PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
APCSV-2025-6834-ZV-SPPC	ENV-2025-6835-CE	4 – Raman
RELATED CASE NOS.:	**COUNCIL FILE NO:**	**PROCEDURAL REGULATIONS:**
☑ **N/A**	☑ **N/A**	☐ **Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.)** ☑ **Ch. 1A (Subject to Processes & Procedures Ord.)**
PROJECT ADDRESS / LOCATION:		
17317 – 17323 West Ventura Boulevard; (5025 North Louise Avenue)		
APPLICANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
17323 Ventura Prop, LLC	(516) 242 3996	droheb@jonathanohebmd.com
APPLICANT'SREPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Kevin Kohan	805 232 4383	kevin@elvted.com
APPELLANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☑ **N/A**		
APPELLANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☑ **N/A**		
PLANNER CONTACT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Adrineh Melkonian	(213) 978-1301	adrineh.melkonian@lacity.org
SENIOR CITY PLANNER:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
JoJo Pewsawang	(213) 978-1214	jojo.pewsawang@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC)		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Specific Plan Project Compliance (SPPC)		
ITEMS APPEALED:		
☑ **N/A**		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
☑ Letter of Determination	☐	☑ Categorical Exemption (CE) (Notice of Exemption)	☐
☑ Findings of Fact	☐	☐ Statutory Exemption (SE) (Notice of Exemption)	☐
☑ Staff Recommendation Report	☐	☐ Negative Declaration (ND)	☐
☑ Conditions of Approval	☐	☐ Mitigated Negative Declaration (MND)	☐
☑ T Conditions	☐	☐ Environmental Impact Report (EIR)	☐
☐ Proposed Ordinance	☐	☐ Mitigation Monitoring Program (MMP)	☐
☑ Zone Change Map and Ordinance	☐	☐ Sustainable Communities Project Exemption (SCPE)	☐
☐ GPA Resolution	☐	☐ Sustainable Communities Environmental Assessment (SCEA)	☐
☐ Land Use Map	☐	☐ Sustainable Communities Environmental Impact Report (SCEIR)	☐
☑ Exhibit A – Plans	☐	☐ Appendices	☐
☑ Mailing List (both Word and PDF)	☐	☐ Other:	☐
☑ Interested Parties List	☐		
☐ Appeal	☐		
☐ Development Agreement	☐		
☐ Site Photographs	☐		
☐ Other:	☐		

NOTES / INSTRUCTIONS:

Please create a Council File.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☐ 10 days	☐ Owner	☐ 10 days
☐ 15 days	☐ Applicant	☐ 15 days
☐ 24 days	☐ Adjacent/Abutting	☐ 24 days
☐ N/A / None	☐ 100’ radius	☐ N/A / None
☑ Other: Posting of the agenda 72 Hours before the meeting	☐ 300’ radius	☐ Other: [enter here if applicable]
	☐ 500’ radius	
	☐ Neighborhood Council	
	☐ Interested Parties	

FISCAL IMPACT STATEMENT:

☐ Yes ☑ No

*If determination states administrative costs are recovered through fees, indicate “Yes.”

PLANNING COMMISSION:

☐ City Planning Commission (CPC)	☐ North Valley Area Planning Commission
☐ Cultural Heritage Commission (CHC)	☐ South LA Area Planning Commission
☐ Central Area Planning Commission	☑ South Valley Area Planning Commission
☐ East LA Area Planning Commission	☐ West LA Area Planning Commission
☐ Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
August 13, 2026	4 – 0
LAST DAY TO APPEAL:	**DATE APPEALED:**
September 25, 2026	N/A
COUNCIL TIME TO ACT:	**TIME TO ACT START:**
☐ **30 days** ☐ **45 days** ☐ **60 days** ☐ **75 days** ☑ **90 days** ☐ **120 days** ☐ **N/A / None** ☐ **Other: [enter here if applicable]**	☐ **Appeal Filing Date** ☐ **Received by Clerk** ☐ **Last Day to Appeal** ☐ **N/A / None** ☑ **Other: Of receipt of the Planning Commission recommendation**
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Alma Sandoval Commission Executive Assistant I	October 5, 2026

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: September 10, 2026

Case No.: APCSV-2025-6834-ZC-SPPC Council District: 4 – Raman
CEQA: ENV-2025-6835-CE
Plan Area: Encino – Tarzana

Project Site: 17317 – 17323 West Ventura Boulevard; (5025 North Louise Avenue)

Applicant: 17323 Ventura Prop., LLC
Representatives: Agustin Sevilla and Kevin Kohan, Elevated Entitlement, LLC

At its meeting dated **August 13, 2026**, the South Valley Area Planning Commission took the actions below in conjunction with the following Project:

A Zone Change from (Q)C4-1VL to (T)C4-1VL and entails the removal of the (Q) Qualified Classification, which currently applies to a portion of the site situated approximately 170 feet north of the Ventura Boulevard right-of-way and extends to the remainder of the site to allow medical clinic, office or service facility uses. The (Q) Qualified Classification restricts medical clinic, office or service facility uses. The Project proposes a change of use of 11,911 square feet of general office to medical clinic, office or service facility uses.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, (Class 1), an exemption from CEQA and there is no substantial evidence demonstrating that an exception to a Categorical Exemption, pursuant to CEQA Guidelines Section 15300.2, applies;
2. **Approved** and **recommended** that City Council **adopt** the attached ordinance, pursuant to Chapter 1A Section 13B.1.4 of the Los Angeles Municipal Code (LAMC), a Zone Change from (Q)C4-1VL to (T)C4-1VL;
3. **Approved,** pursuant to LAMC Chapter 1A Section 13B.4.2 and the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 9, a Project Compliance to permit the change of use of 11,911 square feet of office space to medical office;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Barraza
Second: Mather
Ayes: Crockett, Gourdikian

Vote: 4 – 0

Alma Sandoval

Alma Sandoval, Commission Executive Assistant I
South Valley Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the South Valley Area Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The remaining entitlement is appealable to City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: September 30, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, on Tuesdays and Thursdays only, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Map, Conditions of Approval, Findings

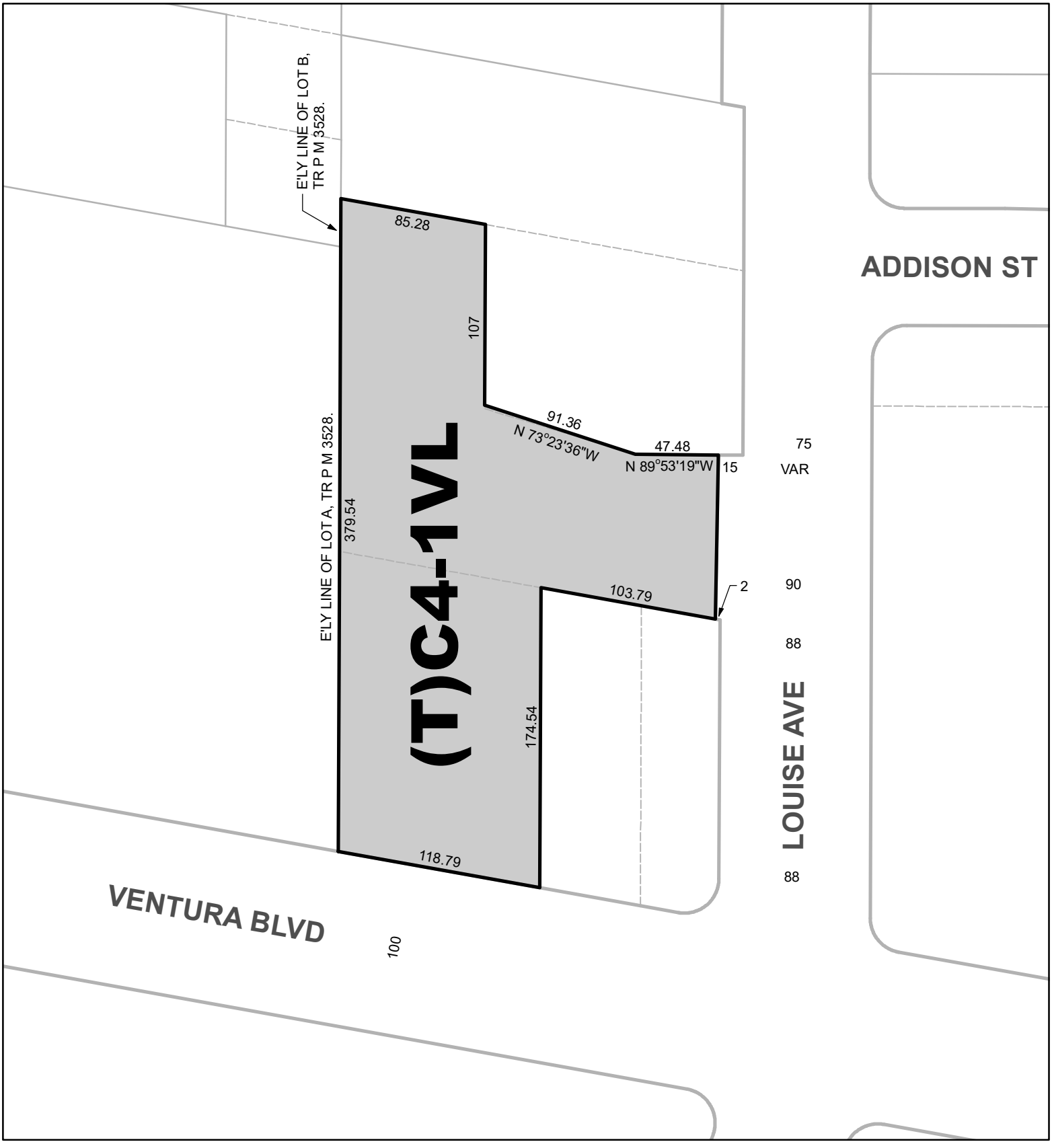
cc: Phyllis Nathansan, Principal City Planner
Jojo Pewsawang, Senior City Planner
Claudia Rodriguez, Senior City Planner
Adrineh Melkonian, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones and height districts as shown on the attached zoning map.



0 75 150

Feet

APCSV-2025-6834-ZC-SPPC

AA/ 052726

City of Los Angeles

Encino - Tarzana

Data Sources: Department of City Planning & Bureau of Engineering

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 October 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. **Use.** The project shall be limited to 30,103 square feet of medical clinic, office, or service facility uses.

3. **Lot Coverage.** The project shall be limited to 28.565 percent lot coverage, pursuant to Section 7.B.2 of the Specific Plan.

4. **Landscape**.

   a. At least 60 percent (401 square feet) of all Front Yards or front setbacks in excess of 18 inches, shall be landscaped. The remainder shall be finished to City standards for sidewalks or finished with other paving materials, including concrete pavers, brick masonry pavers, pursuant to Section 7.D.3.a of the Specific Plan.

   b. All open areas not used for buildings, driveways, parking areas, recreational facilities or pedestrian pathways shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or architect and submitted for approval to the Department of City Planning, Development Services Center. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC, Chapter 1, Section 12.40 and Landscape Ordinance Guidelines.

   c. 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. The applicant shall install an automatic irrigation system to maintain all required landscaping, pursuant to Section 7.D.3.b of the Specific Plan.

5. **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.

6. **Driveways.** Vehicular access to the site and its parking area shall be provided by a driveway from Ventura Boulevard with access being prohibited from Louise Avenue, except for emergency purposes, deliveries and trash removal.

7. **In Lieu Bicycle Parking.** In lieu of the 20 required automobile parking spaces as a result of the change of use, the applicant shall provide 80 bicycle parking spots (20 of which shall be short term, and 60 of which shall be long-term bicycle parking spots) pursuant to LAMC Section 12.21.A.4. The parking spaces and related landscape plan shall be in substantial conformance with the project plans, Exhibit "A", except as modified herein.

8. **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.

9. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties and the night sky unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes.

10. **Maintenance.** The project site (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

11. **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.

12. **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, LAMC, Chapter 1A, Section 13B.5.4, and other applicable statutory requirements.

13. No other authorizations or deviations from the requirements of the Zoning Code are granted. The grant does not eliminate the need for compliance with the Building Code or other LAMC permit requirements.

Administrative Conditions

14. **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.

15. **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.

16. **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.

17. **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.

18. **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.

19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

20. **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.

21. **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.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION

Pursuant to Chapter 1, Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Responsibilities/Guarantees.**

   a. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

   b. Prior to the issuance of signoffs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedication and improvements may necessitate the redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

2. **Dedication and Improvements.** The applicant shall make improvements as follows or as determined necessary by the City Engineer:

   a. Dedication Required:

      Ventura Boulevard (Boulevard II) – A 5-foot-wide strip of land along the property frontage to provide a 15-foot standard border width.

      Louise Avenue (Collector Street) – None.

   b. Improvements Required:

      Ventura Boulevard – Remove the driveway and construct a new ADA driveway. Construct additional concrete sidewalk in the newly dedicated area. Remove and replace any existing broken or off-grade concrete curb, gutter, and sidewalk. These improvements should suitably transition to join the existing and proposed improvements, to the satisfaction of the Bureau of Engineering.

      Louise Avenue – None at this time.

      Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

      Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations

greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

All driveways and curb ramps shall be brought up to City Standards to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information via https://engpermits.lacity.org/public or https://appointments.lacity.org/apptsys/Public/Account.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting via https://engpermits.lacity.org/public or https://appointments.lacity.org/apptsys/Public/Account.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment via https://engpermits.lacity.org/public or https://appointments.lacity.org/apptsys/Public/Account.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via https://appointments.lacity.org/apptsys/Public/Account.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (818) 374-5005 or via https://appointments.lacity.org/apptsys/Public/Account.

c. Provide proper drainage for street being improved and for the site being developed.

d. There are existing sewer mainlines in Ventura Boulevard and Louise Avenue. Extension of house connection sewer laterals may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

e. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division – Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

3. **Department of Transportation (LADOT) Requirements.** Based upon this review, it is recommended that:

a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of LADOT.

c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at Miguel.crisostomo@lacity.org or 818-374-4699.

4. **Street Lighting.** The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows:

a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Ventura Blvd. and one (1) on Louise Ave.

Notes:

The quantity of streetlights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

FINDINGS

ZONE CHANGE FINDINGS PURSUANT TO LOS ANGELES MUNICIPAL CODE (LAMC), CHAPTER 1A, SECTION 13B.1.4.E.1 AND CITY CHARTER SECTIONS 556 AND 558

1. The action substantially conforms to the purposes, intent and provisions of the General Plan.

Situated in the Encino Neighborhood within the Encino - Tarzana Community Plan area of Los Angeles, the project site is currently designated for Community Commercial land uses (CR, C2, C4, and RAS3). To facilitate the use of an existing building as a medical clinic, office, or service facility, the applicant proposes a Zone Change from (Q)C4-1VL to (T)C4-1VL. This request seeks to eliminate the Qualified Classification, which currently applies to a portion of the site situated approximately 170 feet north of the Ventura Boulevard right-of-way and extends to the remainder of the site. The (Q) Qualified Classification restricts medical clinic, office or service facility uses. The project proposes a change of use of 11,911 square feet of general office to medical clinic, office or service facility uses. The underlying C4 Zone will remain the same, as will its continued correspondence with the land use designation. Furthermore, the proposed action aims to remove project-specific conditions that would otherwise impose unnecessary constraints on future development at the site.

The removal of Qualified Classification will facilitate a change of use for the existing development situated along a major commercial thoroughfare. By eliminating antiquated use restriction, this action aligns with sound planning and land use practices. Furthermore, the proposal maintains consistency with the Community Plan and other elements of the General Plan.

Framework Element

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Framework Element for the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Land Use Chapter

The Framework Element's Land Use Chapter identifies the site as within a General Commercial Areas, which includes a diversity of retail sales and services, office, and auto-

oriented uses. These areas are located outside of districts, centers, and mixed-use boulevards and occur at the intersections of Boulevards and Avenues, or as low rise, low-density linear “strip” development along Boulevards and Avenues. The proposed project along Ventura Boulevard is consistent with the Framework Element's General Commercial designation. Moreover, medical office projects are permitted within the listed zones, and would therefore be consistent with the Framework Element's contemplated uses within General Commercial Area. Additionally, removing the restrictive Qualified Classifications will allow for a wider range of future projects and to more appropriately adapt to the developing area. The project will comply with the following relevant goals, objectives, and policies set forth in the Framework Element's Land Use chapter:

> *Goal 3H: Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.*
>
> > *Objective 3.12: Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.*

The site is currently developed with a three-story office building and associated parking lot. While the existing development aligns with the Framework Element’s land use goals, it does not fully advance the Framework Element’s land use goals and policies outlined above. Specifically, the owner has reported difficulty in finding and keeping commercial tenants for the existing space partially allowed for general office uses. The removal of the Qualified Classification will allow for more consistent use throughout the building, defaulting to the underlying C4 use limitation, and will be consistent with the rest of the site. The project’s proposed uses will be consistent with the existing development patterns along Ventura Boulevard, as well as the land use goals of the Framework Element.

The proposed interior tenant improvement will be consistent and compatible with existing development patterns in the immediate vicinity. The project involves minimal interior alteration to the existing building. Multi-story commercial buildings with associated parking lot are immediately west of the project. Thus, the removal of the Qualified Classification, which does not permit medical clinics, offices or service facilities, will keep development in an appropriate, convenient, and desirable location within an already-developed site. For the above reasons, the project is consistent with and advances the land use goals, objectives, and policies of the Framework Chapter.

<u>Urban Form and Neighborhood Design</u>

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.

The project will support the Framework Element’s Urban Form and Neighborhood Design chapter by providing a project consisting of approximately 30,103 square feet of medical clinic along a major commercial corridor. The removal of the Qualified Classifications from

an existing office building is consistent with existing use and development patterns along Ventura Boulevard. Therefore, for the above reasons, the project conforms to the Framework Element's goals and policies regarding urban form and neighborhood design.

Housing Element

State Housing Element Law Findings

The project proposes a change of use for an existing three-story office/medical building. The project will further contribute to an active pedestrian environment through its landscaping. The project will provide a medical facility for residences in direct proximity to Ventura Boulevard's diverse commercial environment, while also enabling residents to utilize existing transit infrastructure provided by Metro's Rapid and local bus lines in the vicinity of the site. Accordingly, the project will conform with the goals, objectives, and policies of the City's Housing Element.

California law requires the City to maintain sufficient sites to accommodate its Regional Housing Needs Allocation (RHNA) at all times during the Planning Period (2021-2029). State law precludes any action that would reduce, or require or permit the reduction of, the residential density for any parcel identified to meet the current RHNA allocation, or any unaccommodated portion of the RHNA from the prior planning period to, or allow development of any parcel at, a lower residential density, unless the City makes written findings supported by substantial evidence.

While the Project site was identified in the 2021-2029 Housing Element Inventory of Sites that could accommodate a portion of the City's RHNA obligations, the Project consists of removing and replacing Q conditions with T conditions which govern non-residential uses. The Project does not involve any development and would not reduce, require, or permit the reduction of the potential residential density, or otherwise permit development of the site at a lower residential density.

In any event, the 2021-2029 Housing Element Inventory of Sites identifies the Project site as having a realistic development potential for one lower income units and the following findings are made pursuant to California law:

The reduction is consistent with the adopted general plan, including the housing element.

The project site is located within the Encino - Tarzana Community Plan, which designates the property for Community Commercial land use with corresponding zones of CR, C2, C4, and RAS3. The property is zoned C4-1VL and (Q)C4-1VL. The Property is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. The project site is located within the Local Emergency Temporary Regulations – Time Limits and Parking Relief LAMC, Chapter 1, Section 16.02.1, Housing Element Sites, Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density and Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone.

The Housing Element is a state mandated element wherein the City must plan for future growth as outlined in the RHNA calculated by the Southern California Association of Governments (SCAG). The Housing Element contains Goals and Policies to manage population growth by ensuring there are adequate sites for housing at all income levels.

The subject site is an appropriate location because it proposes the removal of the Qualified Classification which imposes certain limitations on the site, prohibiting medical, clinic, office or service facility within a portion of the building. No residential use exists on this site. A portion of the site is currently used as a parking lot supporting the commercial uses on the site. The project is limited to tenant improvement and change of use. The project will change the use from office to medical clinic, office or service facility uses. Abutting properties to the east, west and across Louise Avenue, and south, across Ventura Boulevard are developed with commercial buildings and associated parking lots. The proposed uses will complement the land use and designation of the City's General Plan. The medical clinic, office or service facility uses will continue to operate in compliance with the use and operational requirements. Therefore, the project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable community plan.

The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

To ensure that sufficient sites are available to accommodate the RHNA throughout the 2021-2029 planning period, the City followed the Department of Housing and Community Development (HCD) guidance and set a target capacity that is 10 percent higher than the RHNA obligations for lower-income units, and 15 percent higher than the RHNA for moderate-income units. The buffers are based on anticipated need for additional capacity, based on anticipated production levels of lower-income and moderate-income housing units during the planning period. In addition, the sites included on the Adequate sites Inventory have an anticipated development potential that is lower than the maximum zoned capacity on each site, which creates an additional buffer at the site-level. This results in a target capacity for the Adequate Sites Inventory and Rezoning Program of 486,379 units.

Table 4.2 from the Housing Element shows the Target Capacity for Inventory sites and Rezoning Programs for the City. The parcels in question reflect a realistic development potential for one Lower Income units only.

Pursuant to Gov. Code section 65863(b)(2), the City finds that while the proposed project could be perceived as reducing the number of sites available for lower-income units than anticipated for that site in the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of Gov. Code section 65583.2 and accommodate the City's RHNA obligations. As noted in Chapter 4 of the 2021-2029 Housing Element, the City assumed the identified Housing Element Sites would individually have a very low likelihood of redevelopment into housing. Therefore, the Housing Element assigned very low projected density/capacity figures that are well below the maximum zoned capacity of each individual Housing Element Site. Chapter 4 of the 2021-2029 Housing Element also notes that the City followed guidance from the California Department of Housing and Community Development (HCD) by setting a target capacity that is 10% higher than the RHNA for lower-income units, and 15% higher than the RHNA for moderate-income units.

Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element, as well as the most recent Annual Progress Report on the Housing Element submitted to HCD, the City has an unmet need of 110,694 Very Low Income Units, 62,625 Low Income Units, 74,249 Moderate Income Units, and 139,842 Above-Moderate Income Units. In addition, as of April 1, 2025, the City has a remaining capacity of 306,137 Very Low Income Units, 306,137 Low Income Units, 53,188 Moderate Income Units, and 885,801 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of Government Code Section 65583.2.

Background: Senate Bill 166 - No Net Loss Requirements

Senate Bill 166 (2017) amended existing No Net Loss Law in Government Code Section 65863 to require sufficient adequate sites to be available at all times throughout the Housing Element planning period to meet a jurisdiction's remaining unmet RHNA goals for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the site inventory.

From HCD Memo: Approval of Development at a Lower Density

A jurisdiction must make written findings or identify additional site capacity if a development is allowed with a lower density than what was assumed in the sites inventory of the Housing Element. A lower residential density sometimes results from a jurisdiction either approving a development with residential units less than what was assumed for the site or affordable to a different income category than the site was assumed to accommodate. Lower residential density could also result from another use, such as commercial being approved on a site identified in the inventory for housing regardless of what the zoning allows.

At the time of approval, the following written findings must be made, and supported by substantial evidence in the record:

- Remaining sites identified in the Housing Element are adequate to meet the jurisdiction's remaining RHNA for the planning period by income category.

- The findings should include a quantification of the remaining unmet need for the jurisdiction's RHNA at each income level and the remaining capacity of sites identified in the Housing Element, to accommodate that need by income level.

If the approval of a development at a lower residential density results in the remaining sites capacity becoming inadequate to accommodate the RHNA by income category, a

jurisdiction has up to 180 days from the approval to identify, or rezone, “sufficient additional, adequate, and available sites” to accommodate the remaining RHNA for each income category. Sites identified or rezoned must meet the following criteria: Must be considered an adequate site pursuant to the requirements of Government Code section 65583.2. If the capacity to be replaced was on a site that was zoned by-right pursuant to Government Code section 65863.2 (h) and (i), then the replacement site must also satisfy those requirements.

The body that “takes action or approves” the jurisdiction action to reduce a parcel’s density or approve a development at a lower density would make the findings. For example, if a zoning administrator approves a development at a lower density, as part of the approval, the administrator would include the appropriate findings. For instance, if the development approval is ministerial under the Streamlined Ministerial Approval Process (SB 35, 2017), the findings should be included as part of the plan review and approval. If the City Council is approving a zone change, it must include the findings in the resolution adopting the zone change.

Statute References:

Government Code Section 65863. (b) (1) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction’s share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

(2) If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction’s housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction’s share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

65863. (g) (1) If the local jurisdiction has adopted a housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3, for purposes of this section, “lower residential density” means the following: (A) For sites on which the zoning designation permits residential use

and that are identified in the local jurisdiction's housing element inventory described in paragraph (3) of subdivision (a) of Section 65583, fewer units on the site than were projected by the jurisdiction to be accommodated on the site pursuant to subdivision (c) of Section 65583.2. (B) For sites that have been or will be rezoned pursuant to the local jurisdiction's housing element program described in paragraph (1) of subdivision (c) of Section 65583, fewer units for the site than were projected to be developed on the site in the housing element program.

Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. Ventura Boulevard is a designated Boulevard II under Mobility Plan 2035, dedicated to a Roadway Width of 80 feet and a Right-of-Way Width of 110 feet, and is improved with a roadway, curb, gutters, and sidewalk.

The Bureau of Engineering (BOE) requires the removal of the existing sidewalk and construction of a full-width concrete sidewalk along the property frontage, the removal of the driveways and the removal and replacement of any broken, off-grade existing concrete curb and gutter. Conditions for improvements have been imposed under the (T) Tentative Classification conditions in accordance with Boulevard II standards of Mobility Plan 2035.

The dedication and improvement requirement would continue to advance Mobility 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

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.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The change of use would be consistent with the various existing uses on the site and in the surrounding neighborhood that would facilitate and encourage pedestrian travel

between the uses and a broad array of nearby residential, retail, commercial and personal services along Ventura Boulevard.

The proposed project will provide a 15-foot sidewalk along Ventura Boulevard to create a quality, safe, and comfortable walking environment. The existing building will benefit from this public improvement by orienting its front entrance to be in line with a direct pedestrian path of travel from the sidewalk. The project will take vehicular access from a single driveway on Ventura Boulevard and emergency driveway on Louise Avenue. To accommodate bicycle travel, the project is conditioned to provide convenient and secure bicycle parking on-site.

Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Land Use Element

Land Use Element of the City's General Plan divides the City into 34 Community Plan areas. The Encino - Tarzana Community Plan designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4, and RAS3. The Zone Change from (Q)C4-1VL to (T)C4-1VL is warranted as the site's existing zoning does not allow for the necessary medical clinic, office or service facility within the entire existing building and still corresponds to the range of zones of the Community Commercial land use designation. The Qualified Classifications currently restricts medical uses within a portion of the property despite the site being developed with a single, open, contiguous commercial building. The existing and proposed uses on the site are office and medical uses that are consistent with the development permitted in the recommended (T)C4-1VL Zone. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan.

The Encino - Tarzana Community Plan text includes the following relevant land use goals, objectives, and policies:

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

Objective 2-1: 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

The proposed uses will promote a strong and competitive commercial sector by removing the Qualified Classifications and use limitation of a presently developed site. The project

envisions the continued operation, reinvestment, and modernization of existing commercial buildings and encourages the efficient use of existing structures without unnecessary expansion or physical alteration. The removal of the Qualified Classifications from the subject building corrects an outdated and impractical zoning boundary, promotes clarity in zoning maps, and supports efficient administration consistent with General Plan policies. The development and improvements to the public right of way will substantially upgrade the aesthetic and functional qualities of the site. The project will add neighborhood serving uses that will promote economic well-being through the creation of jobs and public convenience through the provision of a new and existing service at the site. The improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community.

Therefore, the use of the proposed project will be in harmony with the objectives and policies of the General Plan and Community Plan.

Charter Finding – City Charter Finding 556. When approving any matter listed in Section 556, the Area Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The project site is located within the Encino - Tarzana Community Plan, which is one of 34 community plans comprising the Land Use Element of the General Plan. The Community Plan designates the lot for Community Commercial land uses, corresponding to the CR, C2, C4, and RAS3 Zones. Both the existing (Q)C4-1VL, and the recommended (T)C4-1VL zones, are consistent with this land use designation.

The removal of the Qualified Classifications represents an opportunity to achieve the overarching goals of the Community Plan, as discussed in the Findings above. Moreover, as also noted above, the subject property is zoned (Q)C4-1VL and C4-1VL in a neighborhood that contains medium-density residential and commercial zones and uses all within a 500-foot radius. The proposed project and recommended (T)C4-1VL zone are consistent with the General Commercial Land Use Designation and meet several of the policies, goals, and objectives of the Community Plan.

Objective 2-1: 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

The project will conserve and strengthen viable commercial development by allowing for the entire commercial building to be occupied by medical office uses which will provide surgical and nonsurgical treatment for all orthopedic conditions of the hip, knee, and ankle, including fractures and injuries. By centralizing these specialized orthopedic services, the project ensures that the community has access to comprehensive care within a single facility. The converted 11,911 square-foot portion of the building to medical office use will be located in an existing established office building to serve the surrounding area, maximizing the utility of the current infrastructure and supporting the local economy through increased foot traffic and professional employment.

Therefore, the requested project with Zone Change request is in harmony with the objectives and policies of the General Plan and Community Plan.

2. The proposed ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.

As demonstrated above, the proposed 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 Zone Change from (Q)C4-1VL to (T)C4-1VL represents a strategic alignment with the City's long-term planning vision, facilitating the comprehensive use of the existing building in strict accordance with the goals established by the General Plan Framework and the Encino - Tarzana Community Plan Elements. By removing the restrictive Qualified Classification, the project achieves a critical objective of the Community Plan: encouraging the maintenance and optimization of viable commercial uses within established corridors. This transition is designed to serve the immediate neighborhood and broader area by ensuring the facility remains a functional asset that supports the district's economic vitality. The proposed conversion to allow for a medical clinic, professional office, or service facility across the entire structure directly addresses the need for accessible community services and facilities. This optimization of the subject property not only strengthens the commercial sector through maximum efficiency but also addresses public necessity by generating increased tax revenues and providing essential health and professional services to the local population. Furthermore, the project supports the Plan's focus on locating service-oriented uses near transit and major arterials like Ventura Boulevard, which helps to reduce overall vehicular trips by centralizing activity in accessible locations.

Public Convenience

The requested Zone Change will remove the use limitation on the project site, which is currently improved with an existing three-story office/medical building and associated parking lot. This change will bring 30,103 square feet of medical office service to the site, offering essential healthcare to the immediate community and providing public convenience. Specifically, the converted section will host services provided by a hand and orthopedic surgeon, whose specialized expertise includes treating arthritis, carpal tunnel syndrome, rotator cuff injuries, and various fractures of the upper extremity, as well as providing comprehensive surgical and nonsurgical treatment for conditions of the hip, knee, and ankle. The project will be compatible with the numerous existing office, retail, restaurant, and personal services uses along the Ventura Boulevard corridor. The site is also highly accessible, served by multiple Metro bus lines that provide convenient transit access to and from the facility. By revitalizing the existing three-story structure—which originally served as an office building with covered and open parking—this proposal aligns with the surrounding commercial character while filling a localized need for specialized medical services. For the above reasons, the requested Zone Change will be consistent with public convenience and the general welfare of the community.

General Welfare

The zone change will be compatible with existing development patterns and land uses and will enhance the urban environment by encouraging activity within the Community Commercial land use designation and by improving public facilities surrounding the site to be in line with Mobility Plan 2035 street standards. Given the project's proximity to existing job centers and transit services, the project will provide a desirable commercial use to serve the community, thereby advancing general welfare.

Good Zoning Practice

The proposed Zone Change will facilitate the desirable use of a portion of the building, which will allow contiguous commercial uses in close proximity to a diversity of neighborhood-serving commercial retail, office, restaurant, and personal services uses. Therefore, since the project proposes to remove the Qualified Classifications from an existing commercial building in close proximity to other similar uses and existing transit infrastructure, the Zone Change that would allow for medical office uses at the project site represents good zoning practice.

Tentative Classification: The current action, as recommended, has been made contingent upon compliance with a Tentative Classification imposed herein for the proposed project. As recommended, the Zone Change has been placed in a temporary Tentative Classification in order to ensure consistency with the General Plan. The Tentative Classification is necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. Therefore, the imposition of the included Tentative Classification herein is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

For the reasons stated above, the Zone Change request is beneficial in terms of public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

PROJECT COMPLIANCE FINDINGS PURSUANT TO LOS ANGELES MUNICIPAL CODE, CHAPTER 1A, SECTION 13B.4.2.E

The Ventura-Cahuenga Boulevard Corridor Specific Plan designates the subject property for Neighborhood and 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, change of use, 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.

3. 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.** A Certificate of Occupancy (C of O) for a 30,103 square foot office building featuring both open and covered on-site parking was originally issued on September 23, 1985. Although 94 parking spaces were required by the C of O, 95 spaces were provided. Subsequently, a C of O issued on August 26, 1998, authorized the conversion of a portion of the first floor from office to medical office use, increasing the parking requirement to 99 spaces. On March 6, 2026, a building permit was granted for a change of use from office to medical office within two 5,000 square foot areas for two tenants, located on the second and third floors south of the Qualified Classifications line. This permit was issued prior to the expiration of Los Angeles Municipal Code Section 16.02.1, Relief from Specified Land Use Provisions, which offered temporary regulatory relief regarding automobile parking. The current project proposes a change of use for the remaining 11,911 square feet across the first through third floors from office to medical clinic, office, or service facility use. As the proposed uses are not restricted within this area of the Specific Plan, they are permitted.

b. **Section 6.B: Floor Area Ratio (FAR).** There is no change in the FAR as a result of this project.

c. **Section 7.A: Yards.** There is no change in the side and rear yard setbacks as a result of this project. The front yard setback requirement is an 18-inch minimum; this project proposes approximately six (6) feet. As such, the project complies with the setback requirements.

d. **Section 7.B: Lot Coverage.** The Specific Plan limits lot coverage to 60 percent, and this project proposes lot coverage of approximately 28.565 percent of the site, therefore this project complies with the lot coverage restrictions.

e. **Section 7C: Driveways.** Per Qualified Classification 13, vehicular access to the site and its parking area is currently provided by a driveway along Ventura Boulevard with access being prohibited from Louise Avenue, except for emergency purposes, deliveries and trash removal. The site's circulation would not change as a result of the project.

f. **Section 7.D: Landscaping.** There is no change in the landscaped area and trees within the surface parking lot as a result of this project.

a. At least 60 percent (401 square feet) of all Front Yards or front setbacks in excess of 18 inches, shall be landscaped. The remainder shall be finished to City standards for sidewalks or finished with other paving materials, including concrete pavers, brick masonry pavers, pursuant to Section 7.D.3.a of the Specific Plan.

b. 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. The applicant shall install an automatic irrigation system to maintain all required landscaping, pursuant to Section 7.D.3.b of the Specific Plan.

c. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped in accordance with a landscape development plans, prepared by a licensed landscape architect or licensed architect.

As such, the project complies with the landscaping requirements.

g. Section 7.E: Height. There is no change in the height of the structure as a result of this project.

h. Section 7.F: Parking. The project's parking history began with the original C of O issued on September 23, 1985, which required 94 spaces while 95 were provided. A subsequent C of O dated August 26, 1998, increased the required vehicle parking spaces to 99 spaces following the conversion of part of the first floor to medical office use. On March 6, 2026, a building permit granted parking relief for a change of use to medical office within two 5,000-square-foot areas on the second and third floors. Due to the current proposal to change the use of 11,911 square feet, the project must now comply with LAMC Section 12.21 A.4.d.3, which mandates one parking space per 200 square feet for medical facilities. This change requires 20 additional parking spaces. While the site currently provides 98 vehicle parking spaces and four bicycle spaces, the project will utilize LAMC Ordinance No. 182,386 to replace 20 required automobile spaces with bicycle parking. Ultimately, the project will maintain 98 vehicle spaces and four existing bicycle stalls, while adding 80 new bicycle spaces, consisting of 20 short-term and 60 long-term stalls. As such, the project complies with the parking requirements.

i. Section 8: Signs. There is no change in the signs as a result of this project.

4. The project complies with CEQA.

Based on the whole of the administrative record, the project has been adequately assessed in ENV-2025-6835-CE and has been found to be exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.