



Department of City Planning

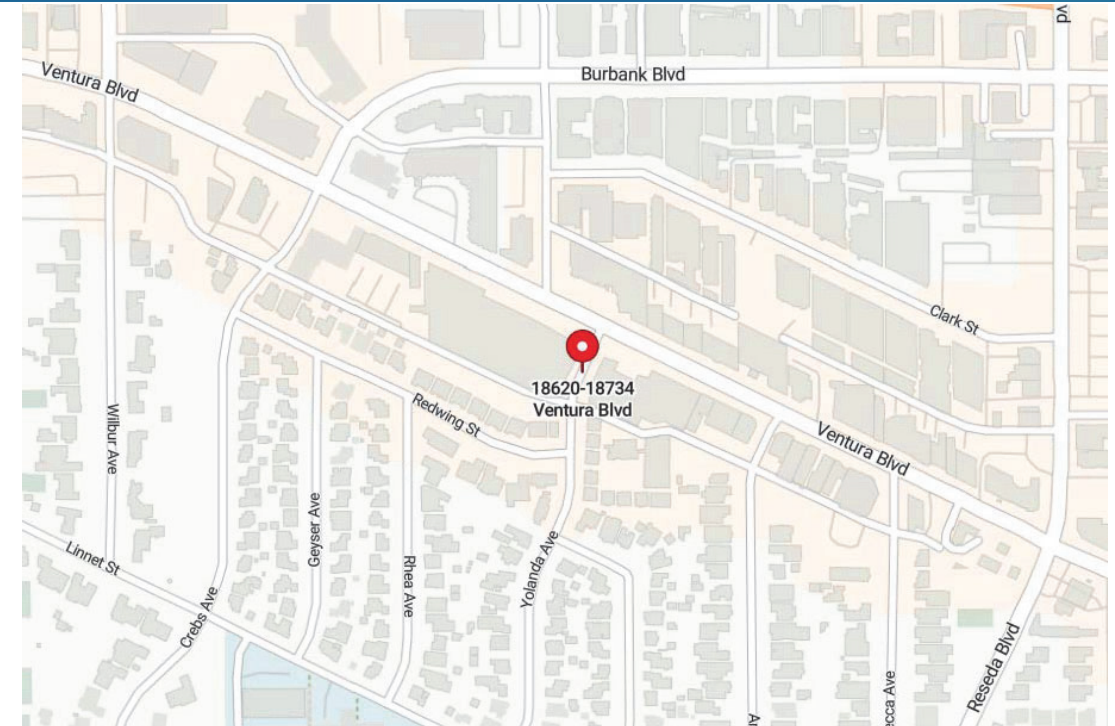
781 Pinefalls Avenue
Diamond Bar, CA 91789

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

📞 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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311 | Traducción
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Թարգմանություն



Tuesday, August 5, 2025
10:30 a.m.

Change of use from retail to health club, addition of 249 square feet of floor area, Alternative Compliance with bike parking location requirements, and a Conditional Use to allow hours from 5:00 a.m. to 11:00 p.m.

Project Located at:
18620-18734 Ventura Boulevard

Hearing Conducted by:
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **863 6377 4634#**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86363774634>
Enter Meeting ID: 863 6377 4634 and Passcode: 650729

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto

18620-18734 Ventura Boulevard
Tarzana, CA 91356

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

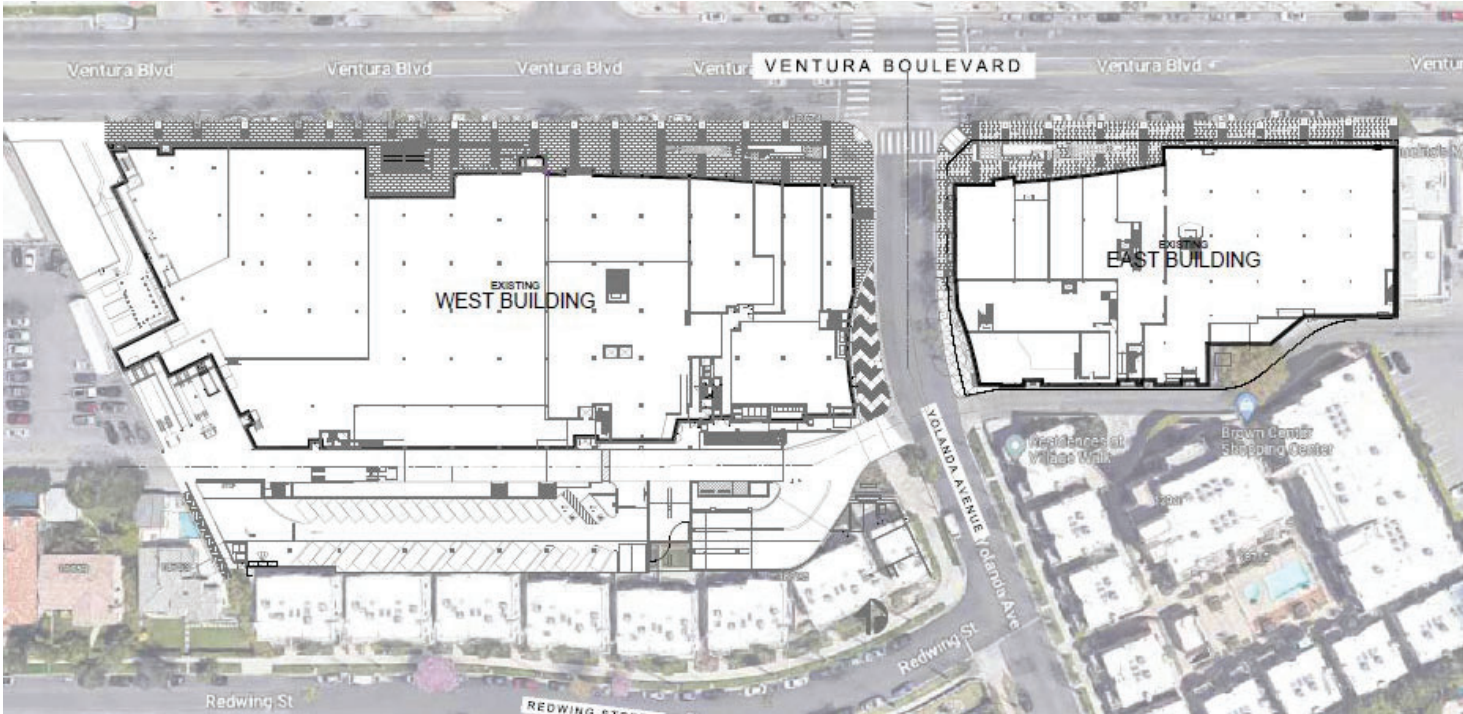
The project involves a change of use from retail to health club of 8,020 square feet in the units at 18630 and 18632 Ventura Boulevard, the addition of 249 square feet of floor area in the east building, Alternative Compliance to permit the location of bike parking in the rear parking area, and a Conditional Use Permit request to allow hours of operation from 5:00 a.m. to 11:00 p.m., daily within the expanded health club area.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

1. Based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Pursuant to Section 13B.2.2 of Chapter 1A and Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Class 2 Conditional Use Permit to authorize hours of operation beyond the 7 a.m. to 11 p.m. otherwise permitted within a Commercial Corner;
3. Pursuant to 13B.5.1 of Chapter 1A and Section 12.21 A.16(h) of the LAMC, Alternative Compliance to allow for the location of long-term bicycle parking spaces within the rear parking area in lieu of the siting requirements provided in LAMC Section 12.21 A.16(e)(2); and
4. Pursuant to Section 13B.4.2 of Chapter 1A of the LAMC and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Compliance to permit a change of use from retail to health club and the addition of 249 square feet of floor area on a 168,456-square-foot site.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2024-7857-CU2-SPPC-ALT	Environmental Case Number(s): ENV-2024-7858-CE
Related Case Number(s): -	Overlay(s): Ventura/Cahuenga Boulevard Corridor Specific Plan
Zone: C2-1VL	Community Plan Area: Encino/Tarzana
Land Use Designation: Community Commercial	Assigned Staff Contact Information: Abraham Lamontagne abraham.lamontagne@lacity.org 213-978-1399 6262 Van Nuys Boulevard, Room 430 Los Angeles, CA 91401
Council District: 3 - Blumenfield	
Applicant: Brendan Shanahan, Village Walk Tarzana A2	
Representative: Ellen Castillo, Akerman LLP	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - 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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.