

### ***Project Description***

The applicant proposes to demolish the existing structures and redevelop the site with a five-story mixed use commercial and residential project. The Project will contain two levels of subterranean parking, 170 apartment units and approximately 6,000 square feet of retail and/or restaurant space. The Project will contain 11% very low income units and will utilize a density bonus and two on-menu incentives: (1) an increase in height to 56', in lieu of the 45' height limit allowed by the Specific Plan; and (2) FAR of 2.75:1, in lieu of the 1.25:1 allowed by the Specific Plan.

### ***Project Permit Compliance Findings***

- 1. The project substantially complies with the applicable regulations, standards and provisions of the Ventura Cahuenga Boulevard Corridor Specific Plan.**

The proposed project complies with all applicable development requirements of the Specific Plan as follows:

- a. Uses.

The project is the construction of a 168,500 square foot mixed use project, including 170 apartment units, 6,000 square feet of retail space, and 5,000 square feet of incidental storage. The proposed uses are not restricted in the Specific Plan.

- b. FAR.

The project is located within the Community Commercial plan designation and is limited to a FAR development right not to exceed 1.25:1. However, the project will provide 11% Very Low Income Units, and concurrently with this request the applicant seeks an on-menu incentive allowing a FAR of up to 3.0:1, pursuant to LAMC § 12.22 A.25(f)(4)(ii). The project is 191,900 square feet on a 71,214 square foot lot. Therefore the proposed project would lead to a FAR of 2.75, which is below the maximum permitted with the requested on-menu incentive, and therefore complies with the Specific Plan.

c. Yards.

Yards and setbacks – For the project's front yard, the project utilizes the alternative identified in Section 7.A.2.a.1 of the Specific Plan. As such, it provides a front yard of 10 feet in depth for a maximum width of 50 feet.

For the project's side yards, because the project contains residential uses, LAMC § 12.10 applies. LAMC § 12.10 provides that for a building more than two stories in height, one foot shall be added to the five-foot minimum side yard for each additional story. As such, for this project, side yards of at least 8 feet are required and are provided.

d. Lot Coverage.

The project involves new construction. Buildings and structures in the Community Commercial designation shall cover no more than 75 percent of the lot area. The Property is 71,214 square feet in size, which means that 53,411 square feet of building footprint would equal 75% lot coverage. The proposed project leads to a total lot coverage of +/- 53,300 square feet, which complies with the maximum lot coverage restriction.

e. Driveways.

The project will be accessed via two driveways, one on Reseda Boulevard and one on Clark Street. All other existing driveways on the project site will be closed.

f. Landscaping.

The project proposes a two level subterranean parking garage along with at-grade parking below the second floor of residential apartment units. As such, the Specific Plan's landscaping requirements for parking lots and parking structures do not apply. For the project's front yard, the project utilizes the alternative identified in § 7.D.3.a, which provides that where sidewalk dining or a water feature is provided, at least 30 percent of the Front Yard in excess of 18 inches shall be landscaped and the remainder shall be finished to City standards or finished with other paving materials. The project will provide approximately 400 square feet of landscape in the Front Yard, and will finish the remaining Front Yard area with attractive pavers.

g. Height.

The project is located within the Tarzana community along the west side of Reseda Boulevard. The height limit for structures in this area is 45 feet. The proposed project has structures with a maximum building height of 56 feet. The structure height of 56 feet is permitted as an on-menu incentive pursuant to LAMC § 12.22 A.25(f)(5)(i). Because the project utilizes the front yard alternative identified in Section 7.A.2.a.1 of the Specific Plan, the project is not subject to the setback from roof perimeter requirement of Section 7.E.1.f.

h. Parking.

Assuming that all commercial space will be restaurant, a maximum of 295 parking spaces would be required. The project provides 317 parking spaces, resulting in a small surplus of 22 parking spaces.

i. Signs.

1. Retail tenant wall signs (as defined within the current Los Angeles Department of City Planning ordinance for on-site wall signs) are allowed only on tenant spaces along Reseda Blvd. Those tenant spaces must contain a retail/commercial use.

a) Wall sign height may not exceed 24"

b) Wall sign may be illuminated.

c) No illuminated sign may be of the flashing, moving or animated type.

d) The total wall sign area for each tenant may not exceed one square foot for each foot of tenant frontage facing Reseda Blvd.

2. Projecting signs for retail tenants (as defined within the current Los Angeles Department of City Planning ordinance for on-site wall signs) are allowed only on tenant spaces along Reseda Blvd. Those tenant spaces must contain a retail/commercial use.

a) Projecting sign area may not be larger than 12" high x 30" wide.

b) Bottom of projecting sign must be at exactly 12'-0" above sidewalk grade.

c) The total projecting sign area for each tenant may not exceed 2.5 square feet.

d) Projecting sign may be externally illuminated. Illumination must be subtle and must be limited to each side of sign. Ambient illumination must be kept to a minimum.

e) No illuminated sign may be of the flashing, moving or animated type.

3. General guidelines.

a) Retail tenants may install window signs. Window signs must follow guidelines as defined within the current Los Angeles Department of City Planning ordinance for on-site window signs.

b) Under no circumstances may the total combined sign area of wall sign, projecting sign and window signs for an individual tenant exceed 70 square feet, regardless of tenant frontage.

c) Sign types such as nameplates and advertising matter not referenced within this criteria are subject to provisions of Section 12.21 A.7 of the Los Angeles Municipal Code.

4. Signage must conform to provisions of Section 12.21 A.7 of the Los Angeles Municipal Code, with the exception of the following:

a) Retail tenants may install illuminated signs as described above.

b) The total sign area for any combination of wall signs, projecting sign and window sign may not exceed 70 square feet of sign area per linear foot of tenant street frontage, regardless of tenant frontage.

c) There may be one or more signs identifying the building, but no one sign may have a surface area which exceeds 50 square feet, nor shall the total surface area of all such signs exceed 50 square feet.

j. Tarzana Neighborhood Council – Design Advisory Committee

The applicant will work with the Neighborhood Council.

2. **The project incorporates mitigation measures, monitoring of 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.**

The project as proposed will not have any detrimental effects on any surrounding properties or on the surrounding public rights-of-way. The Specific Plan contains building and site design standards to promote attractive commercial development. Moreover, the project will comply with all mitigation measures included in the City's environmental review of the project under CEQA.