



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: March 26, 2026
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: February 24, 2026
Appeal Status: Appealable to City Council
Expiration Date: May 10, 2026

PROJECT LOCATION: 19333 West Ventura Boulevard

PROPOSED PROJECT: The project proposes the demolition of existing improvements and the construction, use, and maintenance of a 38,657 square foot mixed-use development comprised of 46 residential units, six (6) of which are to be reserved for Very Low Income households. The six-story (79 feet 2 inches high) building with an elevator control room on the roof will contain 36,203 square feet of residential floor area and 2,454 square feet of restaurant floor area with a maximum floor area ratio of 3.1:1. The unit mix will be comprised of eight (8) studios ranging from 428 square feet to 489 square feet, 25 one-bedroom ranging from 481 square feet to 597 square feet, 12 two-bedroom ranging from 682 square feet to 741 square feet, and one (1) 1,236 square feet three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The restaurant portion of the project will provide two (2) automobile parking spaces, four (4) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space located on the third floor and include courtyard and indoor recreational room. The project proposes the removal of one (1) non-Protected tree from the project site and one (1) non-Protected tree from the public right-of-way. The project proposes grading of up to 2,380 cubic yards of earth.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Case No.: CPC-2025-625-DB-SPPC-VHCA
CEQA No.: ENV-2025-626-CE
Incidental Cases: None
Related Cases: None
Council No.: 3 - Blumenfield
Plan Area: Encino-Tarzana
Specific Plan: Ventura-Cahuenga Boulevard Corridor Tarzana
Certified NC: Tarzana
GPLU: Community Commercial
Specific Plan GPLU: Regional Commercial
Zone: C2-1VL
Applicant: Tarzana Collection LLC
Representative: Gary Benjamin

2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 46 dwelling units (six (6) units or 17 percent for Restricted Affordable Housing Units for Very-Low Income households and 40 market-rate units), with the following Incentives and Waivers:

Off-Menu Incentives

- a. Off-Menu Incentive to allow up to 83 percent reduction in the required open space, allowing 880 square feet in lieu of 4,975 square feet otherwise required per LAMC Section 12.21.G.2;
- b. Off-Menu Incentive to allow up to 100 percent reduction in the required front yard setback to permit zero feet in lieu of 18 inches otherwise required per the Ventura - Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.a.1.i;
- c. Off-Menu Incentive to allow up to 100 percent reduction in the required loading area to allow zero square feet in lieu of 600 square feet otherwise required per LAMC Section 12.21.C.6(d); and,
- d. Off-Menu Incentive to allow two commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;

Waivers of Development Standards

- a. Waiver of Development Standard to allow a Floor Area Ratio of 3.10 in lieu of the otherwise permitted 1.0:1 per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
- b. Waiver of Development Standard to allow a height of 79 feet 2 inches in lieu of the otherwise permitted 30 feet per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.f;
- c. Waiver of Development Standard to allow six stories in lieu of the otherwise permitted three stories per LAMC Section 12.21.1.A.1;
- e. Waiver of Development Standard to allow up to 34.4 percent increase in the required lot coverage, allowing 94.4 percent in lieu of 60 percent permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan Neighborhood and General Commercial Land Use designation Section 7.B.2;
- d. Waiver of Development Standard to allow 12 residential parking spaces in lieu of the otherwise required 71 spaces per the LAMC Section 12.21.A.4;
- e. Waiver of Development Standard to allow up to 100 percent reduction in the required east side yard setback to allow zero feet in lieu of nine feet otherwise required per LAMC Section 12.14.C.2;
- f. Waiver of Development Standard to allow up to 100 percent reduction in the required west side yard setback to allow zero feet in lieu of nine feet otherwise required per 12.14.C.2; and,

- g. Waiver of Development Standards from the Ventura-Cahuenga Boulevard Corridor Specific Plan Setback from the parameter of the roof line requirements of the specific plan Section 7.E.f; and,
3. Pursuant to Section 13B.4.2 of Chapter 1A of the LAMC and Section 9 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, Project Compliance to permit the construction of a mixed-use development comprising 46 dwelling units and 2,454 square feet of restaurant floor area.

RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies,
2. **Approve** the following four (4) incentives and eight (8) waivers requested by the applicant for a project totaling 46 dwelling units, reserving six (6) units for Very Low Income household occupancy for a period of 55 years:

Off-Menu Incentive

- a. Off-Menu Incentive to allow up to 83 percent reduction in the required open space, allowing 880 square feet in lieu of 4,975 square feet otherwise required per LAMC Section 12.21.G.2;
- b. Off-Menu Incentive to allow up to 100 percent reduction in the required front yard setback to permit zero feet in lieu of 18 inches otherwise required per the Ventura - Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.a.1.i;
- c. Off-Menu Incentive to allow up to 100 percent reduction in the required loading area to allow zero square feet in lieu of 600 square feet otherwise required per LAMC Section 12.21.C.6(d); and,
- d. Off-Menu Incentive to allow two commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;

Waivers of Development Standards

- a. Waiver of Development Standard to allow a Floor Area Ratio of 3.10 in lieu of the otherwise permitted 1.0:1 per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
- b. Waiver of Development Standard to allow a height of 79 feet 2 inches in lieu of the otherwise permitted 30 feet per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.f;
- c. Waiver of Development Standard to allow six stories in lieu of the otherwise permitted three stories per LAMC Section 12.21.1.A.1;
- d. Waiver of Development Standard to allow up to 34.4 percent increase in the required lot coverage, allowing 94.4 percent in lieu of 60 percent permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan Neighborhood and General Commercial Land Use designation Section 7.B.2;
- e. Waiver of Development Standard to allow 12 residential parking spaces in lieu of the otherwise required 71 spaces per the LAMC Section 12.21.A.4;

- f. Waiver of Development Standard to allow up to 100 percent reduction in the required east side yard setback to allow zero feet in lieu of nine feet otherwise required per LAMC Section 12.14.C.2;
 - g. Waiver of Development Standard to allow up to 100 percent reduction in the required west side yard setback to allow zero feet in lieu of nine feet otherwise required per 12.14.C.2; and,
 - h. Waiver of Development Standards from the Ventura-Cahuenga Boulevard Corridor Specific Plan Setback from the parameter of the roof line requirements of the specific plan Section 7.E.f; and,
3. **Approve** a Specific Plan Project Compliance Review pursuant to LAMC Section 13B.4.2 of Chapter 1A; and,
4. **Adopt** the attached findings.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake E. Lamb, Principal City Planner

JoJo Pewsawang

JoJo Pewsawang, Senior City Planner

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PROJECT ANALYSIS

Project Summary

The project proposes the demolition of existing improvements and the construction, use, and maintenance of a 38,657 square foot mixed-use development comprised of 46 residential units, six (6) of which are to be reserved for Very Low Income households. The six-story (79 feet 2 inches high) building with an elevator control room on the roof will contain 36,203 square feet of residential floor area and 2,454 square feet of restaurant floor area with a maximum floor area ratio of 3.1:1. The unit mix will be comprised of eight (8) studios ranging from 428 square feet to 489 square feet, 25 one-bedroom ranging from 481 square feet to 597 square feet, 12 two-bedroom ranging from 682 square feet to 741 square feet, and one (1) 1,236 square feet three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The restaurant portion of the project will provide two (2) automobile parking spaces, four (4) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space located on the third floor and include courtyard and indoor recreational room. The project proposes the removal of one (1) non-Protected tree from the project site and one (1) non-Protected tree from the public right-of-way. The project proposes grading of up to 2,380 cubic yards of earth.



Image 1. Rendering from Ventura Boulevard of proposed mixed-use building.

Background

Subject Property

The proposed project is located at 19333 West Ventura Boulevard in Encino-Tarzana Community Plan area in the City of Los Angeles.

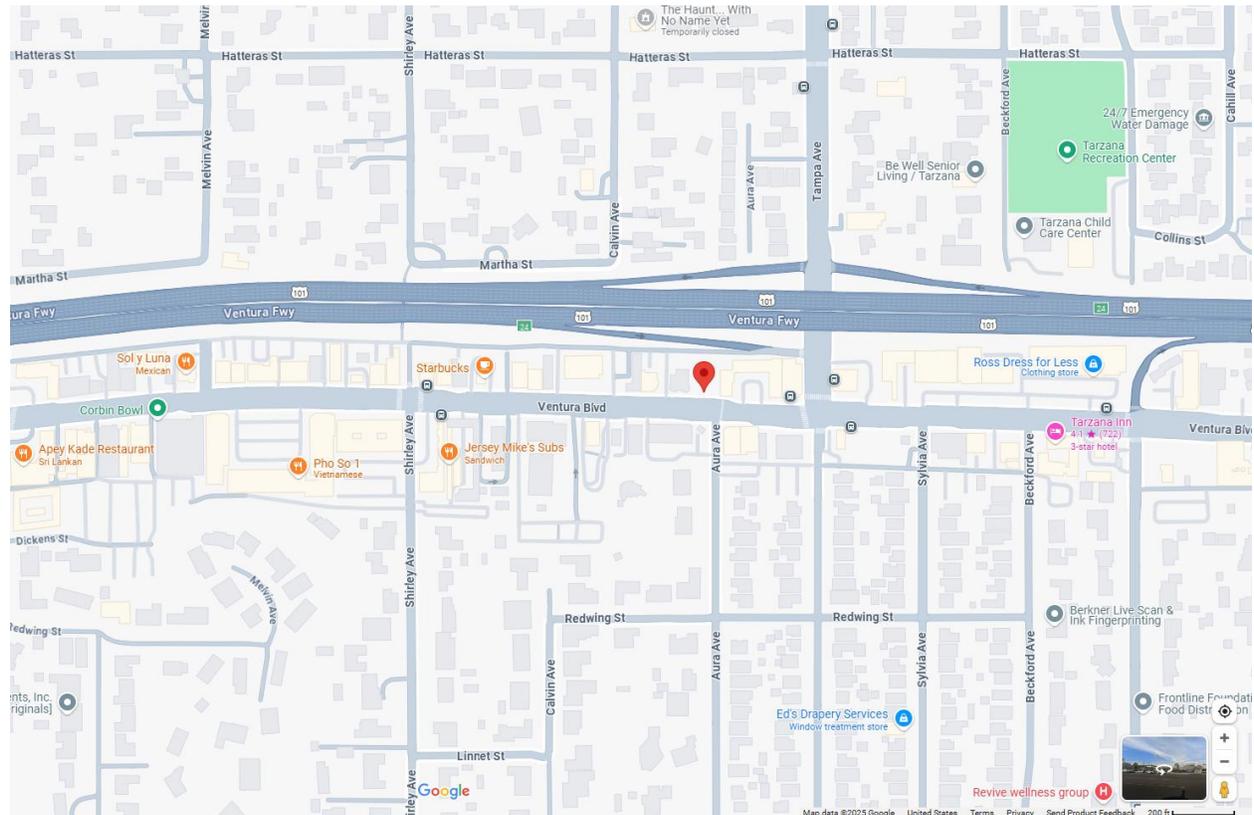


Figure 1. Regional and Site Location Map from maps.google.com

The site consists of two (2) lots with Los Angeles County Assessor Parcel Number (APN 2163-001-006) with a lot area of approximately 12,495.5 square feet (before dedication). The site is currently developed with existing surface parking lots. All existing improvements will be removed to accommodate the development of the project. Below is an aerial photograph with the Site shown in blue.



Figure 2. Aerial photography from zimas.lacity.org

The Community Plan designates the Site for Community Commercial land uses with corresponding zones of CR, C2, C4, and RAS3. The Site is zoned C2-1VLD (Commercial, Height District 1VLD). The C2 zone permits a wide array of land uses including commercial and multifamily residential uses. The “1VLD” Height District No. 1VL, with “D” Development Limitation designation allows a maximum height of 45 feet and three (3) stories and a maximum floor area ratio (“FAR”) of 1.5:1, except that a maximum FAR of 3.0:1 is permitted if the development provides at least one (1) parking space per 300 square feet of floor area. The Site is further located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan, which establishes numerous use and development regulations that, when they differ from the LAMC, supersede the LAMC’s regulations. The Specific Plan supersedes the previous “D” Development Limitation on the Site and is more restrictive, by allowing a maximum height of 30 feet and a maximum FAR of 1.0:1.

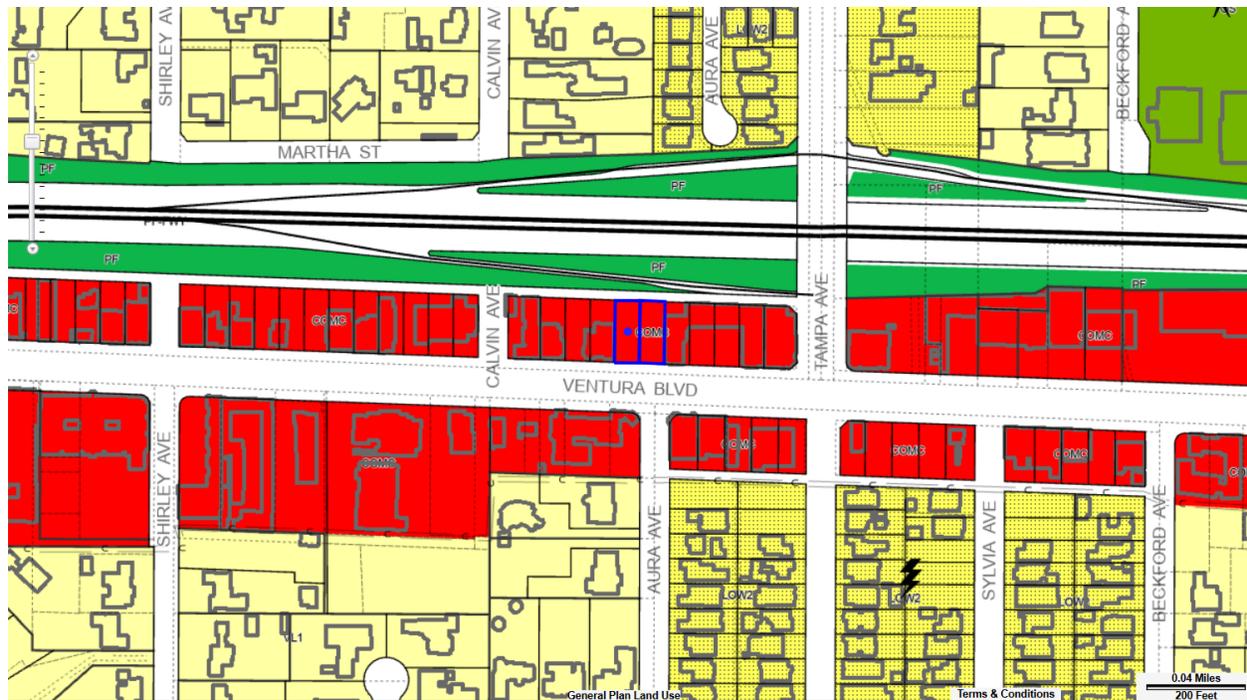


Figure 3. Land Use map from zimas.lacity.org

The Site is located within the boundaries of the Ventura-Cahuenga Boulevard Corridor Specific Plan, which establishes numerous use and development regulations: including but not limited to height, floor area, and setback; that, when they differ from the LAMC, will supersede the LAMC's regulations. The Site is also located within the boundaries of the Tarzana Streetscape Plan, which expands upon the landscaping provisions and standards of the Specific Plan.

The site is located within an Urban Agriculture Incentive Zone; however, the proposed project does not involve a contract to use the vacant property for agricultural purposes in exchange for reduced property taxes. The site is within a Landslide Area and is located 12.7 kilometers from the Malibu Coast Fault and is not within the Alquist-Priolo Fault Zone. The site is not located within a liquefaction, Tsunami Inundation Area, and Methane Hazard Area. Fire protection service is provided by Valley Bureau, Battalion 17, Fire Station 93 of the Los Angeles Fire Department. Police protection service is provided by the Valley Bureau, West Valley Station (Reporting District 1061) of the Los Angeles Police Department.



Figure 4. Zoning map from zimas.lacity.org

There is one (1) non-Protected tree on the site and one (1) street tree in the public right-of-way. The on-site tree is proposed to be removed due to the infeasibility of preserving the tree due to the location of the Project's proposed building. The street tree will be removed. The street tree removals in the public right-of-way would require approval by Public Works and would be subject to replacement mitigation consistent with Urban Forestry policies.

Project Overview

The applicant proposes to demolish the Site's existing surface parking lot improvements and develop the Project. Project will contain 38,657 square feet of mixed-use development comprised of 46 dwelling units, six (6) of which are to be reserved for Very Low Income households, 2,454 square feet of ground floor restaurant uses.

The mixed-use building will contain six (6) stories with an elevator control room on the roof in a 79-foot 2-inch-high building, which will be compatible with the existing retail and other commercial uses located along Ventura Boulevard, as well as the existing development patterns in the vicinity. The unit mix will be comprised of eight (8) studios, 25 one-bedroom, 12 two-bedroom, and one (1) three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The restaurant portion of the project will provide two (2) automobile parking spaces, four (4) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space, including 660 square feet of courtyard and 286 square feet recreational room.

The ground level includes restaurant use and parking spaces, 511 square feet mechanical, 331 square feet electrical, and 732 square feet utility rooms; trash and recycling rooms; bicycle storages; office; and a lobby. The second level would contain residential parking spaces, and three (3) storage areas measuring approximately a total of 923 square feet combined. Level 2 includes residential parking spaces and storage. Levels 3 through 6 include residential units and common open space outdoor areas.

The Project has been designed and will be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards will reduce energy and water usage and waste, and thereby reducing associated greenhouse gas emissions and helping minimize the impact on natural resources and infrastructure.

Density

The C2-1VLD zone permits an R4 zone density of one dwelling unit per 400 square feet of lot area which permits a maximum of 34 dwelling units based on the lot area of 12,495 square feet inclusive of half of the alley and before the dedication. Therefore, the project's proposed 46 dwelling units would be permitted under the site's C2-1VLD zone as part of the Density Bonus request.

Floor Area

Specific Plan Section 6.B.3 permits a floor area ratio ("FAR") of 1.0:1. For the project site, a total of 12,495 square feet of floor area is permitted. The project proposes a floor area of 38,657 square feet. The "1VLD" Height District No. 1VL with "D" Development Limitation designation allows a maximum floor area ratio ("FAR") of 1.5:1, except that a maximum FAR of 3.0:1 is permitted if the development provides at least one (1) parking space per 300 square feet of floor area. The Site is further located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan, which establishes numerous use and development regulations that, when they differ from the LAMC, supersede the LAMC's regulations. The Specific Plan supersedes the previous "D" Development Limitation on the Site and is more restrictive, by allowing a maximum FAR of 1.0:1. Therefore, the project's proposed 3.1:1 FAR would not be permitted under the Specific Plan, thereby necessitating the need for the requested Waiver of Development Standard.

Lot Coverage

The Specific Plan Section 7.B.2 permits a maximum lot coverage limit of 60 percent of the Site for buildings and structures. The Project has 94.4 percent lot coverage would not be permitted under the Specific Plan, thereby necessitating the need for the requested Waiver of Development Standard.

Height, Story, Setbacks, and Setback from the parameter of the roof line

The Specific Plan allows a maximum height of 30 feet. The code allows a maximum of three stories. The Specific Plan also requires a 10-foot setback for buildings exceeding 30 feet in height that about a Major Highway (such as Ventura Boulevard), which would apply to the Project. As part of the Density Bonus requested Waiver of Development Standard, the Project requests deviations to allow a 79-foot 2-inch-high, six-story, and relief from the specific plan setback from the roof perimeter regulations.

Access and Circulation

Vehicular access to the Site's parking areas would be provided via two (2) driveways through an alley. Pedestrian access within and around the Site will be enhanced via sidewalk improvements and the development of short-term bike parking infrastructure.

Vehicular and Bicycle Parking

Per Section 7.F.1.a of the Ventura-Cahuenga Boulevard Corridor Specific Plan, restaurant uses require at least one parking space for each 100 square feet of floor area. The project is required and provides 25 parking spaces for restaurant uses. The project proposes two (2) parking spaces for commercial use. Pursuant to LAMC Section 12.22.A.25, the 46 residential dwelling units are required 71 parking spaces. The project provides 12 automobile parking spaces for residential uses.

The Project would provide short and long-term bicycle parking in compliance with LAMC requirements. For restaurant uses, the project is required and provides two (2) short-term and two (2) long-term bicycle space per 2,000 square feet of floor area. The project is required and provides four (4) short-term and 40 long-term bicycle parking spaces for residential uses.

Landscaping

The project's street frontage within the public right-of-way area will be landscaped in accordance with the standards of the Tarzana Streetscape Plan.

Surrounding Properties

Abutting properties to the east, west and south, across Ventura Boulevard, are planned for Neighborhood and General Commercial land use, zoned C2-1VLD, and developed with one- to two-story commercial buildings and associated parking lots, and a vacant lot. Abutting properties to the north are planned for Public Facilities land use, zoned PF-1XL, and improved with 101 Freeway.

Adjacent properties to the north across freeway and south of Ventura Boulevard are planned for Very Low I and Low II Residential land uses, zoned RA-1, (T)(Q)RZ5-1, and R1-1, and developed with single-family dwellings. Adjacent properties to the west and east are planned for General Commercial land use, zoned C2-1VLD, and developed with one- to two-story commercial buildings and associated parking lots.

Street Designations

Ventura Boulevard, abutting the Site to the north, is designated as a Boulevard II with a designated right-of-way width of 110 feet, and improved with concrete roadway and concrete curb, gutter, and sidewalk.

An alley, abutting the Site to the north, is a through alley improved with a width of 20 feet and improved with pavement and center-running gutter.

Subject Property:

Ordinance No. 188,816 - Effective March 14, 2026, this ordinance, amended the Ventura-Cahuenga Boulevard Corridor Specific Plan to streamline the review process for signs, interior tenant improvements, and a change of use, and update the appointment process and composition of the Ventura-Cahuenga Boulevard Corridor Specific Plan Review Board.

Ordinance No. 185,650 - Effective August 12, 2018, this ordinance, amended the Ventura-Cahuenga Boulevard Corridor Specific Plan to remove the Providence Cedars-Sinai Tarzana Medical Center from the Specific Plan.

Ordinance No. 174,052 - Effective August 18, 2001, this ordinance, amended the Ventura-Cahuenga Boulevard Corridor Specific Plan including the expansion of pedestrian-oriented areas and designation of the Regionally Impacted Area, Pedestrian Development District and Use Restricted Area as well as the adoption and implementation of community streetscape plans.

Ordinance No. 171,240 - Effective September 25, 1996, this ordinance amended the Ventura-Cahuenga Boulevard Corridor Specific Plan including changes to the unit measure for the Project Impact Free from trips to floor area.

Ordinance No.166,560 - Effective February 16, 1991, this ordinance established the Ventura-Cahuenga Boulevard Corridor Specific Plan.

Ordinance No. 165,290 – On October 31, 1989, City Council passed an Ordinance establishing interim regulations on the issuance of new building permits in Studio City, Sherman Oaks, Encino, Tarzana, and Woodland Hills, to provide the City time to prepare the Ventura-Cahuenga Boulevard Corridor Specific Plan.

Ordinance No. 164,203-SA2520 – On February 3, 1999, this ordinance was adopted amending the LAMC to correct the zoning as part of GPC for Encino-Tarzana Community Plan.

Ordinance No. 147,592 – On September 18, 1975, this ordinance became effective amending the zone boundaries shown on the map.

Case No. CPC-2023-1704-DB-SPP-SPR-HCA – On March 10, 2023, a case was filed for the demolition of an existing motel, restaurant, and commercial/office building for the construction of a new mixed-use building consisting of 70 dwelling units and ground floor commercial uses. The case was terminated on June 4, 2024.

Case No. CPC-2023-1637-SP – Amendment to the Ventura-Cahuenga Boulevard Corridor Specific Plan to create an administrative review of signs, adjust PRB member appointments by the community and general clean up.

Case No. CPC-2019-1745-CPU – On March 22, 2019, a case was filed for updating the Encino-Tarzana Community Plan.

Case No. CPC-1999-1-SP - The Los Angeles City Planning Commission approved amendments to the Ventura-Cahuenga Boulevard Corridor Specific Plan resulting in the adoption of City Ordinance No. 174,052.

Case No. CPC-1985-382-MOR - The Los Angeles City Planning Commission approved amendments to the Ventura-Cahuenga Boulevard Specific Plan resulting in the adoption of City Ordinance No. 171,240.

Case No. CPC-1985-381 - The Los Angeles City Planning Commission approved the establishment of the Ventura-Cahuenga Boulevard Specific Plan resulting in the adoption of City Ordinance No. 166,560.

Case No. DIR-2018-3809-SPP – On October 17, 2019, the Director of Planning approved a Project Permit Compliance Review to permit the demolition of a 3,685 square foot restaurant building and the construction of a new 26,045 square foot commercial building, to be connected by a bridge to an existing two-story, 5,212 square foot commercial building. The project will total 31,257 square feet across a five (5) lot, 31,257 square foot site. The existing building will be renovated to architecturally match the new building. Two and a half levels of subterranean parking and two rear surface parking areas will provide a total of 151 parking spaces and 144 bicycle spaces (19% of required parking). The proposed uses include 7,662 square feet of office space, 2,479 square feet of retail space, 7,845 square feet of restaurant space and 8,059 square feet of medical space in addition to existing uses comprised of 2,909 square feet of office space and 2,303 square feet of restaurant space. The project includes a Master Sign Program.

Case No. DIR-2016-1896-DI – On August 1, 2016, the Director of Planning interpreted that the definition of a Project “shall not include a change of use which increases the parking requirement per Section 7.F of the Specific Plan when this requirement can be provided onsite either through automobile parking spaces or through bicycle parking spaces. I furthermore interpret that an increase of parking spaces resulting from a change of use shall be subject to the procedures of the Ventura-Cahuenga Boulevard Corridor Specific Plan for parking alternatives, regardless of

whether the strictest requirement for parking is from the Los Angeles Municipal Code (LAMC) or the Specific Plan. I recognize that this will allow for changes of use with an increase in parking to be exempt from Project Permit Compliance case processing, but as the parking requirement will be met onsite, such a case filing is inconsistent with the intent of the Specific Plan.”

Case No. DIR-2016-45-SPPA-SPP – On April 11, 2016, the Director of Planning approved a Project Permit Adjustment for an increase in height for 33 feet in lieu of the 30-foot height limit per Section 7.E of the Specific Plan, a 10 percent increase and a Project Permit Compliance Review to permit the demolition of two (2) commercial buildings (totaling 5,422 square feet) and the construction of a new, 23,920 square-foot commercial building, to be connected by a bridge to an existing two-story 5,212 square-foot commercial building. The project would provide a total of 29,132 square feet across a five (5) lot, 31,259 square-foot site. The existing building would get a facade renovation, and the new building will match. Two levels of subterranean parking and a re-stripped surface parking areas would provide a total of 161 parking spaces, including 32 bicycle parking spaces that replace eight (8) automobile spaces. The proposed uses would include 5,154 square feet of retail space, 8,387 square feet of restaurant use, 2,494 square feet of office space, and medical use of 5,145 square feet. This project was not constructed.

Permit Application No. 24010-10000-03911 – On August 25, 2024, an application was submitted to the Department of Building and Safety for the subject project – the construction of a new 6-story 46 units (6 VLI) mixed-use affordable housing apartment to include 5 story type IIIA apartment over 2 story type IA apartment/parking/retail, using 12.22.A.25 incentives.

Nearby Properties:

Case No. CPC-2018-89-DB-SPR-SPP – On October 21, 2019, the City Planning Commission approved and/or recommended for approval of demolition of existing car wash, restaurant, and oil lubrication center (approximately 10,450 total square feet of commercial floor area) to construct a new four-story, 54-foot high, 57,680 square foot, mixed-use building with 59 residential dwelling units (11 percent of the total units or seven units set aside for Very Low Income Households) and 8,533 square feet of ground floor commercial floor area. The Project includes 146 parking spaces in one level of subterranean parking and one level of at grade parking.

Professional Volunteer Program

The proposed project was presented at the Urban Design Studios Office Hours on February 13, 2025 and Professional Volunteer Program (PVP) on February 18, 2025. The meeting was conducted by staff on behalf of the City Planning Department, and community volunteers, and applicant team. The meeting was held with the purpose to take comments and provide feedback about the design for Case No. CPC-2025-625-DB-SPPC-VHCA.

PVP Comments/Suggestions	Applicant’s Response
Ensure that the project complies with parking requirements since any additional parking on-site may substantially change the design and layout of the building. Examine if the Citywide Housing Incentive Program (CHIP) provides better incentives for the development of the site.	The project requests deviation from parking requirements.
Develop the plans and ensure that any information on the site plan, floor plans and elevations match. Currently there are multiple items that need further development or	The plans are now updated to achieve consistency with the renderings.

PVP Comments/Suggestions	Applicant's Response
appear on the 3D model/elevations and not on the plans.	
Contact LA Fire to examine any issues related to the reduction of setbacks to the east and west of the buildings. Similarly consult with LADBS on required openings for the units on the West and East building facades.	The design team has received confirmation from LAFD that the proposed building footprint is acceptable.
Consider a building layout/typology that better addresses the challenges of the site (zero setbacks, proximity to freeway, proximity to overhead utility lines, lack of open space and pedestrian amenities etc) to ensure a successful overall design with desirable living and open space. Examine how future developments to the west and east of the building will influence the habitability of the units and the quality of the open space. If a building with similar limited setbacks gets constructed to east of the site, the balconies will become completely enclosed and there wouldn't be adequate access to light and air. A different layout/building typology may be able to address this issue.	The project is no longer providing Juliet balconies on the east facade.
Consider a layout that focuses on the interior of the site to accommodate for the reduction to setbacks and the proximity to the freeway. For example, consider providing a central well designed open space with interior unit orientation, or provide two larger open spaces to the west and east of the building, or provide the common open space by setting back the building on the 4 th floor facing Ventura Boulevard, so it can't be blocked by any future development.	The west side of the project is oriented around an open courtyard, providing additional access to light and air.
<u>Pedestrian-First:</u>	
Add any required dimensions on the plans per the plot plan instructions .	Additional details now provided.
Contact LADWP as early as possible to examine if the transformer can be placed at the alley side to reinforce the pedestrian friendly façade on Ventura Boulevard and to regain the lost space on the front façade.	LADWP confirmed that it is not feasible to locate the transformer along the alley.
If the relocation of the transformer is deemed not possible by LADWP please contact Urban Forestry as soon as possible to determine the future of the street tree located close to the transformer. LADWP may require the tree to be removed and Urban Forestry will need to provide approval and will provide the replacement requirements (2 street trees required for each street tree removed).	UFD has determined that it will be necessary to remove one street tree. The landscape plan now reflects that.

PVP Comments/Suggestions	Applicant's Response
Consult with LADWP on any potential issues related to the overhead utility lines and distance required from the building. Investigate if the utility pole can be underground or moved to other side of the alley.	Per response above, LADWP has confirmed there is adequate vertical clearance from the utility lines.
Relocate the entrance of the bike room to the north to ensure it is always accessible even if the adjacent parking spots are occupied.	The bicycle parking room is now relocated to the ground floor.
360° Design:	
Consider providing a larger and high-quality open space for the project's residents. Focus on access to light and air for all units and an interior that accommodates for the reduced setbacks.	The project is providing a quality courtyard space with attached rec room that may be utilized by all residents, as well as private decks and balconies for 26 units.
Please provide details on the building's arching façade element. The proposed treatment is elegant looking but the details are currently not reflected on the floor plans/section and it is not easy to determine its feasibility. A 3D model for all sides will be beneficial in this case.	The updated plans are now consistent with the rendering.
Climate-Adapted	
Provide details on the planters for the vines that are screening the parking above ground to ensure that the plants will be installed, irrigated and thrive for the life of the project. Currently no planters or information on the species appear on the plans.	Sheet L202 now highlights the vines.
Provide a landscape plan with all the required information per the Landscape Plan Instructions. Provide additional street trees to ensure a pedestrian friendly experience.	Updated landscape plans now provided, including a new proposed street tree.
Where you are installing trees and large shrubs above ground, use the City's soil volume requirements to guarantee their healthy development.	All tree and shrub plantings will be consistent with the City's soil volume requirements.
Ensure you are providing the required tree spacing to guarantee that trees have the adequate space to grow (currently as proposed they don't).	All trees will have adequate spacing.
Select native landscaping that provides year-long habitat and trees that provide shade upon maturity.	Noted.
Indicate LID compliance.	The project will comply with LID requirements.
Indicate the square footage of the solar area on the roof.	No solar provided, as the project qualifies for the solar exemption.

UDS's Comments/Suggestions	Applicant's Response
<u>Pedestrian-First:</u>	
Pedestrian lobby entry could use more emphasis, to differentiate from commercial storefronts	The architect has now provided an awning to add greater emphasis to the entrance.
Verify that the long-term bicycle storage room at the rear of P2 is not >100' from the elevator, measured along the path of travel, in compliance with the Siting Requirements of 12.21 A.16	Long-term bicycle parking is now provided at the ground floor and complies with the distance requirements.
While Planning supports reductions in required parking, site isn't AB 2097 eligible	Application materials are now updated to reflect an Incentive request for reduced parking.
<u>360° Design:</u>	
The rendering shows a good deal of depth in the layering of the front façade elements but this isn't reflected on the plans, or whether this feature carries around to the other three sides; at a minimum please provide a detail that indicates the typical horizontal distances between planes	The plans are now updated to be consistent with the renderings.
Recommend engagement with LADWP, if not already in progress; coordinate their requirements for minimum clearances between wires and habitable spaces and note that even decks and other outdoor areas are sometimes classified as such by LADWP's plan checkers	The design team has been in communication with LADWP and received clearance for the proposed encroachment. The applicant will relocate a secondary wire to provide the necessary vertical clearance for the third floor deck.
<u>Climate-Adapted</u>	
The existing street tree (on or over the east property line) as well as the proposed new one may need to be eliminated, to create 30' x 18' clear staging area as required by LADWP	The updated landscape plan reflects removal of one street tree to satisfy the new 22' x 42' staging area requirement.
Proposed rec. room is < 600 sq. ft., as required by 12.21 G for projects over 16 units	The rec room is now 600 sf.
Please indicate the solar PV <i>installation</i> on roof plan, in compliance with 2022 California Energy Code if no LADBS architectural or structural permit application was submitted pre-2023	The project qualifies for solar exemption and so no solar is provided.

Hearing Officer Notes

A hearing officer hearing by Hearing Officer Adrineh Melkonian on behalf of the City Planning Commission, was conducted entirely through the internet and telephonically by Zoom on February 24, 2026. There were approximately two (2) people on the call. Zero people spoke at the hearing. Zero letters have been received from the public at the writing of the staff report.

Conclusion

As shown in Exhibit "A" plans and findings below the proposed project achieves General Plan, Community Plan, and Specific Plan goals with an overall design of building and landscaping that reflects the harmonious integration of commercial development with Ventura Boulevard, creating an engaging and inviting pedestrian environment through appropriate setbacks and proper landscaping. Introducing a new mixed-use development at this location will further promote subsequent economic development by enhancing the supply of restaurant uses in and around the commercial location. The development of 46 residential units, six (6) of which are to be reserved for Very Low Income households, will meet several goals of the recently adopted Housing Element, especially those related to diversity of housing options and providing neighborhood stability through creating additional community housing options. Given that the requested uses will be in harmony with relevant Planning documents and Code sections as described below in the Findings, the granting of the requested project entitlement will be in harmony with, and enhance, the surrounding area.

For the reasons stated above and in the Findings, Staff recommends approval of the requested entitlements for a Density Bonus and Specific Plan Project Compliance Review. As conditioned, the project is compliant with all Ventura - Cahuenga Boulevard Corridor Specific Plan regulations and guidelines, other than the exceptions requested.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", dated September 25, 2025, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Residential Density.** The project shall be limited to a maximum density of 46 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** Six (6) units shall be reserved for Very Low Income Household, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of On-Site Restricted Units or that change the composition of units or parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make six (6) units available to Very Low Income Households or equal to 17 percent of the project's total proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The owner may not use an affordable restricted unit for the manager's unit.
6. **Use.** The project shall be limited to 2,454 square feet of restaurant space and 36,203 square feet of residential uses.
7. **Floor Area.** The project shall be limited to a maximum floor area of 38,657 square feet and FAR of 3.1:1.
8. **Height.** The height of the building shall be limited to 79 feet 2 inches, as shown on the project plans, Exhibit "A", attached to the subject case file.
9. **Front Yard Setback.** The project shall provide minimum front yard setbacks of zero feet.

10. **Side Yard Setback.** The project shall provide minimum side yard setbacks of zero feet.
11. **Rear Yard Setback.** The project shall provide a minimum rear yard setback of zero feet.
12. **Open Space.** The project shall provide a minimum of 880 square feet of usable open space.
13. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Ventura Boulevard, and shall be screened behind architectural elements.
14. **Lot Coverage.** Lot coverage shall not exceed 94.4 percent of the lot before the dedication.
15. **Parking.**
 - a. **Automobile Parking for Residential Uses.** The project proposes to provide 12 residential parking spaces.
 - b. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
 - c. **Automobile Parking for Restaurant Use.** The Project shall provide a total of two (2) parking spaces.
 - d. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21 A.16.
 - e. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety.
16. **Landscaping.**
 - a. The applicant shall maintain the landscape in a good, healthy condition by performing daily maintenance, removing trash, and replacing any dead plant materials, broken irrigation sprinklers and watering devices.
 - b. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
17. **Project Impact Assessment Fee.** Prior to Planning clearance, the applicant shall meet with the Department of Transportation (DOT) for assessment of this project. A "Project Impact Assessment" (PIA) fee may be required and paid to the satisfaction of DOT for the purpose of funding the Specific Plan improvements and services, as well as pedestrian improvements which are intended to mitigate the cumulative impacts of new developments within the Specific Plan area.

NOTE: PIA fees to be paid are subject to change due to increases to the Annual Indexing as determined by the DOT.

18. **Lighting.** Lighting should be directed onto the site, and be adequately aimed and shielded so as to not spill over onto adjacent properties, especially into areas planned and zoned for residential uses.
19. **Streetscape Improvement.** Prior to the issuance of a certificate of occupancy, and in addition to all other requirements of the Department of Building and Safety, the property owner shall submit public right-of-way plans to the Department of Public Works (per Section 9.A. of the Specific Plan) that all required landscape and relevant streetscape elements of the Tarzana Streetscape Plan-Western District have been implemented as follows:

Trees

- a. The Tipuana Tipu tree shall constitute 80 to 90 percent of the street trees and shall be planted at a maximum spacing of 100 feet on center on each side of Ventura Boulevard. Tree spacing in relation to the tree on the opposite side of Ventura Boulevard shall alternate so as to present an informal effect.
- b. Other recommended accent street trees are the Jacaranda Mimosifolia, Chorisa Speciosa (thornless, flowering tree variety only), and in some instances, depending upon the proper micro-climate, Erythina Caffria. Tree types and descriptions are found in section 7.0. of the Tarzana Streetscape. The Jacaranda tree shall not be located such that the canopy spreads over parking spaces.
- c. All street trees shall be planted so that they avoid conflicts with street lights and other utilities.
- d. The minimum size tree box for the street trees shall be 36 inches, unless otherwise stated for the individual corners. Trees unavailable in 36-inch box sizes may be planted in smaller sizes, and no greater quantity is to be required. Size standards are to be comparable with those listed in the Valley Crest Nursery Catalog. The trees are to be untopped.
- e. Irrigation shall be provided in consistency with the Tarzana Streetscape Section 4.1.2.

Lighting Fixtures and Street Lighting

- f. All modern 40-foot roadway street lighting poles and fixtures shall be painted "Spring Street Green". All other traffic equipment, such as stop lights, shall also use this standard color. Street lighting features shall be arranged to avoid future conflicts with street trees.
- g. Any pedestrian lighting provided shall be in compliance with the Tarzana Streetscape Plan Section 4.2.1 and Section 4.2.2 to the satisfaction of Bureau of Street Lighting.

Community Signage

- h. If the Tarzan Logo is to be used in street signs, benches, and other sites within the streetscape, permission shall be obtained from the Tarzana Chamber of Commerce which has the legal right to use the Tarzan Logo.

Public Art

- i. All projects subject to the 1% Cultural Arts fee are required to submit an application to the Cultural Affairs Department to place some public work of art, acceptable to the Cultural Affairs Department, onsite within public view, or within the public right-of-way when permitted by the Department of Public Works, Street Services Division.
- j. All public art within the Tarzana portion of the Specific Plan shall be compatible with the General Theme centering on the imagery associated with Tarzan.
- k. Any public art shall be highly integrated with other 3-Dimensional elements of the streetscape, in particular, street trees, but also, paving patterns, building facades, and on-site landscaping.

Sidewalk Paving Patterns

- l. The sidewalks shall provide the illusion of a pathway meandering informally in this district. To create this effect, the use of different paving colors/textures can be used. The walk may, where permitted by the Department of Public Works, Bureau of Engineering, enter into private property to convey a convincing meander, particularly where public artwork in a landscaped setting is placed in the public right-of-way. In such cases, the artwork/landscaping may count toward any buffer planting requirements, as appropriate.

Curbs and Gutters

- m. The curbs should be constructed integral with the gutter using natural color concrete, not colored concrete. Gutters are to be standard, unless an alternative design is approved by the Department of Public Works, Bureau of Engineering.

Street Maintenance Holes and Covers

- n. Street maintenance holes and covers shall be provided in conformance with the Tarzana Streetscape Plan Section 5.3.

Crosswalks

- o. The crosswalks are to be highlighted with a pattern of Earth Tone colors, which will create the appearance of a meandering path that continues from the sidewalk, to the satisfaction of the Department of Transportation.
- p. Any access ramps which are modified shall be constructed to conform to ADA standards, to the satisfaction of the Department of Public Works, Bureau of Engineering.

Street Furniture

- q. Any street furniture such as benches, bicycle racks, bus shelters, fountains, kiosks, newspaper stands, pot and planters, trash receptacles shall comply with the Tarzana Streetscape Plan Sections 6.1 to 6.14, to the satisfaction of the Department of Public Works, Street Services.

20. **Specific Plan Covenant and Agreement.** A Covenant and Agreement shall be recorded with the Los Angeles County Recorder acknowledging the contents and limitations of the

Ventura-Cahuenga Boulevard Corridor Specific Plan, as well as the conditions of approval established herein. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns and shall be submitted to the Department of City Planning for approval prior to being recorded. After recording, a copy bearing the County Recorder's number and date shall be provided to the Department of City Planning for attachment to the administrative file.

21. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the definition of a Project per the Specific Plan, Section 13B.5.4. of Chapter 1A of the LAMC and other applicable statutory requirements.
22. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
23. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
24. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.

Administrative Conditions

25. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
26. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
27. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
28. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
29. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project

as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

30. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
31. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
32. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than 50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
 - e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

Housing Replacement

Consistent with Assembly Bill 2222, Applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

The site is developed with zero dwelling units within the last five years; therefore, no units are subject to replacement. Thus the project is in compliance with the housing replacement provisions.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the Applicant is requesting four (4) Off-Menu incentives, and eight (8) Waivers of Development Standards that will facilitate the provision of affordable housing at the site:

Pursuant to Section 12.22 A.25 of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

- a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

LAMC Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, three, or four incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The project has a base density of 34 units, is proposing 46 units, and is providing six (6) units for Very Low Income households, which qualifies the project to utilize up to four (4) off-menu incentives. The project includes off-menu incentives for reduced open space, parking spaces for commercial uses, front yard setback and loading zone. It also includes eight (8) requests for waivers of development standards to allow for increased floor area, height, story, and lot coverage and reduced side yard setbacks, parking for residential uses, and setback from the roof parameter.

- b. *The Incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).*

There is no substantial evidence in the record that the proposed off-menu incentives and the waivers of development standards will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested incentives. As required by Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The facade of the proposed building which faces Ventura Boulevard will be articulated in multiple ways, creating a visually interesting elevation that invites interaction with the street. The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located in the Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety.

- c. *The incentive(s) are contrary to state or federal law.*

There is no substantial evidence in the record that the proposed incentives and waivers are contrary to state or federal law.

Government Code Section 65915 and LAMC Section 12.22. A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds any of the following that:

- d. *The waiver will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).*

There is no substantial evidence in the record that the proposed waiver will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or

on public health and safety. Based on the above, there is no basis to deny the requested Waiver.

- e. *The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).*

Waiver of Development Standards

Floor Area Ratio. The requested waiver, to permit a floor area ratio of 3.10:1 in lieu of 1.0:1 floor area ratio restriction per the specific plan section 6.B.3, and as such, permits exceptions to specific plan requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Height. The requested waiver, to permit a height of 79-foot 2-inch in lieu of 30-foot height restriction from the intersection of Corbin Avenue and Ventura Boulevard to the intersection of Winnetka Avenue and Ventura boulevard per the specific plan section 7.E.e, and as such, permits exceptions to specific plan requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Story. The requested waiver, to permit a 6-story building in lieu of 3-story building per the LAMC section 12.21.1, and as such, permits exceptions to zoning that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Lot Coverage. The requested waiver, to permit a lot coverage of 94.4 percent in lieu of 60 percent lot coverage restriction per the specific plan section 7.B.2, and as such, permits exceptions to specific plan requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Setback from the roof perimeter. The requested waiver, to permit zero setback from the roof perimeter in lieu of 10-foot setback from the roof perimeter for each 15-foot increment above 30 feet per the specific plan section 7.E.f, and as such, permits exceptions to specific plan requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Side Yards Setback. The requested waiver, to permit zero-foot side yard setbacks in lieu of 9 feet otherwise required per the LAMC section 12.14.C.2, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

Parking. The requested waiver, to permit 12 residential parking spaces in lieu of 71 spaces per the LAMC section 12.21.A.4, and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide six (6) affordable units for Very Low Income Households for 55 years.

f. *The waivers are contrary to state or federal law.*

There is no substantial evidence in the record that the incentives are contrary to state or federal law.

Project Permit Compliance Findings

The Ventura-Cahuenga Boulevard Corridor Specific Plan designates the subject property for Neighborhood & General Commercial land uses which are a “focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as small offices and overnight accommodations, cultural facilities, schools and libraries, in addition to neighborhood-oriented services.”

The proposed project, a mixed-use development, substantially complies with the site's zoning and the Community Plan land use designation. As enumerated below, the proposed project has been conditioned to comply with all applicable regulations, findings, standards, and provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan. The four (4) incentives and eight (8) waivers of improvements are warranted based on the findings separately enumerated and the conditions applied.

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The proposed project complies with all applicable development requirements of the Ventura-Cahuenga Boulevard Corridor Specific Plan, as follows:

- a. **Section 5.C: Uses.** The proposed uses of residential and restaurant uses are not restricted in this area of the Specific Plan and thus are allowed.
- b. **Section 6B: Floor Area Ratio (FAR).** A total of 12,495 square feet of floor area is permitted. The Project proposes 38,657 square feet of floor area. The FAR limitation for this site is 1.0:1. The Project requests a waiver of development standard to allow a 3.1:1 FAR and for relief from the FAR requirement. As such, the project complies with the FAR requirements. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.

- c. Section 7A: Yards.** The front yard setback requirement is an 18-inch minimum. The Project requests a waiver of development standard to allow zero front yard setback and for relief from the front yard setback requirement. As such, the project complies with the front yard setback requirements. No side yard shall be permitted at the Ground Floor, except that an accessway, which may include a maximum 20-foot-wide driveway, a maximum 4 foot wide walkway and landscape buffers of 18 inches to 5 feet on either side of the accessway may be provided for vehicular access to parking and pedestrian access to the building; this project proposes zero. The rear yard setback requirement is zero; this project proposes zero. As such, the project complies with the setback requirements. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.
- d. Section 7B: Lot Coverage.** The Specific Plan limits lot coverage to 60 percent. The Project requests a waiver of development standard to allow a lot coverage of 94.4 percent and for relief from the lot coverage requirement. As such, the project complies with the lot coverage requirements. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.
- e. Section 7D: Landscaping.** Parking structures or that portion of a building which is used for parking is designed to substantially screen automobiles contained in the garage from view by pedestrians and from adjacent buildings. The facade of the parking building is designed so that it is similar in color, material, and architectural detail with the building for which it serves for parking. The automatic irrigation system to maintain all required landscaping will be installed. The project is also subject to the Landscape Ordinance regarding what qualifies as shade-trees. As such, the project complies with the landscaping requirements.
- f. Section 7E: Height.** The Specific Plan allows the Neighborhood and General Commercial Plan Designation Areas, buildings abutting a major or secondary highway, may only exceed 30 feet in height, if, for each 15-foot increment above 25 feet, at least a 10-foot setback from the roof perimeter is provided. The project requests a waiver of development standard to allow a 79-foot 2-inch-high building and for relief from the setback from the roof perimeter requirement. As such, the project complies with the height and setback from the roof perimeter requirements. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.
- g. Section 7F: Parking.** Per Section 7.F.1.a of the Ventura-Cahuenga Boulevard Corridor Specific Plan, restaurant establishments require at least one (1) parking space for each 100 square feet of floor area. The new mixed-use building with 2,454 square-foot restaurant space requires 25 parking spaces per the Ventura-Cahuenga Specific Plan. The Project requests a waiver of development standard to allow two (2) parking spaces and for relief from the parking requirement. The project requires and provides a minimum of two (2) long and two (2) short-term bicycle spaces per 2,000 square feet of restaurant use. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.

Per LAMC Section 12.21 A.4(a), the ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three

habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms. The project is required to provide 71 vehicle parking spaces for the 46 residential uses. The Project requests a deviation to allow 12 parking spaces and for relief from the parking requirement.

The Project would provide short- and long-term bicycle parking in compliance with LAMC requirements. For the residential dwelling units, the Project would require one (1) long-term space per dwelling unit for units 1 to 25 and 1.5 space for dwelling from units 26 to 100. The project would require 39 spaces but proposes to provide 40 long-term bicycle parking spaces for residential uses. The Project would require one (1) short-term bike parking space per 10 units for the first to 25 units, and one (1) per 15 units for units 25 to 100. The project would provide four (4) short-term bicycle parking spaces for residential uses. As such, the project complies with the parking requirements.

h. Section 8: Signs. No sign is proposed as part of this project.

- 2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the Project has been adequately assessed in ENV-2025-626-CE and mitigation measures have been incorporated as conditions of approval herein; therefore, negative environmental effects have been mitigated to the extent feasible.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A hearing for the project was conducted by Hearing Officer Adrineh Melkonian on behalf of the City Planning Commission. The hearing was conducted entirely through the Internet and telephonically by Zoom on February 24, 2026. There were approximately two (2) people on the call. Zero people spoke at the hearing. Zero letters have been received from the public at the writing of the staff report.

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OPEN SPACE CALCULATION

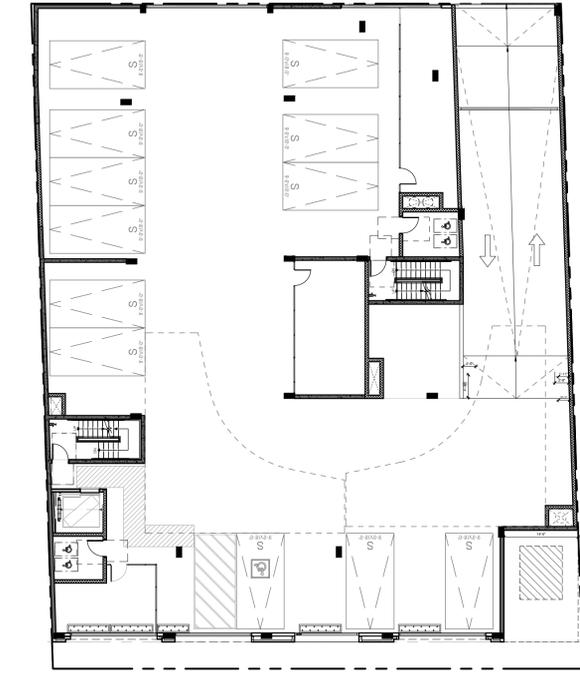
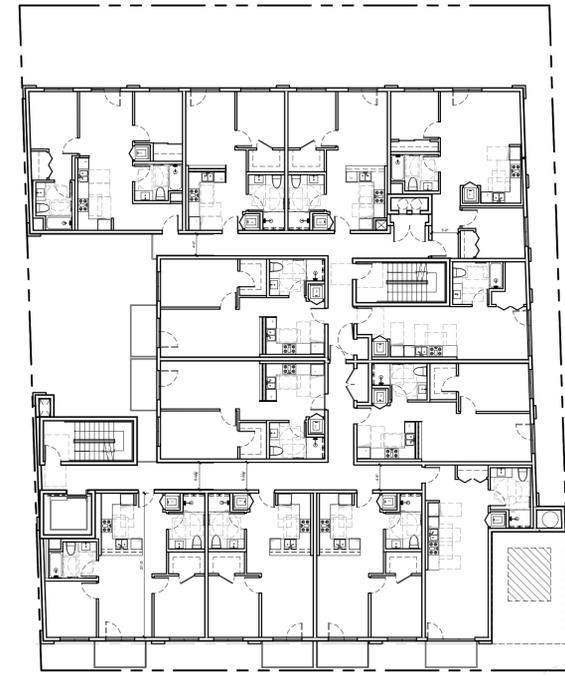
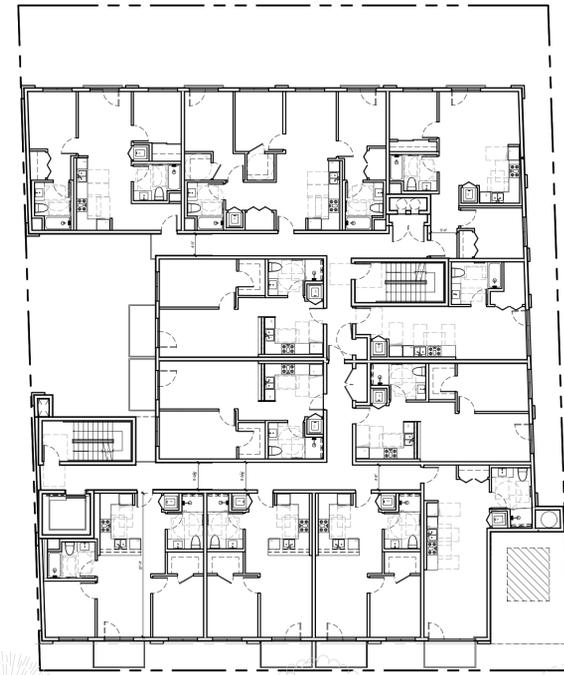
TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G
 <3 HABITABLE ROOMS = 100 SF/UNIT (STUDIOS & 1BR UNITS)
 >3 HABITABLE ROOMS = 125 SF/UNIT (2BR UNITS)
 > HABITABLE ROOMS = 175 SF/UNIT (3BR+ UNITS)

OPEN SPACE CALC						
TYPE	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL	REQD OPEN
STUDIO	2	2	2	2	8	800 S.F.
1 BD	6	7	7	5	25	2,500 S.F.
2 BD	3	3	3	3	12	1,500 S.F.
3 BD	-	-	-	1	1	175 S.F.
					TOTAL = 4,975 S.F.	

PROVIDED OPEN SPACE

OPEN SPACE CALC						
TYPE	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL	PROVIDED OPEN
COURTYD	660	-	-	-	660	660 S.F. *
REC RM	220	-	-	-	220	220 S.F.
STUDIO	-	-	-	-	-	-
1 BD	-	-	-	-	-	-
2 BD	-	-	-	-	-	-
3 BD	-	-	-	-	-	-
TOTAL	880	-	-	-	880	880 S.F.

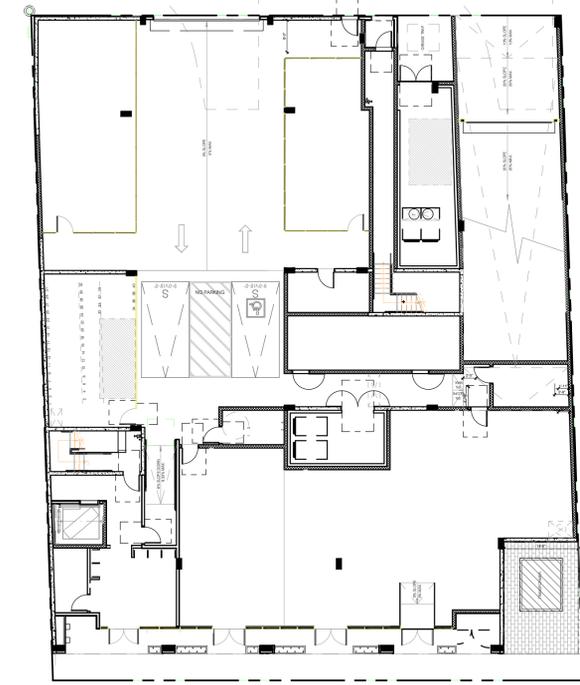
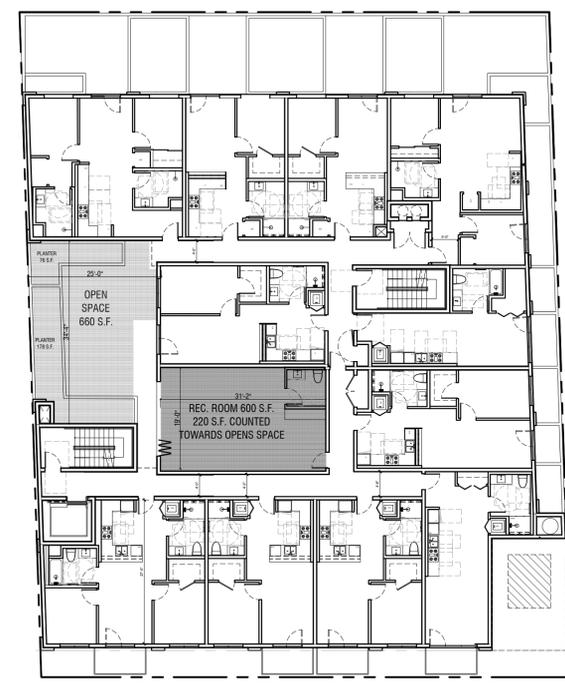
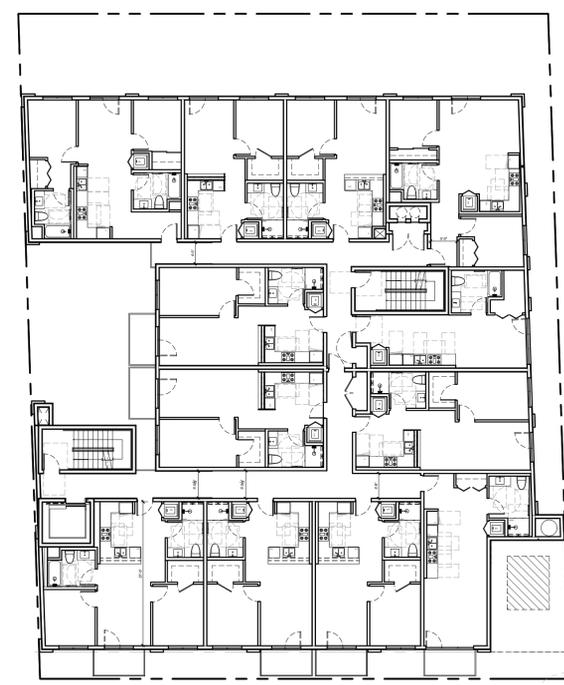
PROVIDED OPEN SPACE:
 660 AT 2ND FLOOR COURTYARD
 25% LANDSCAPED AREA = 172 SF REQD / 254 SF PROVIDED
 PROVIDED AT 2ND FLOOR DECK
 UP TO 25% COVERED OPEN SPACE PROVIDED AT REC ROOM
 25% OF 880 S.F. = 220 S.F. PROVIDED



6TH FLOOR OPEN SPACE DIAGRAM SCALE 1/16" = 1'-0" 06

4TH FLOOR OPEN SPACE SCALE 1/16" = 1'-0" 04

P2 PARKING OPEN SPACE DIAGRAM SCALE 1/16" = 1'-0" 02



5TH FLOOR OPEN SPACE SCALE 1/16" = 1'-0" 05

3RD FLOOR OPEN SPACE DIAGRAM SCALE 1/16" = 1'-0" 03

P1 PARKING OPEN SPACE DIAGRAM SCALE 1/16" = 1'-0" 01

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#	DATE	ISSUE DESCRIPTION
01	1/14/2020	FEASIBILITY STUDY

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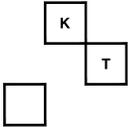
PROJECT TITLE:
 19333 VENTURA BLVD

19333 VENTURA BLVD, DB
 PIC/PM: GY
 DRAWN BY: XX
 JOB NO: 24-11

DRAWING TITLE:
 OPEN SPACE DIAGRAM

SHEET:

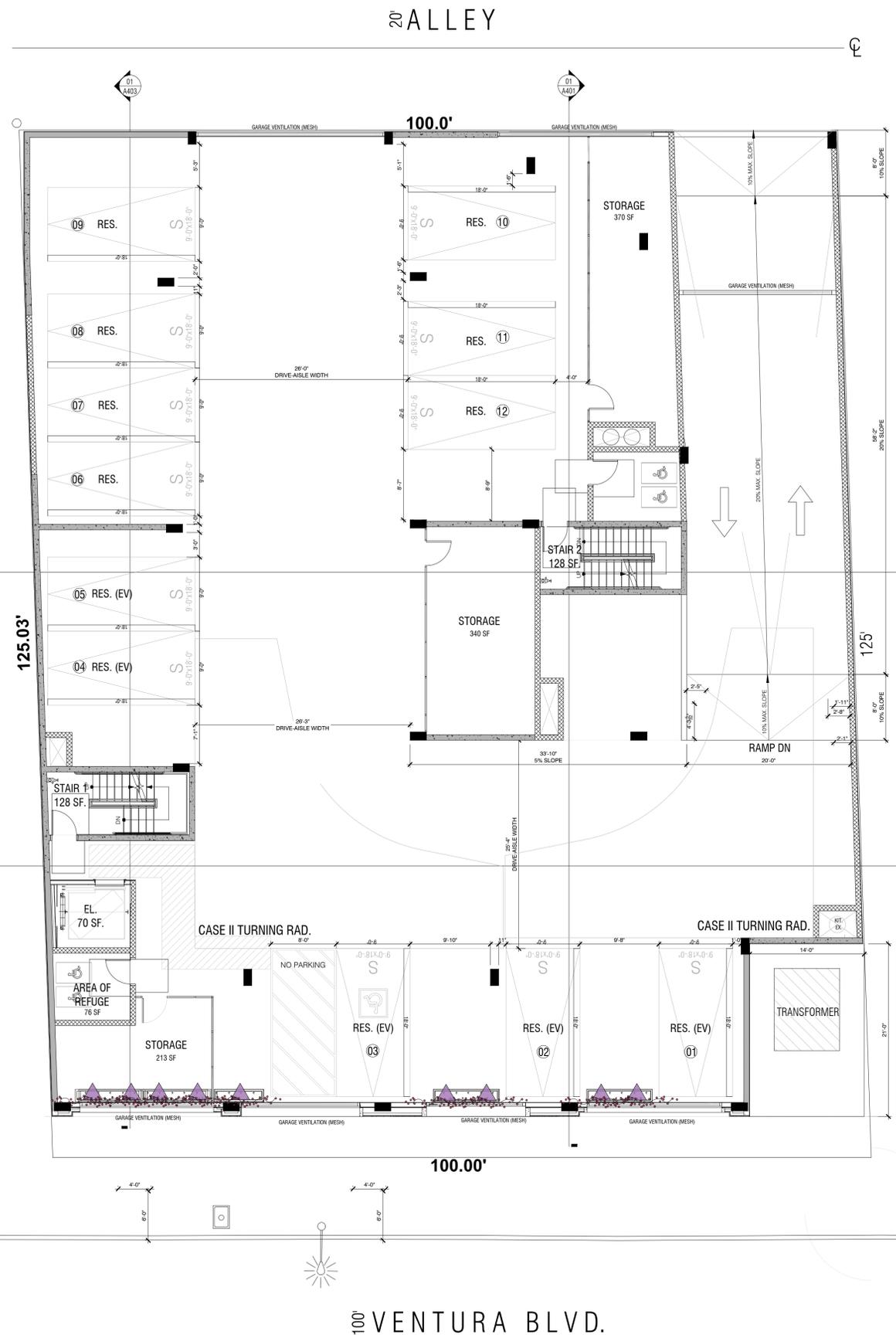
G102



Kevin Tsai Architecture
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PLANT SCHEDULE 2ND-FLOOR

A: Soil in planting areas to be amended with Class I TOPGRO compost

PHOTO

SHRUBS



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ INSTALLATION	SIZE @ MATURITY	WUCOLS
	9	Hardenbergia violacea Lilac Vine	5 gal.	2-3' staked	vine to 15'	Low

ALL PLANTING AREAS TO BE DRIP IRRIGATED

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#	DATE	ISSUE DESCRIPTION
01	02/23/2025	FEASIBILITY STUDY
02	02/23/2025	FEASIBILITY STUDY REV
03	02/23/2025	FEASIBILITY STUDY REV 2

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PROJECT TITLE:
19333 VENTURA BLVD

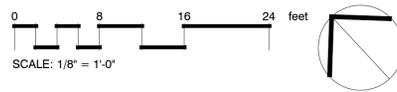
19335 VENTURA BLVD. DB
 PIC/PM: GY
 DRAWN BY: XX
 JOB NO: 24-11
 DRAWING TITLE:

2ND-FLOOR PLANTING

SHEET:

L202

100 VENTURA BLVD.



PLANT SCHEDULE 3RD-FLOOR

A: Soil in planting areas to be amended with Class I TOPGRO compost

EXHIBIT "A"
 Page No. 27 of 30
 Case No. CPC-2025-625-DB-SPPC-VHCA

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PHOTO SYMBOL QTY BOTANICAL / COMMON NAME CONTAINER SIZE @ MATURITY WUCOLS

TREES



13 Podocarpus macrophyllus 'Maki'
 Maki Yew Podocarpus 24"-box 8-15' H x 3-4' W Moderate

SHRUBS



12 Agave attenuata 'Kara's Stripes'
 Kara's Stripes Foxtail Agave 5 gal. 2-4' H x 3-4' W Low



6 Callaeum macropterum
 Yellow Orchid Vine 5 gal. vine to 15'-20' Low



10 Carpentaria californica
 'Elizabeth' Elizabeth Bush Anemone 5 gal. 4-6' H x 3-4' W Low



6 Frangula californica
 California Coffeeberry 5 gal. 6-8' H x W VLow



2 Pedilanthus bracteatus
 Slipper 5 gal. Low Low



5 Phlomis fruticosa
 Jerusalem Sage 5 gal. 3-4' H x W Low

PHOTO SYMBOL QTY BOTANICAL / COMMON NAME CONTAINER SIZE @ MATURITY WUCOLS SPACING

GRASSES



34 Juncus patens
 California Gray Rush 1 gal. 1-2' H x W Low 18" o.c.



16 Lomandra x 'Lomlon'
 Lime Tuft™ Dwarf Mat Rush 1 gal. 3-4' H x 2-3' W Low 30" o.c.

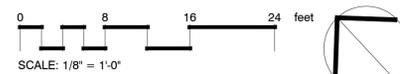
LANDSCAPE TABULATIONS		
COMMON OPEN SPACE PROVIDED	SF	REQ. 25% SF
3rd-Floor Common Area	660	165
TOTAL:	660	165
LANDSCAPE AREA PROVIDED		REQ. MET?
3rd-Floor Common Area	268	Yes
TOTAL:	268 SF	
LANDSCAPE TO OPEN SPACE RATIO:	40.6 %	

SOIL DEPTH		
Minimum for Trees		
Canopy Diameter	Volume	Min. Soil Depth
15' to 19'	220 cu.ft.	42"
20' to 24'	400 cu.ft.	42"
25' to 29'	620 cu.ft.	42"
30' to 34'	900 cu.ft.	42"
35' to 39'	1,200 cu.ft.	48"
40' or more	1,600 cu.ft.	48"
Minimum for Other Plants		
Plant Height	Soil Depth	
< 1'	18"	
1' to 8'	24"	
9' to 15'	36"	
15' to 34'	42"	
35'+	48"	

REQUIRED AND PROVIDED TREES TABLE			
TREES	NUMBER	RATIO	REQ.
EXISTING ON-SITE TO BE REMOVED	0	1 to 1	0
EXISTING PARKWAY TREES TO BE REMOVED*	1	2 to 1	2
PER UNIT	46	1 TREE/4 UNITS	12
MINIMUM TREES REQ. 14			
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY.
PLANTING AREAS	L1	24" BOX	12
PLANTING AREAS (EXTG)	L1		0
PARKWAY	L1	36" BOX	1
PARKWAY (EXTG)	L1		1
TOTAL TREES			14

*NOTE: Parkway tree removal must be permitted by Los Angeles Urban Forestry Division

ALL PLANTING AREAS TO BE DRIP IRRIGATED



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#	DATE	ISSUE DESCRIPTION
01	02/23/2025	FEASIBILITY STUDY
02	02/23/2025	FEASIBILITY STUDY REV 1
03	02/23/2025	FEASIBILITY STUDY REV 2

DRAFT
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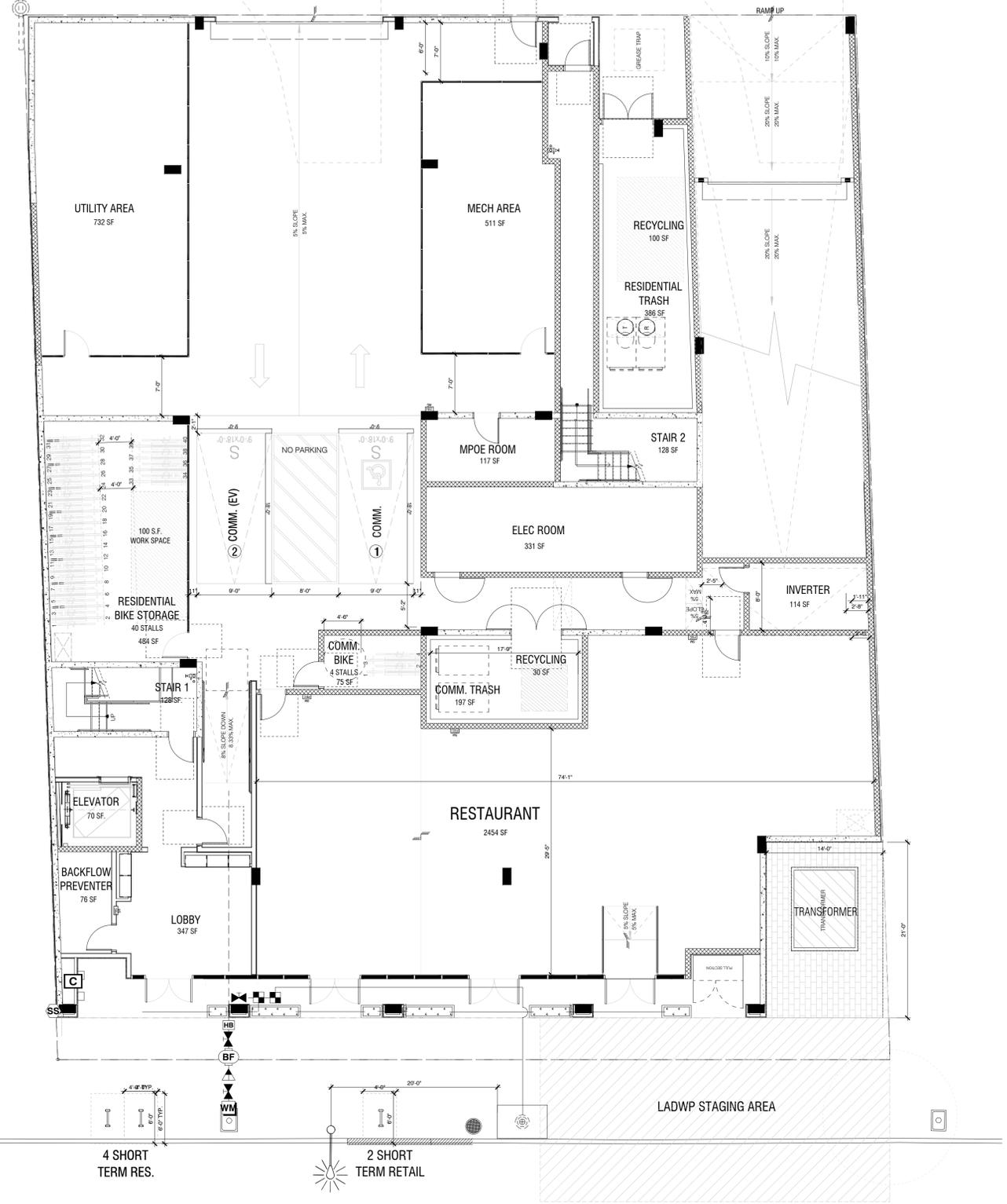
PROJECT TITLE:
 19333 VENTURA BLVD
 19335 VENTURA BLVD, DB
 PIC/PM: GY
 DRAWN BY: XX
 JOB NO: 24-11
 DRAWING TITLE:

3RD-FLOOR PLANTING

SHEET:

L203





IRRIGATION SCHEDULING

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB, AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

1. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2. A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
6. IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7. ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

NOTES:

1. Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
2. Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
3. Recirculating water systems shall be used for water features.
4. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
5. Plumbing contractor to install stub line for rooftop irrigation.
6. Refer to LID plans for LID and drainage systems.
7. Irrigation equipment locations shown on this plan are approximate and schematic. See architectural, mechanical, plumbing, and civil plans to verify placement on site.

Green Building Notes Performance Approach

Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.

Recirculating water systems shall be used for water features.

Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

Plumbing contractor to install stub line for rooftop and upper floor irrigation.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

An irrigation audit report shall be completed at the time of final inspection.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

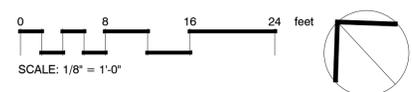
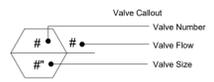
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp

Date: MM/DD/YYYY

IRRIGATION SCHEDULE PUBLIC R.O.W.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	2	
⊙	Hunter HDL-06-12-CV Drip Ring	1	
▨	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	20.1 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
HB	Hose Bib owner to select location(s)	1	
⊗	Nibco Gate Valve Size per line	3	
▲	Wilkins 600 Pressure Reducing Valve	1	
⊕	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
C	Hunter I2C-0800-M 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.	1	
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
WM	Water Meter 1"	1	
—	Irrigation Lateral Line: PVC Schedule 40	94.7 lf	
- - -	Irrigation Mainline: PVC Schedule 40	39.2 lf	



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#	DATE	ISSUE DESCRIPTION
01	9/23/2025	FEASIBILITY STUDY
02	8/21/2025	FEASIBILITY STUDY REV
03	9/23/2025	FEASIBILITY STUDY REV 2

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
19333 VENTURA BLVD

19335 VENTURA BLVD. DB
PIC/PM: _____ GY
DRAWN BY: _____ XX
JOB NO: _____ 24-11
DRAWING TITLE:

GROUND-LEVEL IRRIGATION

SHEET:

L301



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#	DATE	ISSUE DESCRIPTION
01	02/23/2025	FEASIBILITY STUDY
02	02/21/2025	FEASIBILITY STUDY REV
03	02/23/2025	FEASIBILITY STUDY REV 2

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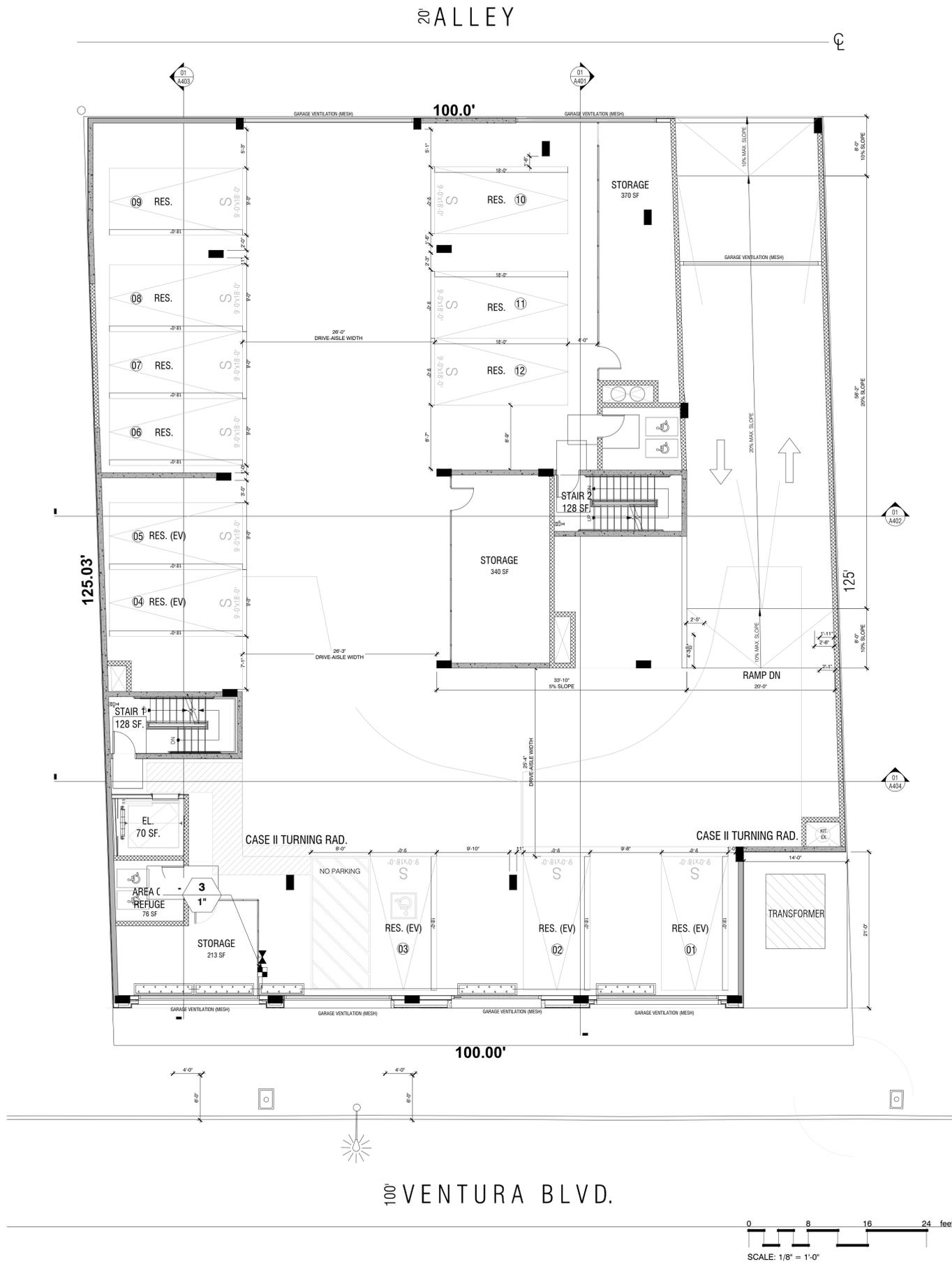
PROJECT TITLE:
 19333 VENTURA BLVD

19335 VENTURA BLVD. DB
 PIC/PM: GY
 DRAWN BY: XX
 JOB NO: 24-11
 DRAWING TITLE:

2ND-FLOOR IRRIGATION

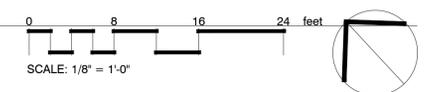
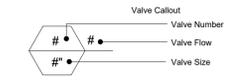
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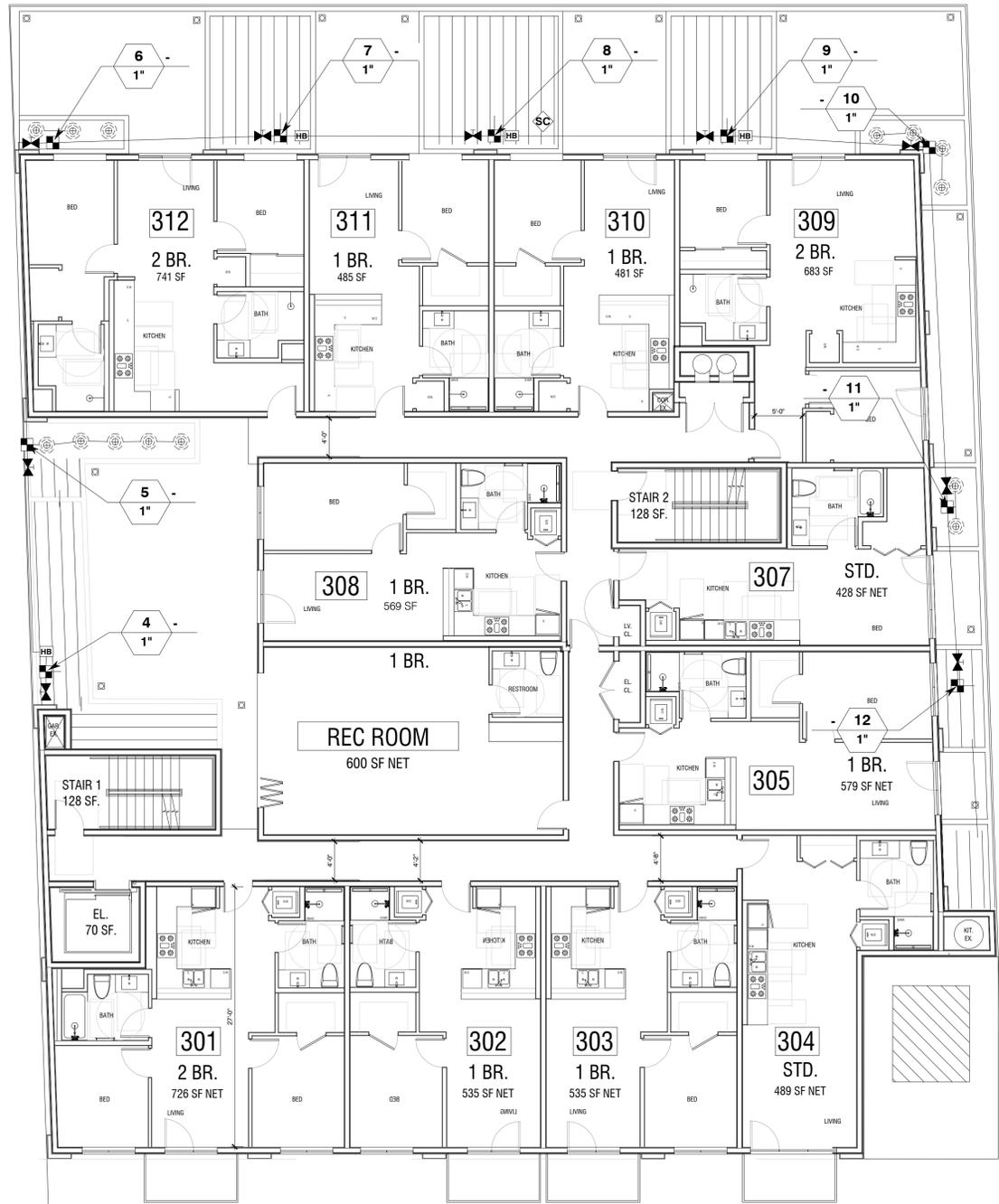


IRRIGATION SCHEDULE 2ND-FLOOR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25-LF 1\"/>	
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12\"/>	
	Nibco Gate Valve Size per line	1
	Irrigation Lateral Line: PVC Schedule 40	39.5 lf

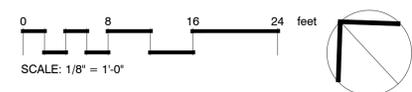
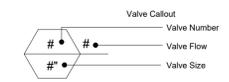


architects stamp
 consultant



IRRIGATION SCHEDULE 3RD-FLOOR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	9
⊙	Hunter HDL-06-12-CV Drip Ring	14
▨	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	559.6 lf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
HB	Hose Bibb owner to select location(s)	4
⋈	Nibco Gate Valve Size per line	9
⬠	Hunter SOIL-CLIK The Soil-Clík probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.	1
—	Irrigation Lateral Line: PVC Schedule 40	61.6 lf
- - -	Irrigation Mainline: PVC Schedule 40	210.0 lf



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#	DATE	ISSUE DESCRIPTION
01	0/23/2025	FEASIBILITY STUDY
02	0/21/2025	FEASIBILITY STUDY REV
03	0/23/2025	FEASIBILITY STUDY REV 2

DRAFT
 NOT FOR CONSTRUCTION

PROJECT TITLE:
19333 VENTURA BLVD

19335 VENTURA BLVD. DB
 PIC/PM: GY
 DRAWN BY: XX
 JOB NO: 24-11
 DRAWING TITLE:

3RD-FLOOR IRRIGATION

SHEET:
L303

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2025-625-DB-SPPC-CHCA / Density Bonus, Specific Plan Project Compliance, Vesting Housing Crisis Act

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-626-CE

PROJECT TITLE

19333 West Ventura Boulevard

COUNCIL DISTRICT

CD 3 – Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

19333 West Ventura Boulevard (Ventura Boulevard and Aura Avenue)

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project proposes the demolition of existing improvements and the construction, use, and maintenance of a 38,657 square foot mixed-use development comprised of 46 residential units, six (6) of which are to be reserved for Very Low Income households. The six-story (79 feet 2 inches high) building with an elevator control room on the roof will contain 36,203 square feet of residential floor area and 2,454 square feet of restaurant floor area with a maximum floor area ratio of 3.1:1. The unit mix will be comprised of eight (8) studios ranging from 428 square feet to 489 square feet, 25 one-bedroom ranging from 481 square feet to 597 square feet, 12 two-bedroom ranging from 682 square feet to 741 square feet, and one (1) 1,236 square feet three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The restaurant portion of the project will provide two (2) automobile parking spaces, four (4) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space located on the third floor and include courtyard and indoor recreational room. The project proposes the removal of one (1) non-Protected tree from the project site and one (1) non-Protected tree from the public right-of-way. The project proposes grading of up to 2,380 cubic yards of earth.

NAME OF APPLICANT / OWNER:

Tarzana Collection LLC

CONTACT PERSON (If different from Applicant/Owner above)

Gary Benjamin

(AREA CODE) TELEPHONE NUMBER

(213) 479-7521

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15332 / Class 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The project is exempt because it involves the development of a mixed-use building in an infill site. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: the project is not located within a hillside area and within the Santa Monica Mountains Zone, as analyzed in the Justification. The subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with a vacant lot, single-family dwellings, commercial buildings, and freeway use, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Encino-Tarzana Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Density Bonus incentives. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential and commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is located in the Urban Agriculture Incentives Zone and Liquefaction Area and will comply with the specific requirements. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Adrineh Melkonian

Adrineh Melkonian

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Density Bonus, Specific Plan Project Compliance – See Case # CPC-2025-625-DB-SPPC-VHCA

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DIRECTOR

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HAYDEE URITA-LOPEZ
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-626-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project proposes the demolition of existing improvements and the construction, use, and maintenance of a 38,657 square foot mixed-use development comprised of 46 residential units, six (6) of which are to be reserved for Very Low Income households. The six-story (79 feet 2 inches high) building with an elevator control room on the roof will contain 36,203 square feet of residential floor area and 2,454 square feet of restaurant floor area with a maximum floor area ratio of 3.1:1. The unit mix will be comprised of eight (8) studios ranging from 428 square feet to 489 square feet, 25 one-bedroom ranging from 481 square feet to 597 square feet, 12 two-bedroom ranging from 682 square feet to 741 square feet, and one (1) 1,236 square feet three-bedroom units. The project's residential portion will provide 12 automobile parking spaces, 40 long-term bicycle parking stalls, and four (4) short-term bicycle parking stalls. The restaurant portion of the project will provide two (2) automobile parking spaces, four (4) long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The project will provide a total of 880 square feet of open space located on the third floor and include courtyard and indoor recreational room. The project proposes the removal of one (1) non-Protected tree from the project site and one (1) non-Protected tree from the public right-of-way. The project proposes grading of up to 2,380 cubic yards of earth. As the construction of a mixed-use project, a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned C2-1VLD and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Encino-Tarzana Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.287 acres. Lots adjacent to the subject site are developed with the commercial and residential urban uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are one (1) non-protected tree on the site and two (2) street trees on the public right-of-way as identified in the Tree Report prepared by Cris Falco on July 2, 2024, and reviewed by the Urban Forestry Division on September 8, 2025. One (1) on-site non-protected tree and one (1) non-protected street tree are proposed to be removed from the subject site.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Air Quality Technical Report and Noise Study prepared by DKA Planning dated February 2025 concluded that the project will not result any air quality or noise impact. The project site will be adequately served by all public utilities and services given that the construction of the demolition of existing structures and construction of a mixed-use project will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

While the subject site is located within an Urban and Built-up Land Area, Urban agriculture Incentive Zone Area, Landslide Area, Hollywood Fault, and Special Grading Area (BOE Basic Grid Map A-13372), specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes, the demolition of existing structures and construction of a mixed-use project, in an area zoned and designated for such development. All adjacent lots are developed with one- to two- commercial uses and a vacant lot, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 3.1:1 on a site that is permitted to have a maximum FAR of 1.0:1. The project proposes a height of 79 feet 2 inches on a site that is permitted to have a maximum height of 30 feet. The project is not unusual for the vicinity of the subject site, and is similar in scope to other existing Community Commercial land use in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 15 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the

ENV-2025-626-CE

State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.