



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAY 16 2022**

Case No. APCSV-2020-1017-VZC-SPP-SPE
CEQA: ENV-2020-1018-MND
Plan Area: Encino - Tarzana

Council District: 3 – Blumenfield

Project Site: 5223 – 5231 North Lindley Avenue

Applicant: Daniel Kashani

At its meeting of **April 14, 2022**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following Project:

The demolition of an existing one-story commercial shopping center with surface parking lot and the construction, use, and maintenance of a two-story, approximately 34 feet in height (38 feet to the top of the elevator shaft), 19,185 square-foot medical office center. The Proposed Project includes five parking spaces on site, with the remainder of the required parking (91 spaces) to be provided off-site at the adjacent Ventana Medical Center located at 5219 Lindley Avenue.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-1018-MND as circulated on May 27, 2021 (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found**, the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved and Recommended** that the City Council adopt, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1VLD and P-1VLD to C2-1VL;
3. **Approved**, pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions to permit the following:
 - a. A medical office with 19,185 square feet of floor area (1.15 FAR) in lieu of 16,700 square feet of floor area otherwise permitted (1.0 FAR) per the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 6.B.3;
 - b. A Specific Plan Exception to permit 72 percent lot coverage in lieu of the 60 percent otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2;
 - c. A Specific Plan Exception to permit a building height of 34 feet to the roofline and 38 feet to the roof access stairs and elevator overrun in lieu of the 30 feet in height otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.d.1;
 - d. A Project Permit Compliance Review with the Ventura - Cahuenga Boulevard Corridor Specific Plan. As part of the Project Permit Compliance Review, the Applicant requests approval of shared parking for 91 spaces with the adjacent Ventana Medical Center located at 5219 Lindley Avenue;
4. **Adopted** the Conditions of Approval; and
5. **Adopted** the Findings.

This action was taken by the following vote:

Moved: Mather
 Seconded: Barraza
 Ayes: Dierking
 Absent: Karadjian, Morden Kichaven

Vote: 3 – 0

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
 South Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The Vesting Zone Change is appealable to the Los Angeles City Council by the Applicant only, if disapproved in whole or in part by the Commission within 20 days after the mailing date of this determination letter. The decision of the South Valley Area Planning Commission, regarding the remaining approval, is appealable to the City Council within 15 days of the mailing date of this letter. An appeal not filed within the **15-day period** shall not be considered by the City Council. Appeals shall be filed on forms provided at the Planning Department's Development Service Center located at: [201 North Figueroa Street](#), Fourth Floor, Los Angeles; [6262 Van Nuys Boulevard, Suite 251, Van Nuys](#); or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: MAY 31 2022

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings, Interim Appeal Procedures

c: Blake Lamb, Principal City Planner
 Claudia Rodriguez, Senior City Planner
 Andrew Jorgensen, City Planner

CONDITIONS OF APPROVAL

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 March 29, 2022, 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. **Use.** Approved herein is the demolition of an existing one-story commercial shopping center with surface parking lot and the construction, use, and maintenance of a 2-story, approximately 34 feet in height (38 feet to the top of the elevator shaft), 19,185 square-foot medical office center. The Proposed Project would include five parking spaces on site, with the remainder of the required parking (91 spaces) to be provided off-site at the adjacent Ventana Medical Center located at 5219 Lindley Avenue.
3. **Height.** The height of the building shall be limited to 38 feet in height, as shown on the project plans, Exhibit "A", attached to the subject case file.
4. **Parking.** As shown on the submitted plans, the project proposes a total of five vehicle parking spaces on-site, 91 spaces off-site with valet parking, two short-term bicycle spaces, and two long-term bicycle spaces. At a minimum, automobile parking and bicycle parking shall be provided in accordance with the Ventura-Cahuenga Boulevard Corridor Specific Plan, and LAMC Sections 12.22 A.25 (d), 12.21 A.4, and 12.21 A.16, respectively, and any amendments thereto.
5. **Offsite Parking.** Prior to Certificate of Occupancy issuance, offsite parking shall be reviewed and approved by the Department of Building and Safety pursuant to LAMC Section 12.26 E.1 (b).
6. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Ventura Boulevard, and shall be screened behind architectural elements.
7. **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.

8. **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.
9. **Streetscape Improvement.**
 - a. **Street Trees.** Street trees, to the extent feasible as determined by the Urban Forestry Division, will be Tipuana Tipu trees with Jacaranda, Floss Silk, and Kaffirboom Coral, pursuant to Chapter of the Tarzana Streetscape Plan.

- i. The minimum size is a 36 inch box.
 - ii. The trees are to be planted staked, and are to be self-supporting.
 - iii. The trees are to be untopped.
 - iv. Tree well covers should be pre-approved by the City's Bureau of Street Services and should have only permeable surfaces with a coefficient runoff of less than or equal to 0.6
 - b. **Street Fixtures, Furniture and Equipment.** Chapter 6 of the Tarzana Streetscape Plan identifies distinctive materials, finishes, and street furniture. Any improvements in the public right-of-way are to use these or similar materials, finishes, and street furniture as determined by the Bureau of Street Lighting and Bureau of Street Services.
10. **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.
11. **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, and Section 11.5.7 of the LAMC and other applicable statutory requirements.

Environmental Conditions

12. **Mitigation Monitoring Program.** The project shall be in substantial conformance with the mitigation measures in the attached MMP and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact. If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.
13. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency

set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the noncompliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

14. **Tribal Cultural Resources – 1.** In the event that Tribal Cultural Resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Lead Agency or Project manager shall contact the Fernandeano Tataviam Band of Mission Indians (FTBMI) to consult if any such find occurs within the areas culturally and traditionally affiliated with the FTBMI. Should sensitive Tribal Cultural Resources be encountered the FTBMI may request that a Native monitor be retained by the applicant to document further resources in real-time for the remainder of ground disturbing activities.
15. **Tribal Cultural Resources – 2.** Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Fernandeano Tataviam Band of Mission Indians and interested Tribes consulting under AB52.
16. **Tribal Cultural Resources – 3** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

Administrative Conditions

17. **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.
18. **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.
19. **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.
20. **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.

21. **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.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
23. **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.
24. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - (i) 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.
 - (ii) 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.
 - (iii) 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 (ii).
 - (iv) 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 in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, 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, commissions, 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

Zone Change Findings

1. General Plan Consistency

The Site is located within the Encino - Tarzana Community Plan area of Tarzana in the City of Los Angeles and is currently designated for Community Commercial land use which corresponds to the CR, C2, C4, and RAS3 zones. The site is zoned C2-1VLD and P-1VLD; and the current P zone does not correspond to the Community Commercial land use. Further, the "D" Limitation on Floor Area Ratio is no longer needed as the more recent Specific Plan contains the same regulation in Section 6.B.3.

Therefore, in an effort to make the land use designation consistent with the General Plan, the Project requests approval of a Vesting Zone Change of both zones to C2-1VL (changing the P Zone to C2 and dropping the "D" Limitation from both zones), to create a uniform zone across the Site consistent with the Community Commercial designation and would allow the Project to be developed with a medical office building on the entire Site.

The development of a new medical office project (comprising approximately 19,185 square feet of floor area) along a commercial and residential thoroughfare in close proximity to other neighborhood-serving commercial uses, as well as existing transit infrastructure, will be in conformance with good planning and land use practices and will be consistent with the following elements of the General Plan, including the Community Plan.

General Plan Framework Element

The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Site. The Framework Element includes the following goals, objectives, and policies relevant to the Site and the proposed Project:

Land Use Chapter

The Framework Element's Land Use Chapter identifies Community Commercial land use as including a diversity of retail sales and services, office, and auto-oriented uses comparable to those currently allowed in the C2 zone. With regards to height and area, the Framework Chapter specifies FARs ranging between 1.5:1 and 3:1, with heights ranging from two to six stories, which is more consistent with the current 1VL Height District without the present "D" Limitation. The Site's location along Lindley Avenue (approximately 200 feet from Ventura Boulevard) is consistent with the Framework Element's description of the Community Commercial land use designation. Moreover, medical office projects are permitted within the C2 zone, and would therefore be consistent with the Framework Element's contemplated uses within the Community Commercial land use designation. Furthermore, the Project will comply with the following relevant goals, objectives, and policies set forth in the Framework Element's Land Use chapter:

Goal 3A: A physically balanced distribution of land use that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.7: Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The Site is currently developed with an older one-story commercial strip building and a surface parking lot, which do not fully advance the Framework Element's land use goals and policies outlined above. Specifically, the Site is an optimal location for a new medical office building given its close proximity to Providence Cedars-Sinai Tarzana Medical Center which is a couple blocks away and the Ventana Medical Office building adjacent to the site, and thereby offers a prime location for shared use of parking resources, allowing users to park once and visit multiple location. The site is located along Lindley Avenue, which offers numerous neighborhood-serving retail and office uses for nearby residents. The Project's proposed medical office use will be entirely consistent with the existing development

patterns along Lindley Avenue and Ventura Boulevard, as well as the land use goals of the Framework Element.

Urban Form and Neighborhood Design

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

The Project will support the Framework Element's Urban Form and Neighborhood Design chapter by providing a new medical office building a couple blocks away from a major hospital in Tarzana, Providence Tarzana Medical Center, which is well-served by transit infrastructure. The placement of the Project's use along Lindley Avenue is consistent with existing use and development pattern in the surrounding area. The infill development of the site with the Project's proposed medical use will therefore be compatible with the active transit- and pedestrian-friendly Lindley Avenue and the Ventura Boulevard corridor. Therefore, for the above reasons, the Project conforms to the Framework Element's goals and policies regarding urban form and neighborhood design.

Land Use Element

The Project is located in the Encino-Tarzana Community Plan, one of 35 Community Plans which comprise the Land Use Element. The purposes are stated as follows:

- *Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing opportunities.*
- *Improving the function, design and economic vitality of the commercial corridors.*
- *Preserving and enhancing the positive characteristics of existing uses, which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.*
- *Maximizing the development opportunities of the future rail transit system while minimizing any adverse impacts.*
- *Planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improves the economic and physical condition of the Encino-Tarzana area.*

With the redevelopment and infill of an aging commercial strip mall site to a new medical office use, the Project would improve the function, design, and economic vitality of the site, the Ventura-Cahuenga Boulevard Corridor Specific Plan and the Encino-Tarzana Community Plan, and provide job-producing opportunities for residents in the nearby area, thereby reducing vehicular trips, reducing congestion and air pollution. The Project would also advance several other objectives, goals and policies of the Community Plan, including:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique character of the community.

Objective 2-1: To conserve and strengthen viable commercial development.

Policies 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.2: Protect commercially planned/zoned areas outside pedestrian orientated areas from encroachment by residential only development.

Policy 2-1.3: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-3: To enhance the identity of distinctive commercial districts and to identify pedestrian oriented areas.

Policy 2-3.1: Existing pedestrian-oriented areas are to be preserved.

Policy 2-3.2: New development needs to add to and enhance the existing pedestrian street activity.

Policy 2-3.3: Ensure that commercial infill projects achieve harmony with the best of existing development.

Policy 2-3.6: Require that the first-floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented areas, incorporate commercial uses.

Objective 2-4: To enhance the appearance of commercial districts

Policy 2-4.2: Preserve community character, scale and architectural diversity.

The Project would replace an outdated old commercial building with a new attractively designed two-story commercial building that is compatible with existing uses and development in the Tarzana area. The commercial redevelopment would not only enhance the architectural appearance, character and scale along Lindley Avenue but would also enhance the pedestrian orientation of Lindley Avenue through landscaping and incorporation of Tarzana Streetscape Plan elements.

Objective 13-2: To ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure utilizing the city's streets and highways standards.

Policy 13-2.1: No increase in density and intensity shall be effectuated by zone change, variance, conditional use, parcel map, or subdivision unless it is determined that the transportation system can accommodate the increased traffic generated by the project.

The Project's use would be located along Lindley Avenue, approximately 200 feet from the Ventura Boulevard commercial corridor, where extensive transportation and transit infrastructure currently exist. Moreover, the proximity to existing residential and commercial use, proximity to existing Metro Rapid and local bus lines, by providing both short-term and

long-term parking, and compliance with the Specific Plan's streetscape and landscaping standards, the Project would encourage residents and commercial patrons to choose alternatives to automobile travel to the site, including traveling by bicycle, transit, and foot. Therefore, the Project will comply with the above Community Plan policies regarding transportation.

Mobility Element

The Project is consistent with the following Policies of the Mobility Element, Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations and other neighborhood services.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The redevelopment of the Site with a medical office use would be consistent with the various existing uses in the surrounding neighborhood that would facilitate and encourage pedestrian travel between a broad array of medical uses, such as the nearby Providence Tarzana Medical Center, residential, retail, restaurants and personal services along Lindley Avenue and close by Ventura Boulevard.

The Project would replace an older commercial strip mall with the Medical Building located near streetscape amenities and transit infrastructure, thereby facilitating pedestrian and transit travel between commercial and residential uses. In addition, the Project would provide the majority of required vehicular and bicycle parking in the Parking Structure which has a parking attendant, creating a convenient, secure and well-maintained environment for commuters.

Public Necessity, Convenience, General Welfare, and Good Zoning Practice

As demonstrated above, the proposed Vesting Zone Change is consistent with the General Plan and Encino-Tarzana Community Plan; further, it is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Public Necessity

The requested Vesting Zone Change from C2-1VLD and P-1VLD to C2-1VL for the site's future medical office building would facilitate the redevelopment of an aging commercial strip mall into a new medical office use, which would provide job and economic opportunities to a diverse array of City residents, in conformance with the goals of the Framework Element and Community Plan. Moreover, allowing the change in zoning from P to C2 allows the new Medical Building to replace an existing surface parking lot, which would promote a safer and pleasant environment for pedestrian users while providing visual continuity along Lindley

Avenue. Allowing for the removal of the “D” Limitation from the Height District allows for a greater scale of medical office to be developed and provide for the medical needs of the greater community. Accordingly, the requested Vesting Zone Change is consistent with the public necessity.

Accessibility and Public Convenience

The requested Vesting Zone Change will permit the development of a medical office building and consolidation of required vehicular and bicycle parking to the rear portion of an adjacent Parking Structure. By consolidating vehicular and bicycle traffic in an adjacent and existing parking structure rather than on Lindley Avenue, the street would be buffered from unsightly parking. However, accessible parking spaces would be located on the site at the building entrance to provide closer access to individuals with disabilities. Furthermore, the site is close to Ventura Boulevard, which is served by multiple Metro bus lines, including two Rapid lines, which provide transit access to and from the site. For the above reasons, the requested Vesting Zone Change will be consistent with public convenience.

General Welfare

The requested Vesting Zone Change will facilitate the transformation of the currently underutilized commercial strip mall with limited on-site parking into a new medical office use that is compatible with existing development patterns and medical land uses in the Community Plan area. Furthermore, by consolidating vehicular and bicycle traffic in an adjacent and existing parking structure rather on Lindley Avenue, the street would promote a healthful and pleasant environment and stimulate pedestrian activity. Accordingly, the Project will foster the general welfare of the community by its location near public transit, enhancement and preservation of the pedestrian oriented area and provide additional job and economic opportunities.

Good Zoning Practice

The proposed Vesting Zone Change will facilitate the desirable redevelopment of the site's surface parking lot into a new medical office building. Moreover, the proposed height and bulk of the Project (furthered by the removal of the “D” Limitation) is consistent with both the existing commercial development patterns along Lindley Avenue and nearby Ventura Boulevard, as well as providing a medical use near the Providence Hospital. Therefore, since the Applicant proposes to redevelop an underutilized infill site with a new medical office building in close proximity to other similar uses and existing transit infrastructure, the Vesting Zone Change that would allow the development of the Project represents good zoning practice.

Project Permit Compliance Findings

The Ventura-Cahuenga Boulevard Corridor Specific Plan designates the subject property for Community 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 medical office development, substantially complies with the site's zoning and the Community Plan land use designation. As enumerated below, with the exception of parking, 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 Specific Plan Exception is warranted based on the findings enumerated below and the conditions applied.

2. 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 use of medical office is not restricted in this area of the Specific Plan, and thus is allowed.
- b. **Section 6B: Floor Area Ratio (FAR).** The applicant has requested a Floor Area Ratio of 1.15:1 in lieu of the required 1:1 for this site. Because the project meets the intent of the Specific Plan and General Plan, as detailed below in Findings, the Exception has been recommended for approval.
- c. **Section 7A: Yards.** The front yard setback requirement is an 18 inch minimum and 10 foot maximum; this project proposes a setback of four feet, six inches. The side yard setback is zero, with allowances for auto and pedestrian movements; the project proposes five feet. The rear yard setback is zero and the project proposes zero. As such, the project complies with the setback requirements.
- d. **Section 7B: Lot Coverage.** The Specific Plan limits lot coverage to 60 percent, and this project proposes lot coverage of approximately 72 percent of the site, therefore an Exception is required and has been applied for. Because the project meets the intent of the Specific Plan and General Plan, as detailed below in Findings, the Exception has been recommended for approval.
- e. **Section 7C: Driveways.** There is no change in the driveway layout.
- f. **Section 7D: Landscaping.** The Project will provide two trees for the surface parking lot that totals five car parking spaces, in conformance with the landscaping requirements for surface parking lots, which has a one (1) tree for every four (4) parking space ratio. The project provides 15 percent of the lot as landscaped and therefore also meets the 15 percent minimum for landscaping. As such, the project complies with the landscaping requirements.
- g. **Section 7E: Height.** The project's proposed height is 38 feet, which exceeds the 30 foot base height limit set forth by the Plan; however, the Specific Plan contains a clause in Section 7.E.1.f that allows for projects to be built to the height limit of the existing zone, if the project steps back in a particular pattern-- for the portions of the building above 25 feet in height, the building must step back 10 feet at every 15-foot height increment. The Project provides the required minimum setbacks from the roof perimeter and thus complies.
- h. **Section 7F: Parking.** Per Section 7.F.1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, offices require at least one parking space per 200 square feet, resulting in 96 spaces required.

The Project would provide 5 spaces on the site and the remaining 91 spaces would be provided offsite as permitted by LAMC Section 12.21.A.4(g) and Section 7.F.3 in the adjacent Ventana Medical Center building which is also owned by the applicant. The uses in the Ventana Medical Center requires 559 spaces with 17 spaces for 4,198

square feet of retail (one space per 250 square feet of floor area) and 542 spaces required for 108,302 square feet of medical office (one space per 200 square feet of floor area).

The parking structure that serves the Ventana Medical Center contains 600 total parking spaces and thus there are 41 surplus parking spaces that will be used towards satisfying code required parking the Project. The remaining 50 spaces would be provided with additional tandem spaces within the parking structure drive aisles which is allowed by Building and Safety when a Parking Attendant Affidavit is recorded with the City. The applicant recorded a Parking Attendant Affidavit when the Ventana Medical Center was constructed. Thus, the Project provides the required 96 code-required spaces.

See Attachment F for additional information.

- i. **Section 8: Signs.** No signs are proposed in the instant application.
3. **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-2020-1018-MND and mitigation measures have incorporated as conditions of approval herein; therefore negative environmental effects have been mitigated to the extent feasible.

Specific Plan Exception Findings

4. **That the strict application of the policies, standards, and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

The strict application of the Ventura/Cahuenga Boulevard Corridor Specific would result in practical difficulties and unnecessary hardships that are inconsistent with the general purpose and intent of the Specific Plan. The proposed Project is substantially consistent with the purposes and intents of the Specific Plan and underlying Zoning regulations with regards to the use and type of development and would not be feasible without the granting of the instant exception request.

The subject property is zoned C2-1VLD and P-1VLD, and designated for Community Commercial land use by the Community Plan. The existing C2 zone is a commercial zone that permits a broad range of commercial and housing uses, including the proposed medical office use. The existing P zone is a parking zone which allows only surface and subsurface parking for the areas of the existing development devoted to surface parking uses. The "1VLD" height district on the existing C2 and P zones limits buildings and structures to a maximum height 45 feet and three stories. The "D" Limitation of the height district limits the overall floor area of the site to a 1:1 floor area ratio, pursuant to Ordinance Number 164,203, Subarea 2140. The subject property is located within the Ventura – Cahuenga Boulevard Corridor Specific Plan which contains limitations on development regulations that are more restrictive than the underlying zoning. As defined with the Specific Plan, a "Project", would be subject to the provisions of the Specific Plan if located on a lot in "whole or in part within the Specific Plan."

The Applicant proposes to demolish the site's existing one-story commercial building and surface parking lot in order to develop the Project. The Project will contain approximately 19,185 square feet of medical office floor area, and a total of 5 accessible parking spaces at grade at the site while the adjacent parking structure located at Ventana Medical Center (owned and operated by the same property owner) will provide the other 91 parking spaces through an off-site parking agreement.

The Project will contain two-stories of community-serving medical uses in a 34-foot high building (38 feet to the top of the elevator shaft), which will be similar in use to the existing medical offices, commercial offices, retail, multi-family and other commercial uses located along Lindley Avenue and Ventura Boulevard, as well as the existing development patterns/standards in the vicinity. The Project will be set back a minimum of eighteen inches from the existing sidewalk along Lindley Avenue. Accessible parking for the Project will be provided at-grade level next to the building's entrance and at the adjacent parking structure to the west of the site. The Project design reduces massing with a partial second level that includes an outdoor patio with seating and landscaping. Additional landscaping would be provided in front of the building along Lindley Avenue and along the ground floor on the west side of the building.

The proposed Project, compliant with the use regulations of the Specific Plan and underlying zone, is also compliant with the site planning and design regulations of the Specific Plan aside from the requested Exceptions for FAR, lot coverage, and height. The purpose and intent of the Specific Plan is to provide a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods. The proposed Project seeks to further enhance the medical office land use character of the immediate vicinity and to further create an efficient use of limited parking resources by utilizing larger portions of the land to support the feasibility of the use. Further, the replacement of an older commercial strip mall with a medical office use located near streetscape amenities and transit infrastructure, facilitates pedestrian and transit travel between commercial and residential uses. Therefore, the strict application of the policies, standards, and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.

Floor Area Ratio (FAR)

The Specific Plan designates the commercial lots in Tarzana north of Ventura Boulevard, from Lindley Avenue to Etiwanda Avenue (where the Site is located) as "Neighborhood and General Commercial." As such the Site is governed by a FAR of 1:0 to 1. The applicant seeks an exception authorizing an increase above the Specific Plan limit to FAR of 1.15:1 which results in an increase of 2,485 square feet of floor area.

Due to site constraints, there are practical difficulties that necessitate a modest FAR increase for the proposed Project. While the site is a prime location for medical office given its proximity within walking distance, and by local transit, to Providence Tarzana Regional Medical Center, a Specific Plan-compliant Project cannot be developed given the nature of the use as a newly-developed medical office building and the need to achieve a certain size and scale to serve the Medical Building's end-users. Therefore, to offset the impacts of the modest FAR increase, the medical office building will include substantial building articulation and use high quality building materials, in addition to other project design features. The mass of the building will be softened by an attractive and varied building facade that would incorporate extensive transparency.

Lot Coverage

The Specific Plan requires that buildings and structures developed in the Neighborhood Commercial Plan designated areas not cover more than 60 percent of the lot area. The proposed Project would cover 72 percent of the lot area. Due to the small size of the lot and special requirements for medical office uses, in order to remain feasible, the Project requires an increase from the Specific Plan's maximum lot coverage standard. Further, approval of this request is necessary to limit the development of surface parking and thus effectuate the sharing of parking resources. This further directly supports Citywide mobility and transportation goals related to the development of parking.

Height

The Applicant seeks relief from the following height requirements set forth in Section 7E of the Specific Plan:

From the intersection of Lindley and Ventura Boulevard to the intersection of Etiwanda Avenue and Ventura Boulevards: On both sides of Ventura Boulevard - 30 feet height limit.

It is the purpose of the Specific Plan to "to provide a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods." A medical office use is highly desirable at the site given its close proximity within walking distance and by transit to Providence Tarzana Medical Center. The applicant states that the site is one of the few commercial locations within the vicinity of Tarzana Medical Center that could accommodate this much needed complementary medical office use. However, there are certain unique structural accommodations for medical office buildings that necessitate increased height, including: (i) greater floor to ceiling ratios than general office, (ii) higher clearance on the first floor to accommodate specialized equipment, and (iii) more intense HVAC demands that require larger ducting. These mandatory design features preclude development of a viable medical office use at the Site without a height increase in excess of the Specific Plan limit.

- 5. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The small size and configuration of the Subject Property and its dual zones, in combination with the practical physical requirements for the operations and functions of the proposed use, and the desire for complementary placement of similar medical office uses are exceptional circumstances and conditions applicable to the Subject Property and the proposed use that do not apply to other properties within the Specific Plan area. Finding No. 4 above details the physical configuration and constraints on the Subject Property relative to the requested exception.

The Providence Tarzana Regional Medical Center is the only medical center serving this area, and there is an acute shortage of medical office space within its vicinity. In order to remain competitive with other regional medical centers, the hospital requires ancillary office space for doctors as well as a facility to house a future Health Maintenance Organization to serve the San Fernando Valley. Given the acute shortage of medical office space in this part of the San Fernando Valley - and especially within walking distance to Tarzana Regional Medical Center - the deviation from the Specific Plan's area and height requirements to enable the proposed Project is required to ensure a feasible development.

It should be noted that in order to address the impacts of the slight area and height increase, the medical office building will include substantial building articulation and use the highest quality building materials. The incorporated design features will address the additional building mass allowed by approval of the requested Exceptions.

The Specific Plan encourages compatible and harmonious relationships between residential and commercial development where commercial areas are contiguous to residential neighborhoods. The proposed Project adjacent to a residential neighborhood is providing a compatible and harmonious medical office development which complies with all relevant Zone and Specific Plan requirement aside from the three Exceptions recommended for approval. The physical configuration of the site, with dual zones and related medical office adjacencies are unique circumstances particular to the Subject Property and necessitate the instant request for a Specific Plan Exception.

6. **That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which, because of special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

The Applicant proposes to demolish the site's existing one-story commercial building and surface parking lot in order to develop the Project. The Project will contain approximately 19,185 square feet of medical office floor area, and a total of 5 accessible parking spaces at grade at the Site while the adjacent Parking Structure located at Ventana Medical Center (owned and operated by the same property owner) will provide the other 91 parking spaces through an off-site parking agreement.

The Project will contain two-stories of community-serving medical uses in a 34-foot high building (38 feet to the top of the elevator shaft), which will be similar in use to the existing medical offices, commercial offices, retail, multi-family and other commercial uses located along Lindley Avenue and Ventura Boulevard, as well as the existing development patterns/standards in the vicinity. The Project will be set back a minimum of eighteen inches from the existing sidewalk along Lindley Avenue. Accessible parking for the Project will be provided at-grade level next to the building's entrance and at the adjacent parking structure to the west of the site. The Project design reduces massing with a partial second level that includes an outdoor patio with seating and landscaping. Additional landscaping would be provided in front of the building along Lindley Avenue and along the ground floor on the west side of the building.

Development of this type of use, while useful to the community and consistent with the goals of the Specific Plan overall, is not possible within the building envelope created by the limitations on FAR, lot coverage, and height, as well as the unique circumstances regarding the dual zones on the site. It should be noted that in order to address the impacts of the area and height increase, the medical office building will include substantial building articulation and use the highest quality building materials. The incorporated design features will address the additional building mass allowed by approval of the requested Exceptions. The substantial property right to develop a commercially designated property with a permitted use would be denied to the Subject Property without the granting of the Specific Plan Exceptions.

Floor Area Ratio (FAR)

The increase in FAR proposed as part of the Project is relatively minor and results in a 1.15:1 FAR in lieu of the required 1:1. Less than 800 feet to the west property is a five-

story, 55-foot tall Senior Residential project constructed in the C2 Zone with a 2.5:1 FAR. Immediately to the west of this project is a 10-story office building. In addition, the adjacent medical office was granted a Specific Plan Exception to permit a 1.34:1 FAR. Because of the configuration of the site, the unique demands of the medical office use, and sensitive site plan and building design, special circumstances and practical difficulties or unnecessary hardships weigh in favor of granting the requested FAR increase.

Lot Coverage

The increase in site coverage as part of the Project is relatively minor and exceeds the Specific Plan limit by 12 percent. Neighboring properties, such as the four-story roughly 50-foot assisted living building, the adjacent 62 foot medical office building, and the 140-foot ten-story office building located west of the Site, exceed the height and FAR of the proposed Project. In order to successfully reduce the amount of additional height requested for the medical office building, the Applicant needed to slightly expand the building footprint beyond the maximum 60 percent allowed by the Specific Plan.

Thus, development of the Site Plan was a carefully balanced effort to ensure the viability of a medical office building at this desired location, while at the same time mitigating height and massing impacts. Given that other projects in the area have received exceptions to allow a building size in excess of Specific Plan limits for certain desired uses (such as an assisted living facility and the adjacent medical office building), the requested lot coverage exception is deemed necessary to ensure the Applicant may similarly develop the medical office use at the site. Approval of the lot coverage exception will therefore enable the Applicant similar rights as other property owners in the same zone or vicinity.

Height

The size and scale of this Project is compatible with other developments in this area. The Ventana medical office building adjacent to the site is 62 feet in height, and further to the west is a five-story, 55-foot tall Senior Residential project constructed in the C2 Zone with a 2.5:1 FAR and a 10-story office building. The subject property is one of the only parcels in the immediate area available to provide the medical office facilities needed to meet the demand from Providence Tarzana Regional Medical Center. Although medical office use is highly desired for the site, the users of medical office buildings require unique structural accommodations that do not necessarily apply to other office or commercial uses within the Specific Plan area that necessitate increased height, including: (i) greater floor to ceiling ratios than general office, (ii) higher clearance on the first floor to accommodate specialized equipment, and (iii) more intense HVAC demands that require larger ducting. As stated above, the building height is in character with multiple other developments within the immediate vicinity of the Site.

- 7. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

The granting of the exception will not be detrimental to the public welfare or injurious to the properties adjacent to or in the same vicinity of the Subject Property because the proposed use of a medical office is consistent with the intent of the Specific Plan, is in harmony with the underlying zoning on the property and has been designed to be compatible with the surrounding properties while replacing an older, auto-oriented, and single-story commercial center.

As detailed above in Finding Number 6, the Exceptions required to effectuate the Project are in keeping with height, lot coverage, and area of several nearby projects, most notably the adjacent Ventana Medical Office with which the Project would share parking resources.

Development of this type of use, while useful to the community and consistent with the goals of the Specific Plan overall, is not possible within the building envelope created by the limitations on FAR, lot coverage, and height, as well as the unique circumstances regarding the Subject Property's dual zones. It should be noted that in order to address the impacts of the slight area and height increase, the medical office building will include substantial building articulation and use the highest quality building materials. The incorporated design features will address the additional building mass allowed by approval of the requested Exceptions.

The instant request will enhance the public welfare with a new medical office that provides an economically viable commercial use; and a building that is compatible with and in harmony with improvements in the vicinity because the proposed Project has been designed to mitigate any potential negative impacts with the proposed site layout, building orientation and landscaping. The proposed Project will be compatible with adjacent uses and will overall improve the material aesthetics of the Subject Property.

8. That the granting of the exception will be consistent with the principles, intent, and goals of the geographically specific plan and any applicable element of the General Plan.

Granting the requested Specific Plan Exceptions will not adversely affect any element of the General Plan inasmuch as the proposed use of the property is consistent and compatible with the uses in the adjacent and surrounding area. The subject property is zoned C2-1VLD and P-1VLD, and designated for Community Commercial land use by the Community Plan. The existing C2 zone is a commercial zone that permits a broad range of commercial and housing uses, including the proposed medical office use. The existing P zone is a parking zone which allows only surface and subsurface parking for the areas of the existing development devoted to surface parking uses. The "1VLD" height district on the existing C2 and P zones limits buildings and structures to a maximum height 45 feet and three stories. The "D" Limitation of the height district limits the overall floor area of the site to a 1:1 floor area ratio, pursuant to Ordinance Number 164,203, Subarea 2140. The subject property is located within the Ventura – Cahuenga Boulevard Corridor Specific Plan which contains limitations on development regulations that are more restrictive than the underlying zoning. As defined with the Specific Plan, a "Project", would be subject to the provisions of the Specific Plan if located on a lot in "whole or in part within the Specific Plan."

As detailed in Finding Number 1 above, the development of a new medical office project comprising approximately 19,185 square feet of floor area along a commercial and residential thoroughfare in close proximity to other neighborhood-serving commercial uses and existing transit infrastructure will be in conformance with good planning and land use practices and will be consistent with the following elements of the General Plan, including the Community Plan.

The applicable purposes of the Specific Plan, and the requested exception's consistency with each, is indicated below:

A. To assure that an equilibrium is maintained between the transportation infrastructure and land use development in the Corridor and within each separate community of the Ventura-Cahuenga Boulevard Corridor Specific Plan area.

It is not anticipated that the proposed Project would not include any traffic impacts to the surrounding intersections and the Project will serve the nearby Providence Tarzana Regional Medical Center and will be accessible to the facility by foot and bicycle, and the Project will be located near the major thoroughfare of Ventura Boulevard accessible by several Metro lines. The requested exception maintains the equilibrium between transportation infrastructure and land use development along the Corridor.

B. To provide for an effective local circulation system of streets and alleys which is minimally impacted by the regional circulation system and reduces conflicts among motorists, pedestrians, and transit riders.

The requested Exceptions are anticipated to result in no adverse impacts to surrounding intersections. In addition, the Project will serve the nearby Providence Tarzana Regional Medical Center and will be accessible to the facility by foot, and the Project will be located in close proximity to the major thoroughfare of Ventura Boulevard accessible by several Metro lines. The requested exception will reduce conflicts among motorists and pedestrians and encourage alternative forms of transportation such as public transit and bicycle use.

C. To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.

The requested Exceptions will promote attractive and harmonious commercial development by allowing for a site plan that is responsive to the community with generous landscaping, adequate streetscape with interactive pedestrian facade, and parking and car interaction in the rear of the property. The requested exemption will provide and promote attractive and harmonious commercial development.

D. To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.

The requested exceptions will facilitate the development of a much-needed medical office building in the San Fernando Valley, which will serve a key commercial use in the area and that will provide high-skilled medical field jobs. The Site is an ideal location for medical office use given its proximity within walking distance to the Tarzana Medical Hospital. The requested Exceptions will allow for the development of balanced commercial Project that will support a hospital of both local and regional significance.

E. To provide a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.

The requested Exceptions will facilitate and provide a compatible and harmonious relationship between residential and commercial development in the area by allowing for a new building that accomplishes the goal of a viable medical office use while respecting surrounding residences.

F. To preserve and enhance community aesthetics by establishing coordinated and comprehensive standards for signs, buffering, setbacks, lot coverage, and landscaping.

The requested Exceptions will preserve and enhance community aesthetics by adhering to existing requirements for signs, buffering, setbacks and landscaping. The requested exception is consistent with the goals of the Specific Plan to ensure an attractive streetscape that is consistent with surrounding uses and that limits conflicts between residential and commercial uses. Community aesthetics will be enhanced by development of an attractive building with substantial articulation and the addition of complementary landscaping.

G. To enhance the plan area landscaping by providing guidelines and process for a coordinated landscaping program of public and private property for the Specific Plan's communities.

The requested Exceptions will not affect any landscaping requirements of the Specific Plan area and the Project will be landscaped in compliance with the applicable landscaping plans from the Specific Plan. Moreover, the requested 18-foot side yard along the eastern property line will be heavily landscaped to provide an appropriate buffer for the adjacent residences.

H. To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.

The requested exceptions will result in a Project that produces no significant impacts within the vicinity of the Site. In addition, the Project will serve the nearby Providence Tarzana Regional Medical Center and will be accessible to the facility by foot, and the Project will be located in close proximity to the major thoroughfare of Ventura Boulevard accessible by several Metro lines.

I. To promote a high level of pedestrian activity in the Pedestrian Oriented Areas by regulating the placement of buildings and structures to accommodate outdoor dining and other ground level retail activity, as well as provide for attractive landscaping.

Although the Project Site is not located in a designated "Pedestrian Oriented Area" the exceptions will allow for a site plan that will promote a high level of pedestrian activity by allowing for the placement of the attractively designed building along the streetscape.

J. To provide community development limitations based on the community infrastructure's transportation capacity.

The requested exceptions will result in a Project that produces no significant impacts at surrounding intersections. Importantly, the Project will serve the nearby Providence Tarzana Regional Medical Center and will be accessible to the facility by foot, and the Project will be located along the major thoroughfare of Ventura Boulevard accessible by several Metro lines. The requested exceptions maintain the equilibrium between transportation infrastructure and land use development along the Corridor.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment