

APPLICATION FOR CONSIDERATION
Pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan
Ordinance No. 174,052 (ZI 1729)

City of Los Angeles, Department of Transportation (DOT)
San Fernando Valley Development Review Section
6262 Van Nuys Blvd. Suite 320, Van Nuys, CA 91401 – Tel. (818) 374-4699

1. DOT Case Number VEN-_____ Project Name _____
2. Property Address 19335-19347 Ventura Blvd, Tarzana, CA 91356
Community Encino-Tarzana

3. **PROPERTY OWNER INFORMATION**

Name & Company Nasser Matlob
Address 315 South Beverly Drive #506, Beverly Hills CA 90212
Telephone No. (310) 273-5364

4. **APPLICANT INFORMATION**

Name & Company Aram Alajajian (Alajajian-Marcos Architects Inc.)
Address 320 W. Arden Ave #120 Glendale, CA 91203
Telephone No (818) 244-5130

5. **PROJECT DESCRIPTION**

Most recent use and square footage office - 2,494 sq ft., Retail - 2,718 sq ft.
Restaurant 3,685 sq ft., 2 story Motel - 4,256 sq ft.

Proposed use and square footage office - 2,494 sq ft., Retail - 7,872 sq ft.
Restaurant - 8,387 sq ft., Medical - 5,145 sq ft.

6. Does project generate more than 43 pm net trips? Yes _____ No _____

7. Signature of Applicant  Date 12-1-15

8. Received at DOT by _____ Date _____

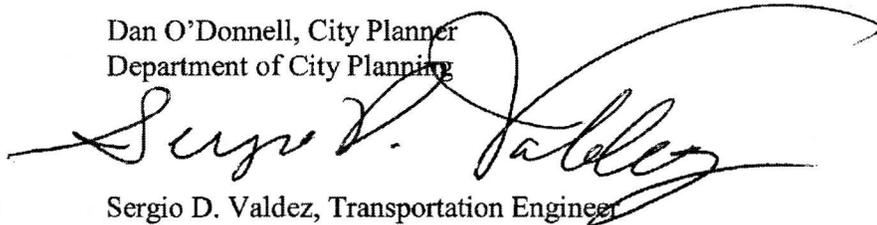
9. Reviewed at Planning by _____ Date _____

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

19335 Ventura Blvd.
DOT Case No. VEN 15-103157

Date: November 22, 2015

To: Dan O'Donnell, City Planner
Department of City Planning



From: Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT PURSUANT TO THE VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN FOR THE PROPOSED COMMERCIAL CENTER AT 19335 VENTURA BOULEVARD**

The Department of Transportation (DOT) has completed the traffic assessment for the proposed commercial center at 19335 Ventura Boulevard in the community of Tarzana. This traffic assessment is based on a traffic study prepared by JB and Associates dated October 27, 2015. After a careful review of the pertinent data, DOT has determined that the traffic study adequately describes the project-related traffic impacts of the proposed development.

DISCUSSION AND FINDINGS

The proposed project will replace existing general office 2,494 square-foot, retail 2,718 square-foot, restaurant 3,685 square-foot, and motel 2,684 square-foot with 5,154 square-foot retail, 8,387 square-foot restaurant, and 5,145 square-foot medical office. DOT has determined that the proposed project will generate a total of 9 net new trips in the a.m. peak hour and 71 net new trips in the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Project								
Retail (820)	5,154 sf	228	-	-	-	6	8	14
Restaurant (931)	8,387 sf	755	4	3	7	42	21	63
Medical Office (720)	5,145 sf	186	9	3	12	5	13	18
Existing								
Office Building (710)	2,494 sf	-28	-4	0	-4	-1	-3	-4
Retail (820)	2,718 sf	-116	-2	-1	-3	-5	-5	-10
Restaurant (931)	3,685 sf	-332	-2	-1	-3	-5	-5	-10
Motel (Vacant)	2,684	N/A	-	-	-	-	-	-
Net New Trips		693	5	4	9	42	29	71

After a review of the pertinent data, DOT has determined that the proposed project will not have a significant traffic impact on the studied intersections. However, this project falls within the area

governed by the Ventura/Cahuenga Boulevard Corridor Specific Plan and, therefore, must abide by its requirements as indicated below under Project Requirements.

PROJECT REQUIREMENTS

A. Highway Dedication and Improvements:

Pursuant to Mobility Plan 2035, the applicant shall make certain street and highway dedications and improvements to the satisfaction of DOT and the Department of Public Works, Bureau of Engineering.

Ventura Boulevard is a designated Boulevard II in the Street and Highways Element of the City's Mobility Plan. The north side of Ventura Boulevard currently consists of a 50-foot half right-of-way with a 40-foot half roadway and a 10-foot sidewalk. The standard cross section for a major highway per Mobility Plan is a 55-foot half right-of-way with a 40-foot half roadway and a 15-foot sidewalk. The applicant shall dedicate 5 feet of land along the entire proposed project frontage on Ventura Boulevard to bring the right-of-way, roadway, and sidewalk up to the standard required by the Mobility Plan.

Additional street improvements may be required. The applicant should contact the Bureau of Engineering, Department of Public Works, to determine any other requirements. Any street dedication shall be completed through Quyen Phan in the Department of Public Works, Bureau of Engineering, Land Development Group, (213) 202-3488, before the issuance of any building permit for this project. Since the dedication procedure may be lengthy, the process should be commenced as soon as possible.

B. Specific Plan Requirements

1. Project Impact Assessment (PIA) Fee:

Pursuant to Section 11 of the Specific Plan, the applicant shall pay or guarantee to pay a PIA fee to DOT before the issuance of any building permit. The gross PIA fee for this project is calculated below and can be paid in either a single payment or through a deferred payment plan. The gross PIA fee has been reduced based upon evidence provided by the applicant that a legally-permitted use existed for a minimum of one year between November 9, 1985 and the date of this letter. The PIA Fee shall be indexed annually; therefore the PIA Fee may change depending on the actual date when payment is made.

Proposed Project:

Retail	=	5,154 square-foot
PIA Fee Rate (Category C in Tarzana)	=	\$6.26 per square-foot of floor area
	=	5,154 x \$6.26
Proposed Project PIA Fee	=	\$32,264.04

Restaurant	=	8,387 square-foot
PIA Fee Rate (Category D in Tarzana)	=	\$7.02 per square-foot of floor area
	=	8,387 x \$7.02
Proposed Project PIA Fee	=	\$58,876.74

Medical Office	=	5,145 square-foot
PIA Fee Rate (Category D in Tarzana)	=	\$7.02 per square-foot of floor area
	=	5,150 x \$7.02
Proposed Project PIA Fee	=	\$36,117.90
Total Proposed Project PIA Fee	=	\$127,258.68

Existing Use:

Office Building Floor Area	=	2,494 square-feet
PIA Fee Rate (Category B in Encino)	=	\$3.44 per square-foot of floor area
PIA Fee Credit	=	2,494 x \$3.44
	=	\$8,579.36

Retail Floor Area	=	2,718 square-feet
PIA Fee Rate (Category C in Encino)	=	\$6.26 per square-foot of floor area
PIA Fee Credit	=	2,718 x \$6.26
	=	\$17,014.68

Restaurant Floor Area	=	3,685 square-feet
PIA Fee Rate (Category C in Encino)	=	\$7.02 per square-foot of floor area
PIA Fee Credit	=	6,685
	=	\$25,868.70

Motel Floor Area	=	2,684 square-feet
PIA Fee Rate (Category C in Encino)	=	\$3.44 per square-foot of floor area
PIA Fee Credit	=	2,684 x \$3.44
	=	\$9,232.96

Existing PIA Fee Subtotal = **\$60,695.70**

Net PIA Fee = **\$127,258.68 - \$60,695.70**
= **\$66,562.98**