

2620 Benedict Canyon - BABCNC Updated Materials

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Tue, Aug 25, 2026 at 1:55 PM

To: Catherine Palmer <council@babcnc.org>

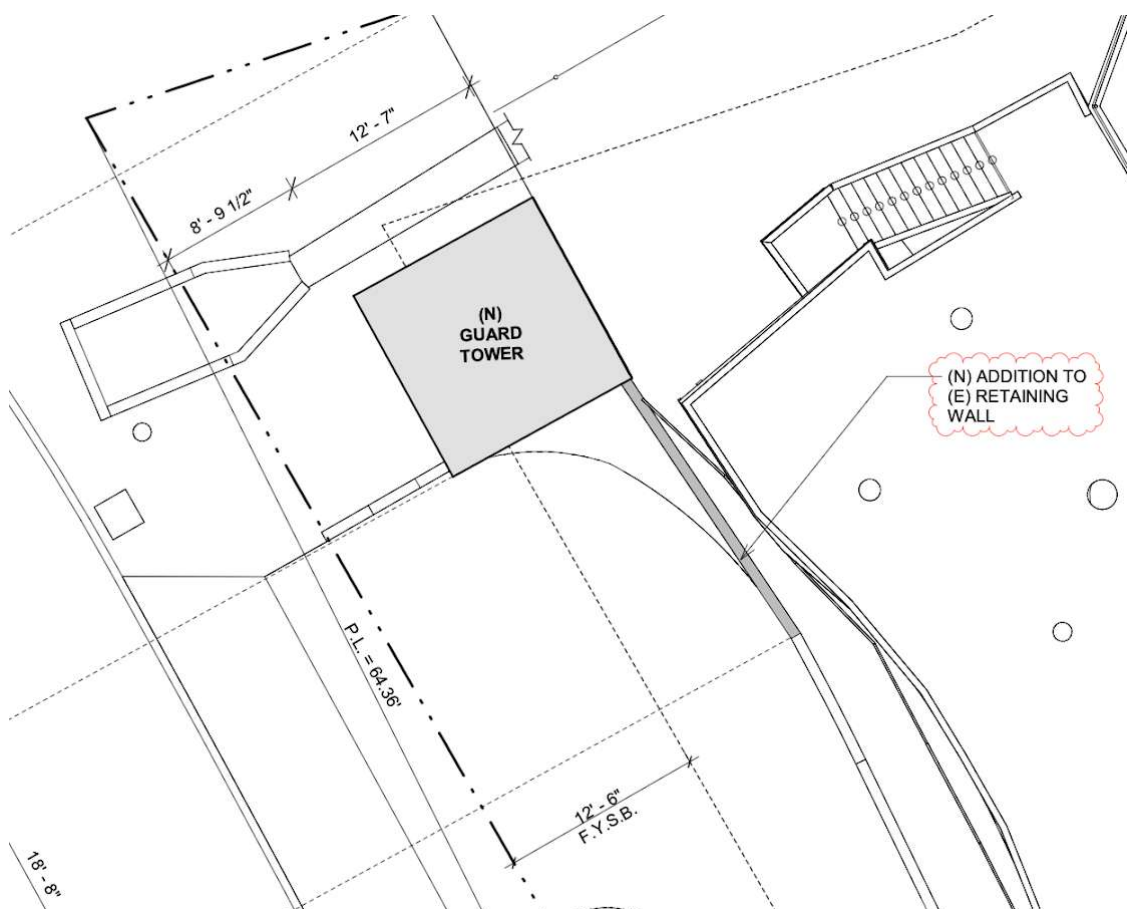
Hi Cathy,

Attached please find the updated materials for the project in advance of our meeting tomorrow night.

Project Requests:

Pursuant to LAMC Section 12.28 (and as authorized by LAMC Section 13B.5.2. of Chapter 1A), the project applicant is requesting a Zoning Administrator's Adjustment allowing relief from: (1) LAMC Section 12.21.C.5(b) to permit a detached accessory structure (guardhouse) to encroach (8'9½" from Property Line) into the required 12'-6" front-yard setback required under LAMC Section 12.07.01.C.2(b); (2) LAMC Section 12.21.C.5(b) to permit a detached accessory structure (guardhouse) to be located within the 55'-0" from the front property line; AND (3) LAMC Sections 12.21.C.1(g) to permit the construction, use, and maintenance of a new perimeter fence/wall (including latticework, gates, pilasters, hedges or thick growths of shrubs and/or trees) at a maximum height of 8' in the 12'-6" front-yard setback.

On Sheet G000.1, you will find the call out showing the guardhouse is located 8'9½" from the property line:



Please feel free to let me know if you have any quesitons.

Best,



Benjamin Eshaghian, Esq.

Entitlements

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