

SESNON ESTATES | GRANADA HILLS, CA | 61 ACRES FOR SALE



Exclusively Listed By:

KIRK GARABEDIAN, Director

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KW Commercial

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OPPORTUNITY DESCRIPTION

We are pleased to present the Sesnon Luxury Estate, a rare opportunity to purchase 61-acres of land nestled between Cagney Ranch Estates and The Classics Gated community in Granada Hills, California.

The 61-acres includes a total of 3-Parcels with access from both Sesnon Boulevard to the north as well as Longacre Avenue to the south. Longacre Avenue is the primary thoroughfare through Cagney Ranch Estates, which is home to opulent 5,000 to 10,000 square foot custom homes with sales prices well into the multiple millions. Longacre Avenue concludes into a cul-de-sac which the Subject Property abuts and has access to. On the eastern border of the property is "The Classics", a gated community with high end homes featuring half-acre lots with resort style outdoor living, picturesque hiking and equestrian trails all around.

The Subject Property is zoned "A1 – Agricultural" with additional height and local codes (Buyer to verify). The abutting and neighboring parcels to the east and west include higher density zoning of RE20 & RE40. While the allure of development is natural for this site, the ownership is seeking a Buyer who appreciates the existing zoning and will not ask the Seller to participate in a lengthy pursuit of zoning changes or other variances.

At a list price \$1,888,000 for 61-acres, this offering is a tremendous value for such a sprawling site amongst the high valued communities along Sesnon Boulevard in Granada Hills.

61 Acres for \$1,888,000

3 Separate APNs

Access from Sesnon Blvd &
Longacre Avenue

High End Communities on
Eastern & Western Borders

Bordering Properties Have
Higher Density Zoning

Build Your Dream Home or a
Family Compound

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PRICING SUMMARY

ADDRESS 18100, 18200, 18300 Sesnon Blvd

CITY Granada Hills, CA 91344

APN #1	2601-008-037	Size: 51.97 Acres	2,263,770 SF
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APN #2	2601-030-058	Size: 1.61 Acres	70,000 SF
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APN #3	2601-023-065	Size: 7.43 Acres	323,520 SF
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TOTAL	61 ACRES	2,657,290 SQ. FEET
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TOTAL PRICE	\$1,888,000	\$30,949 Per Acre	\$0.71± PER SQ. FOOT
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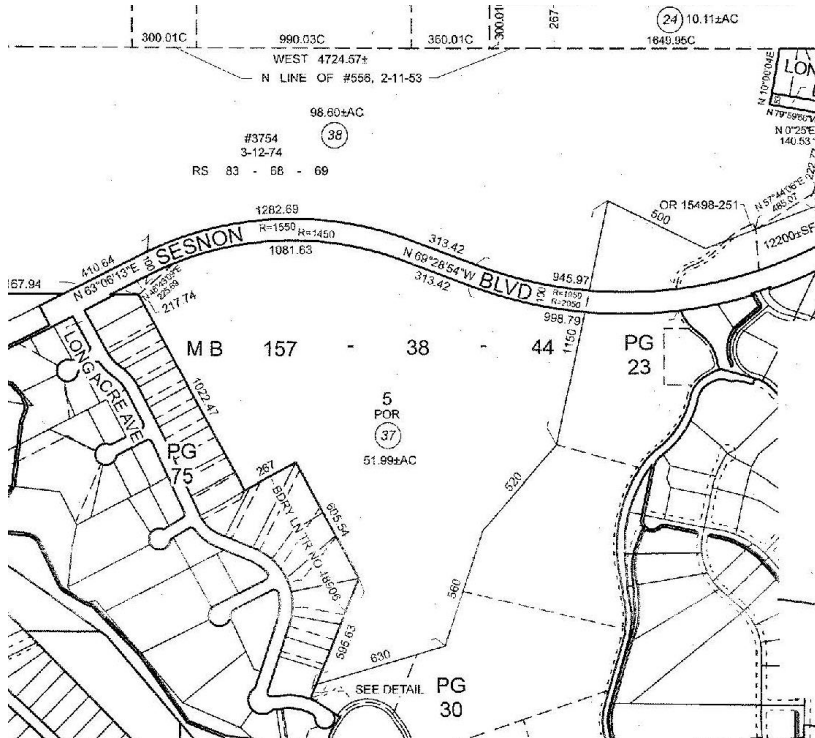
SESNON ESTATES | GRANADA HILLS, CA | 61 ACRES FOR SALE

PARCEL #1

APN#: 2601-008-037

Acres: 51.97 Acres

Square Feet: 2,263,770 SF



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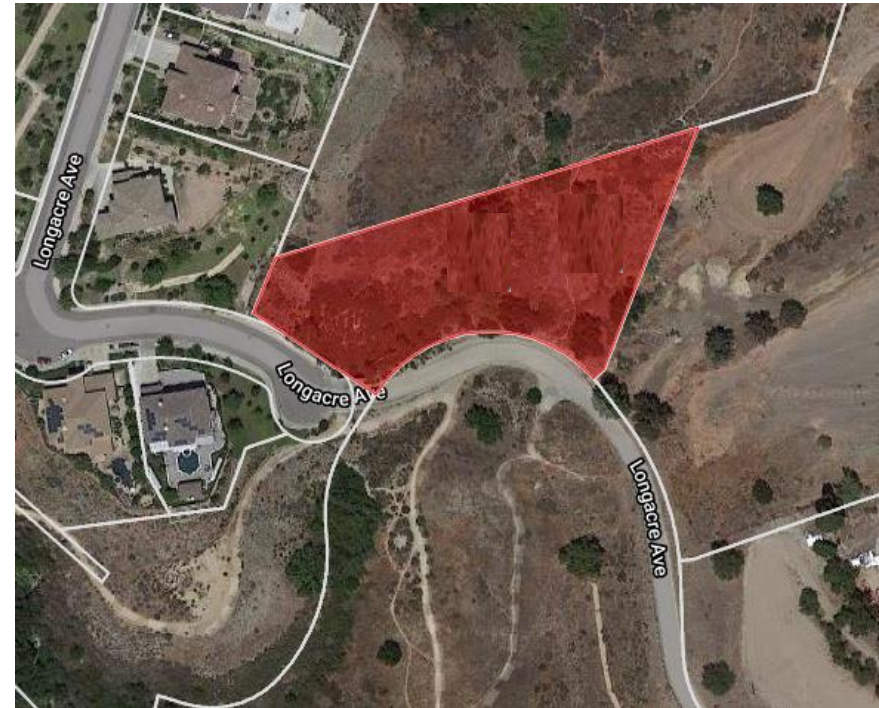
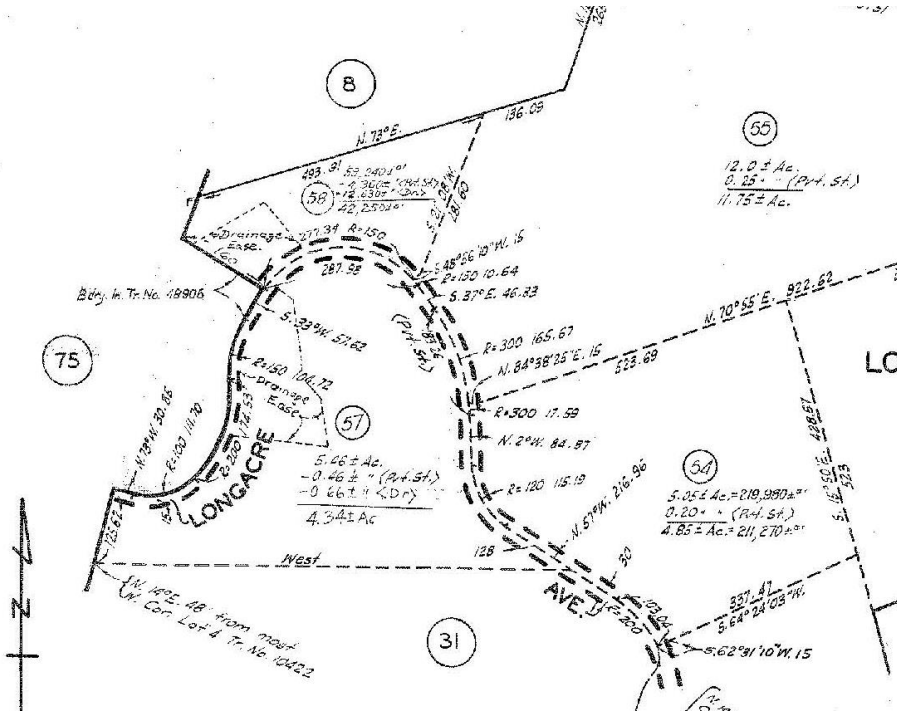
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PARCEL #2

APN#: 2601-030-058

Acres: 1.61 Acres

Square Feet: 70,000 SF



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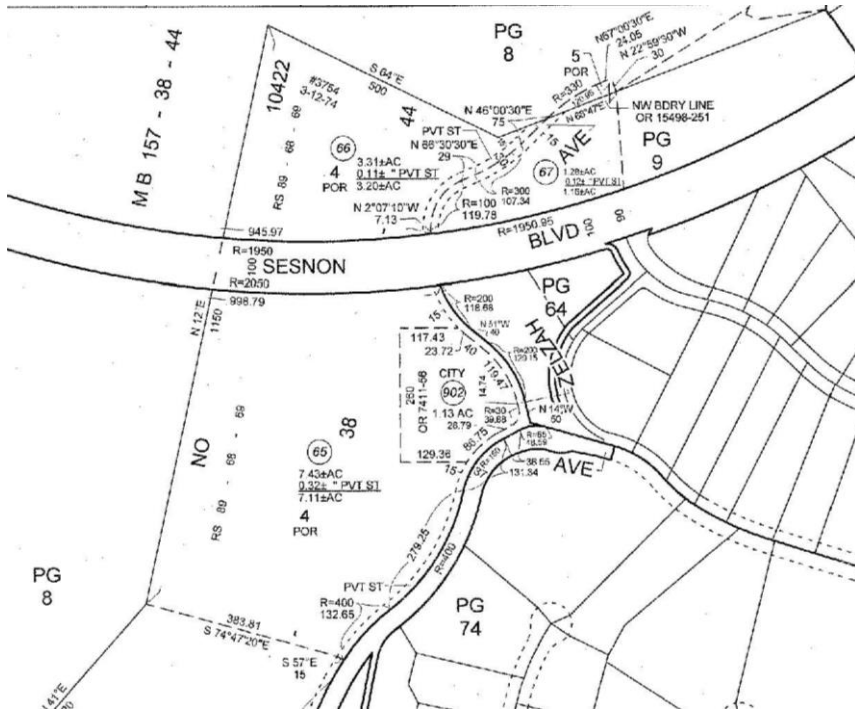
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PARCEL #3

APN#: 2601-023-065

Acres: 7.43 Acres

Square Feet: 323,520 SF



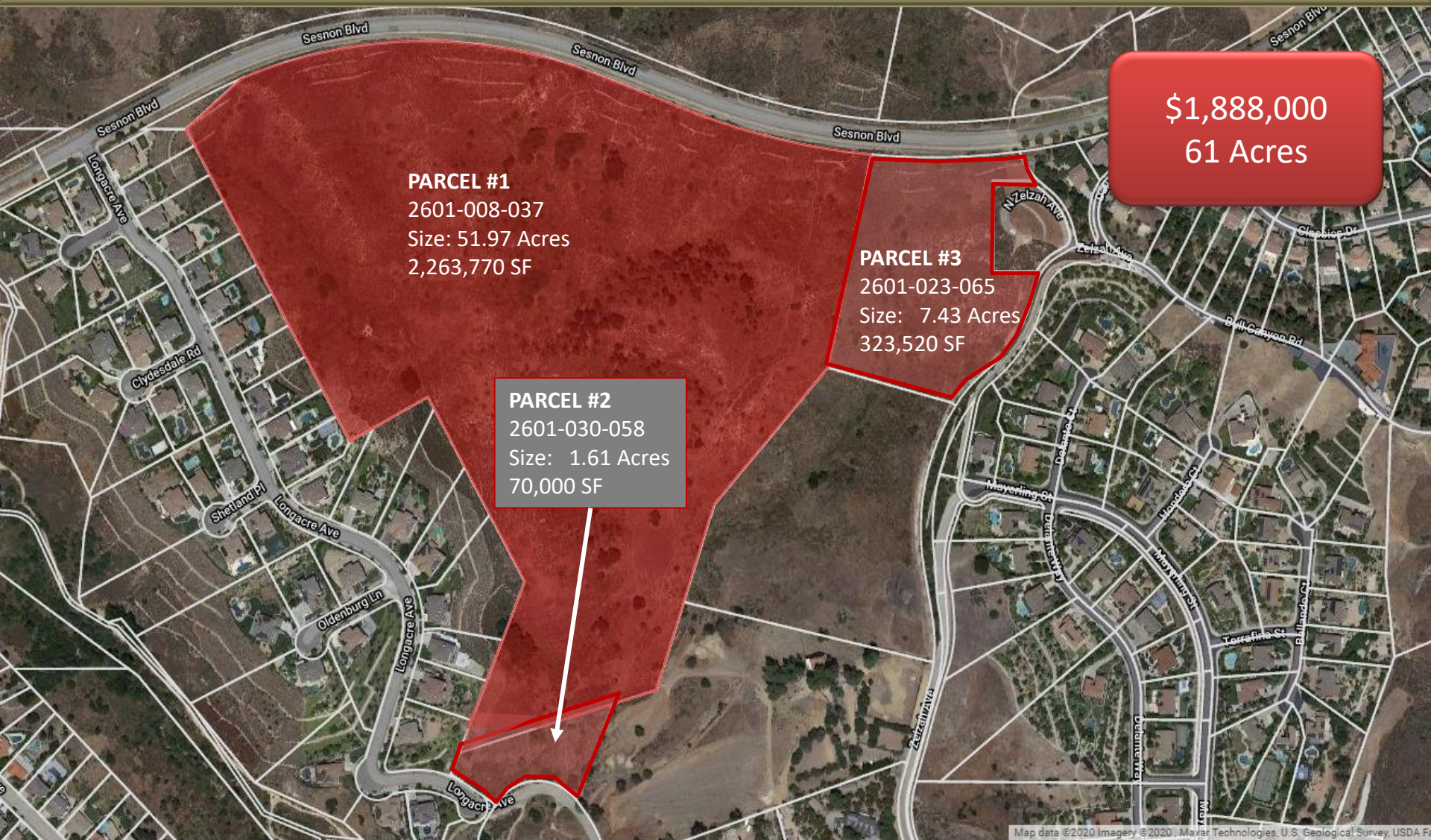
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PARCEL #1

2601-008-037

Size: 51.97 Acres

2,263,770 SF

PARCEL #2

2601-030-058

Size: 1.61 Acres

70,000 SF

PARCEL #3

2601-023-065

Size: 7.43 Acres

323,520 SF

\$1,888,000
61 Acres

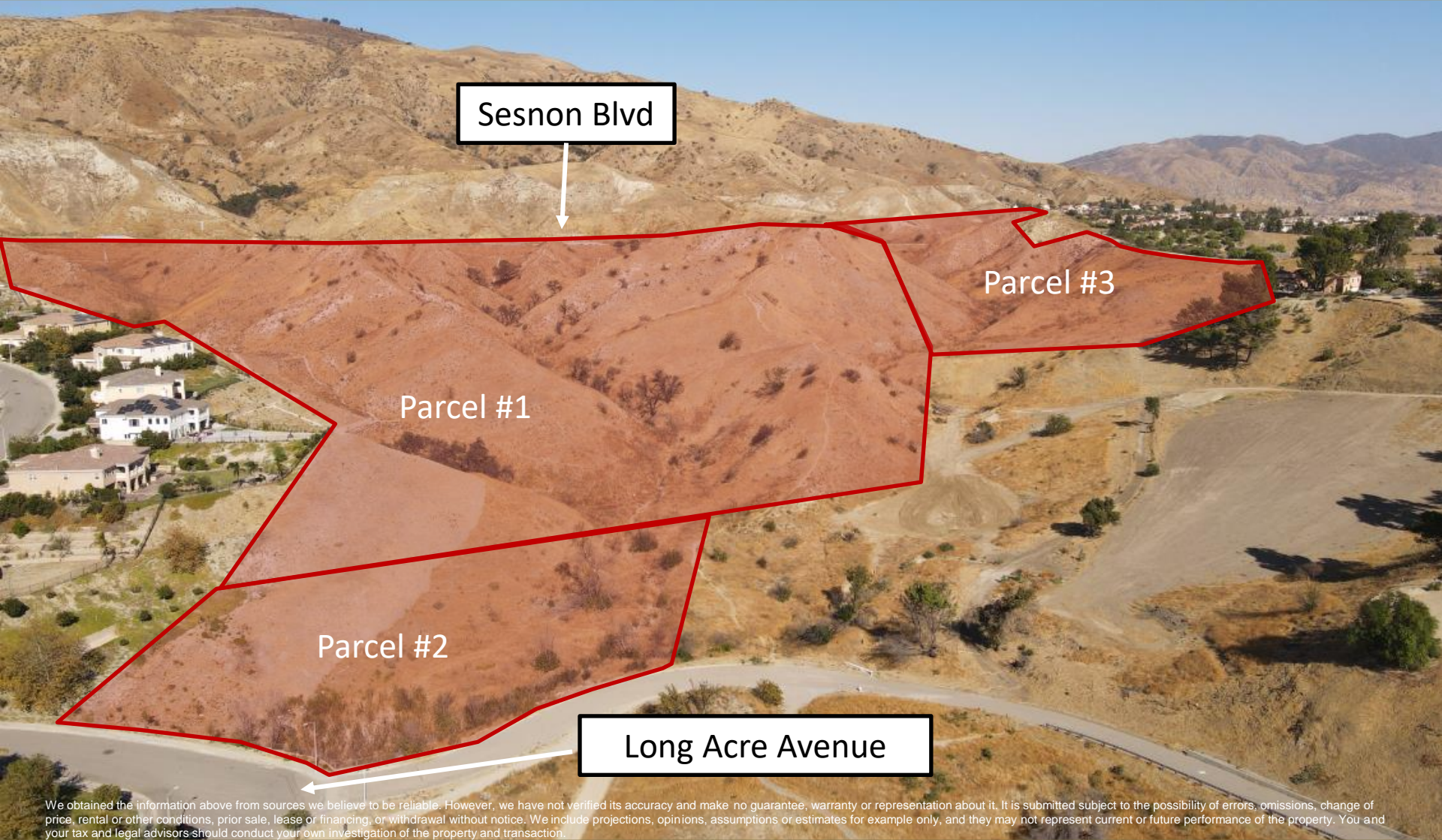


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SESNON LUXURY ESTATES | GRANADA HILLS, CA | 61 ACRES FOR SALE



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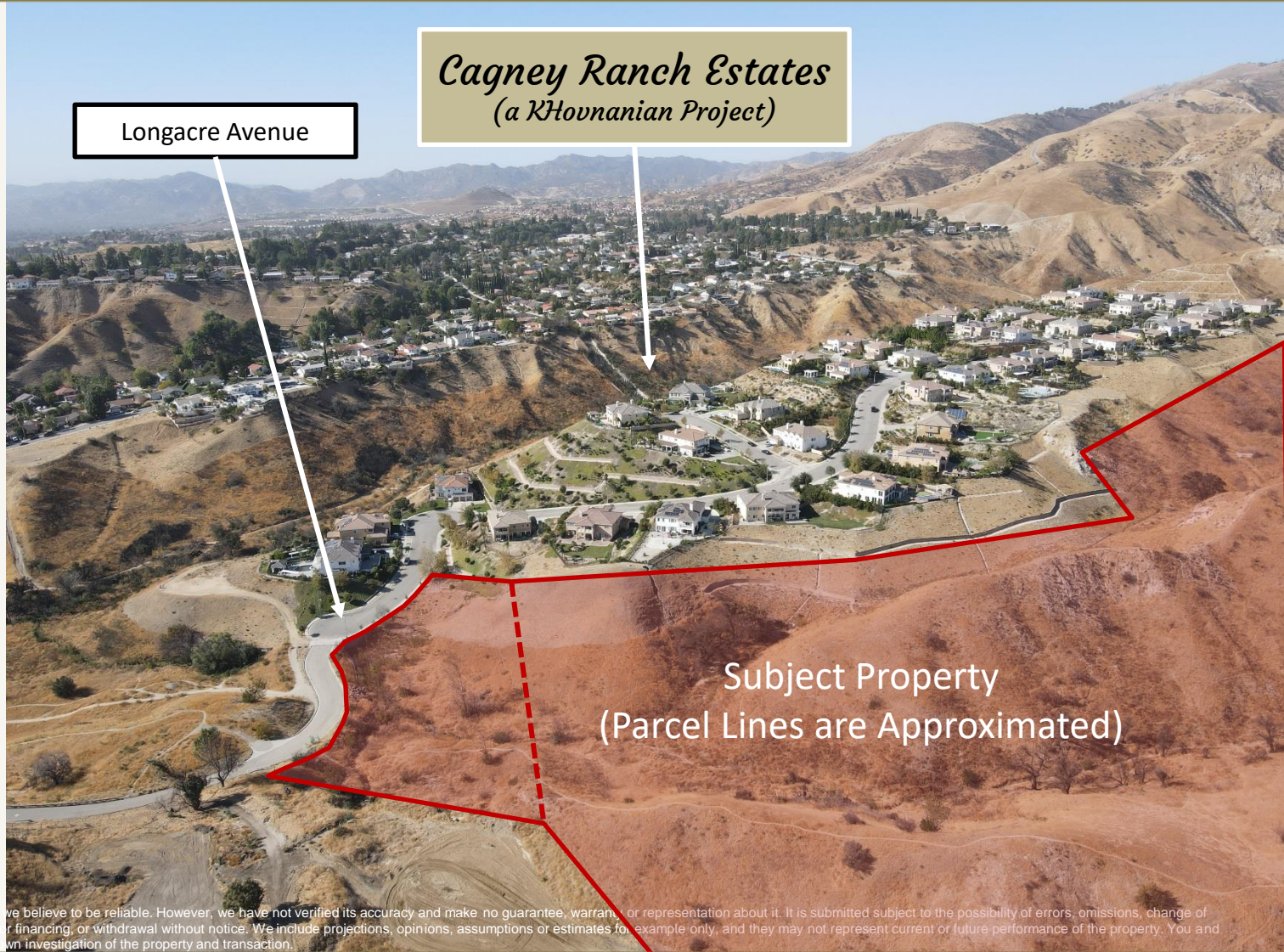
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WESTERN BORDER

On the Western Border of the Subject Property the parcel abuts the prestigious "Cagney Ranch Estates" located on Longacre Avenue off of Sesnon Boulevard. This was a K.Hovnanian Homes project built in 2006.

Homes in this neighborhood typically range well over \$2-Million are typically custom-built homes greater than 5,000 square feet.

The Subject Property has access to Longacre avenue at the cul-de-sac as well as parts of the improved road past the cul-de-sac.



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EASTERN BORDER

On the Eastern Border of the Subject Property the parcel abuts the gated community of "The Classics" located on Classics Drive and surrounding streets.

Homes in this neighborhood typically range in price well over \$1-Million are typically custom-built homes at least 2,000 square feet or greater and situated on half acre lots.



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*Cagney Ranch
Estates
(a KHovnanian Project)*

SUBJECT PROPERTY



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ZONING

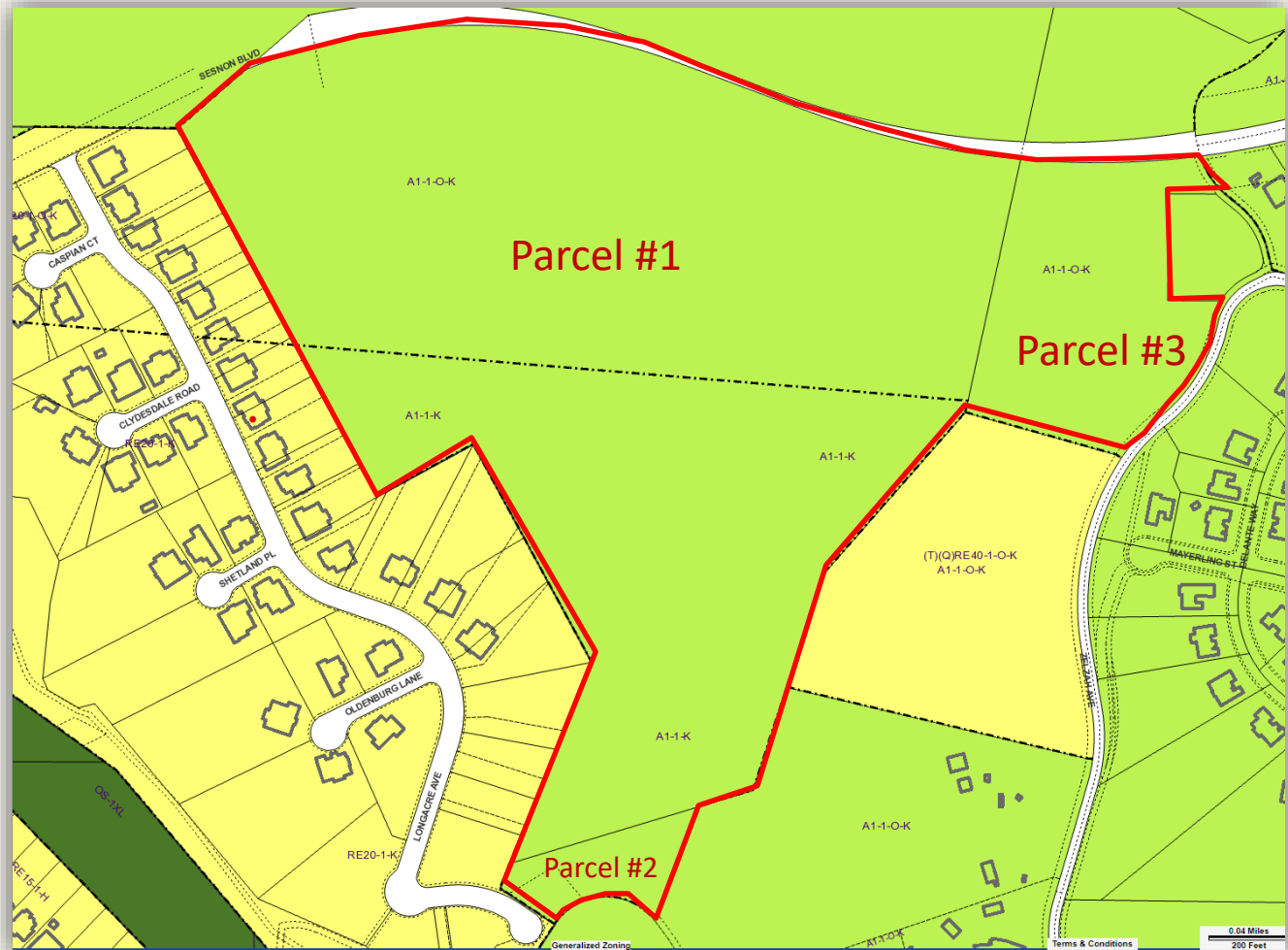
In accordance to the City of Los Angeles ZIMAS.
(zimas.lacity.org).

The parcels are zoned as:

PARCEL #1: A1-1-O-K
"Agricultural"

PARCEL #2: A1-1-K
"Agricultural"

PARCEL #3: A1-1-O-K
"Agricultural"



Source: www.zimas.lacity.org



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ZONING – “A1 – Agriculture”

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020



Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agriculture One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a), (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
A2	Agriculture A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations		See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC		17,500 sq-ft (1)	17,500 sq-ft (1)	70 ft	2 covered spaces per dwelling unit (8)
Residential Estate										
RE40	Residential Estate Single-Family Dwellings, Townhouses, Condominiums, Mobile Homes	Unlimited (6)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8)

Source: Planning.LACity.org



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ZONING – “Height Districts”

Table 2 – Height Districts (Height, Stories, FAR & RFAR)

Zone	1 \pm	1L \pm	1VL \pm	1XL \pm	1SS	2	3	4
A1 \pm , A2 \pm , RZ, RMP, RW2	Height: 45 ft Stories: n/a FAR: 3:1		Height: 45 ft Stories: 3 \pm FAR: 3:1	Height: 30 ft Stories: 2 \pm FAR: 3:1	n/a	Height: n/a Stories: n/a FAR: 6:1	Height: n/a Stories: n/a FAR: 10:1	Height: n/a Stories: n/a FAR: 13:1
RD \pm , R3	Height: 45 ft Stories: n/a FAR: 3:1		Height: 45 ft Stories: 3 \pm FAR: 3:1	Height: 30 ft Stories: 2 \pm FAR: 3:1	n/a	Height: 75 ft Stories: 6 \pm FAR: 6:1	Height: 75 ft Stories: 6 \pm FAR: 10:1	Height: 75 ft Stories: 6 \pm FAR: 13:1
RAS3	Height: 45 ft Stories: n/a FAR: 3:1		Height: 50 ft Stories: n/a FAR: 3:1	Height: 30 ft Stories: n/a FAR: 3:1	n/a	Height: 75 ft Stories: 6 \pm FAR: 6:1	Height: 75 ft Stories: 6 \pm FAR: 10:1	Height: 75 ft Stories: 6 \pm FAR: 13:1
RA*S.	Height		Height	Height	Height	Height	Height	Height

Source: Planning.LACity.org



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ZONING – “Supplemental Use Districts”

DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020



ANATOMY OF ZONING IN LOS ANGELES

[Q]C2-1-CDO

SPECIAL ZONING CLASSIFICATIONS

Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

ZONE CLASSIFICATIONS

The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

HEIGHT DISTRICT

The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

SUPPLEMENTAL USE DISTRICT

Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

Special Zoning Classifications (Section 12.32 of the LAMC. T and Q Classifications appear before the zone classification, while D limitations appear after the height district designation.)

(T), [T], T	Tentative Zone Classification	Tentative zone classification, pending certain required dedications, payments or improvements – see Council File
(Q), [Q], Q	Qualified Classification	Restricts uses allowed on property
D	Development Limitation	Restricts heights, floor area ratio, lot coverage, building setbacks

Supplemental Use Districts

Regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the LAMC)

O	Oil Drilling District
S	Animal Slaughtering
G	Surface Mining District
RPD	Residential Planned Development District
K	Equinekeeping District
CA	Commercial and Aircraft District
POD	Pedestrian Oriented District
CDO	Community Design Overlay District

Other Zoning Designations

ADP	Alameda District Specific Plan
CCS	Century City South Studio Zone
CSA	Centers Study Area
CW	Central City West Specific Plan
GM	Glencoe/Maxella Specific Plan
HPOZ	Historic Preservation Overlay Zone

MU	Mixed Use District
FH	Fence Height District
SN	Sign District
RFA	Residential Floor Area District
NSO	Neighborhood Stabilization Overlay District
CPIO	Community Plan Implementation Overlay District
HS	Hillside Standards Overlay District
MPR	Modified Parking Requirement District

LASED	LA Sports & Entertainment Specific Plan
OX	Oxford Triangle Specific Plan
PKM	Park Mile Specific Plan
PV	Playa Vista Specific Plan
WC	Warner Center Specific Plan

Source: Planning.LACity.org

CP-7150 (3/23/20)

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