

**SITE PLAN REVIEW FINDINGS**  
**RESEDA/CLARK MIXED USE PROJECT**

5521-5545 N. Reseda Blvd.  
18525-18531 W. Clark St.  
Tarzana, CA 91356

**PROJECT OVERVIEW/REQUEST**

The Applicant, WCC&E Properties, LLC, seeks to develop the subject properties with a mixed use project comprised of approximately 6,000 square feet of retail and/or restaurant space and approximately 170 multifamily residential units (the “Project”).

The subject properties are located within the boundaries of the Encino-Tarzana Community Plan, the Ventura-Cahuenga Boulevard Corridor Specific Plan, and the Tarzana Streetscape Plan. The Community Plan designates the 5521 through 5545 Reseda Boulevard portions of the subject property as Community Commercial, corresponding to the CR, C2, C4 and RAS3 Zones. The Clark Street portions of the subject property are designated as Medium Residential, corresponding to the R3 Zone. The Specific Plan designates the entire property as Community Commercial.

The Properties are currently zoned as follows:

- C2-1L (5521-5531 Reseda Blvd.)
- C2-1L and P-1L (5545 Reseda Blvd.)
- R1-1 (18525 Clark St.)
- R1-1 (18531 Clark Street)

To develop the properties with the proposed Project, the required entitlements are:

1. **General Plan Amendment** to change the Clark Street parcels from Medium Residential to Community Commercial;
2. **Vesting Zone Change**, to change 5545 Reseda from C2-1L and P-1L to C2-1L, and to change the Clark Street parcels from R1-1 to C2-1L;
3. **Density Bonus/Affordable Housing Incentives Determination**, to authorize the density bonus and the use of two on-menu incentives, including increase in FAR and increase in height;
4. **Site Plan Review**, because the proposed project has 50 or more dwelling units;  
and
5. **Project Permit Compliance**, for compliance with the Specific Plan.