



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

CPC 2016 2881-GPA-ZC-DBSPP-SPR

Env. Case Number

ENV-2016-2882-EAF

Application Type

GPA-ZC-DB-SPP-SPR

Case Filed With (Print Name)

Tracy Williams

Date Filed

8/9/2016

Application Includes letter requesting:

Waived hearing

Concurrent hearing

Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 5521-5545 N. Reseda Blvd.; 18525-18531 W. Clark St. Unit/Space Number

Legal Description² (Lot, Block, Tract) Please see attached

Assessor Parcel Number 2160-004-001, -002, -003, -004, -025 Total Lot Area 71,214 square feet

2. PROJECT DESCRIPTION

Present Use Commercial office, radiation center, restaurant, and associated parking

Proposed Use Mixed use residential and commercial

Project Name (if applicable) Reseda/Clark Mixed Use Project

Describe in detail the characteristics, scope and/or operation of the proposed project Demolish existing structures and construct new 5-story mixed use development with 170 apartment units and approximately 6,000

sq.ft. of retail space. Two levels of subterranean parking will be provided. Seven (7) of the apartment units are proposed to be Live-Work units. Haul route.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 191,900 | _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 170 = Total 170
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 19 = Total 19
 Number of Market Rate Units Existing 1 - Demolish(ed) 1 + Adding 151 = Total 151
 Mixed Use Projects, Amount of Non-Residential Floor Area: 6,000 square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 11.5.6 Section from which relief is requested (if any): _____

Request: General Plan Amendment amending the Encino-Tarzana Community Plan land use designation for the portion of the subject property that is Medium Residential to Community Commercial, being 18525 Clark Street, APN 2160-004-003, and 18531 Clark Street, APN 2160-004-004.

Authorizing section 12.32 (a) Section from which relief is requested (if any): _____

Request: Vesting Zone Change to change 5545 Reseda Blvd., APN 2160-004-025, from C2-1L and P-1L to C2-1L, and to change 18525 Clark Street, APN 2160-004-003, and 18531 Clark Street, APN 2160-004-004, from R1-1 to C2-1L

Authorizing section 12.22 A.25 Section from which relief is requested (if any): _____

Request: Request for two on-menu incentives, for FAR of 2.75:1 and a height increase to 56' in lieu of the 45' limit in the Specific Plan.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department