

The Metro Orange Line is located approximately .6 miles to the north at the intersection of Reseda Boulevard and Oxnard Street.

The project application and an Initial Study were submitted to the Department of City Planning on August 9, 2016. The application was reviewed and deemed complete for processing on November 8, 2016. As clarified in the Department of City Planning Memo dated December 13, 2016, projects which are filed with a Vesting Zone Change and applications for which were deemed complete by the Department of City Planning as of December 13, 2016 are exempt from Measure JJJ.

General Plan Land Use Designation

The Encino-Tarzana Community Plan designates a 19,059 square-foot portion of the subject property for Medium land uses with a corresponding zone of R3; and the remaining portion of the property for Community Commercial land uses with corresponding zones of CR, C2, C4 and RAS3. The subject property is zoned P-1L, R-1 and C2-1L.

The Ventura-Cahuenga Boulevard Corridor Specific Plan designates the subject property as Community Commercial.

Surrounding Properties

The surrounding land uses consist of a mixture of residential and commercial uses. Properties to the north and east, across Reseda Boulevard are zoned P, (Q)C1, (Q)C2 and C2 and are primarily developed with one- to three-story buildings with retail, restaurant, office and automotive uses and associated surface parking. Properties to the south, across Clark Street, are zoned R3 and C2 and are developed with one-story retail and restaurant uses and two-story residential uses. Properties to the west are zoned R3 and developed with two- and three-story residential uses.

Street and Circulation

Reseda Boulevard, abutting the property to the east, is designated as a Boulevard II by the Mobility Elements, dedicated to a width of 100 feet and improved with asphalt roadway and concrete curbs, gutters and a sidewalks.

Clark Street, abutting the property to the south, is a Local Street, dedicated to a width of 60 feet and improved with asphalt roadway and concrete curbs, gutters and a sidewalks.

Site Related Cases and Permits

Case No. CPC-2007-5955-GPA-ZC-HD-SPE-SPR-SPP - On April 1, 2009, a Termination Letter was issued for this case. No Public Hearing was conducted and no action was taken.

Case No. APCSV-2003-6588-ZC-ZV - On July 30, 2004, the South Valley Area Planning Commission approved a Zone Variance from Section 12.08 of the Municipal Code to allow a multiple family development on an R1-1 Zoned property prior to the effectuation of the subject zone change request, and recommended that the City Council adopt a Zone Change from R1-1 to (T)(Q)R3-1.

On October 20, 2004, the City Council adopted a Zone Change to R1-1 to (T)(Q)R3-1. (Ordinance No. 176,266; effective December 13, 2004)