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INFORMATION
<http://planning.lacity.org>

VENTURA/ CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW

April 11, 2016

Applicant/Owner

Nasser Matloob
315 S. Beverly Drive #506
Beverly Hills, CA 90212

Representative

Aram Alajajian
Alajajian Marcoosi Architects,
Inc
320 Arden Ave #120
Glendale, CA 91203

Case No. DIR-2016-0045-SPPA-SPP

CEQA: ENV-2016-0046-CE

Location: 19335-19347 Ventura Blvd

Council District: 3- Blumenfield

Neighborhood Council: Tarzana

Community Plan Area: Encino-Tarzana

**Land Use Designation: Neighborhood and General
Commercial**

Zone: C2-1VLD

**Legal Description: Lots: 6-10; Block: None; Tract:
7884**

Last Day to File an Appeal: April 26, 2016

DETERMINATION

Pursuant to LAMC Section 11.5.7 C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance review to permit the demolition of two (2) commercial buildings (totaling 5,422 square feet) and the construction of a new, 23,920 square-foot commercial building, to be connected by a bridge to an existing two-story 5,212 square-foot commercial building. The project will total 29,132 square feet across a five (5) lot, 31,259 square-foot site. The existing building will get a façade renovation, and the new building will match. Two levels of subterranean parking and a re-striped surface parking areas will provide a total of 161 parking spaces, including 32 bicycle parking spaces that replace eight (8) automobile spaces. The proposed uses include 5,154 square feet of retail space, 8,387 square feet of restaurant use, 2,494 square feet of office space, and medical use of 5,145 square feet.

Pursuant to LAMC Section 11.5.7 E and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby: