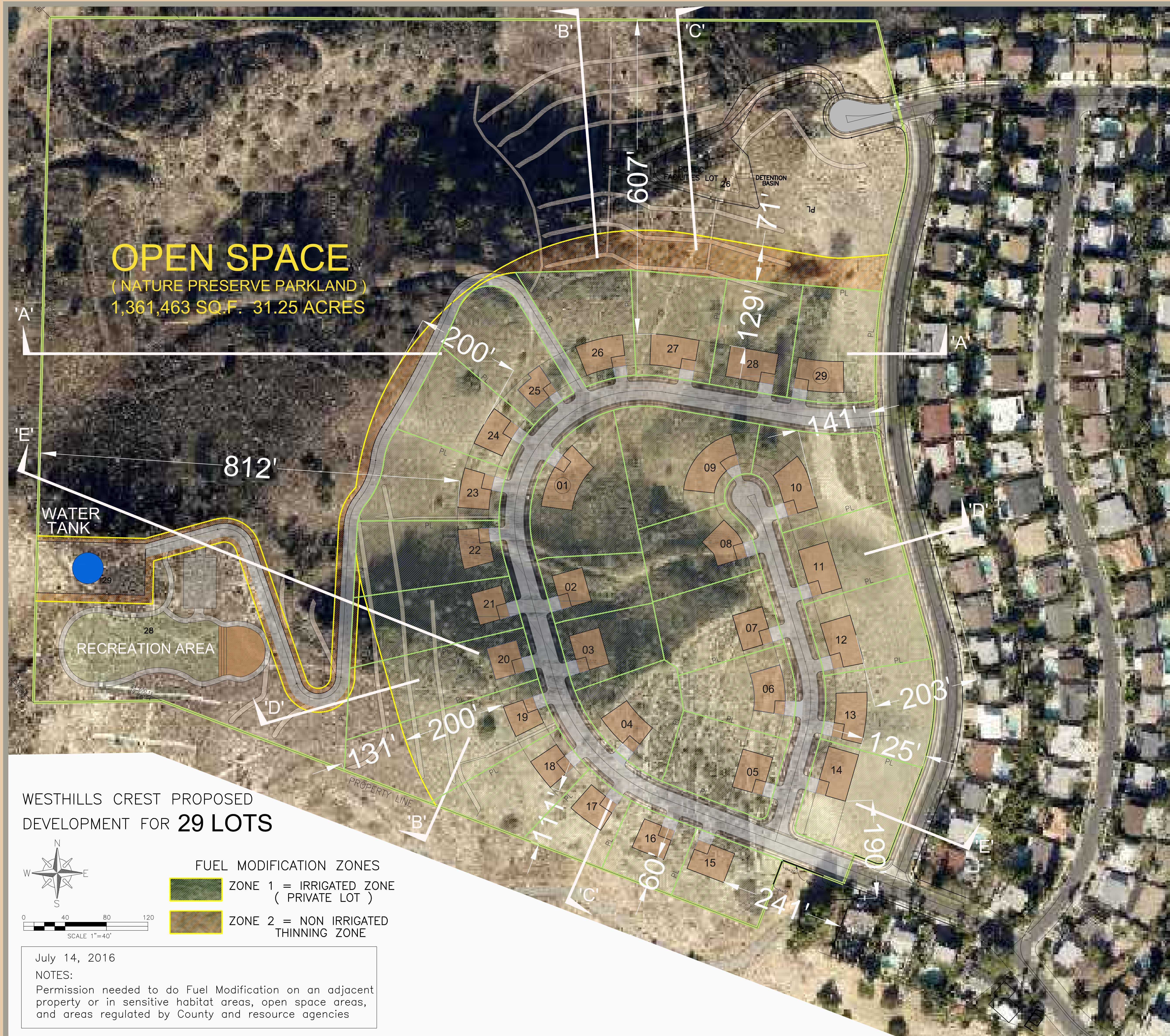
35 Home
Site Plan Design Concept
Nov 10, 2015





41 Home Site Plan Design Concept Feb 23, 2016





29 Home
Site Plan Design Concept
Aug 2, 2016

