

Project Description**May 5, 2017**

5232 & 5226 N. Avenida Oriente, 5235 & 5229 N. Etiwanda Ave., 18250 W. Ventura Blvd.,
Tarzana, 91356

The Project is a request for a Vesting Zone Change & General Plan Amendment from R1-1 / Low I & II Residential to (Q)C2-1 / General Commercial for 5 lots fronting on Ventura Blvd. The request also includes a Ventura-Cahuenga Boulevard Corridor Specific Plan Amendment to bring the site into the Neighborhood and General Commercial Specific Plan Land Use & a Specific Plan Permit for project compliance. The subject property is currently not within the boundaries of the Ventura-Cahuenga Boulevard Specific Plan because the Specific Plan is the guiding plan for commercial development along the boulevard. The lots are currently developed with 5 modest single-family houses constructed in 1950.

The proposed project is to demolish the 4 single-family houses located between Etiwanda Ave. and Avenida Oriente and develop with one 3950 sf medical office building and one 3900 sf medical office building fronting on Ventura Blvd. with surface parking behind. The single lot at 18250 Ventura Blvd., developed with one 1630 sf single-family house will remain physically unchanged but be converted to a general office use.

These 5 properties are the last single-family houses that front on Ventura Blvd., within the Community Plan. All of the adjacent uses are commercial uses with a mix of general and medical office uses and retail. The current zoning for these lots is inconsistent with the rest of the Community and Specific Plan land use designations along Ventura Blvd.

AVENIDA ORIENTE

VENTURA BLVD.

Tree 8 (Fraxinus ucllet) - hollow, and has significant removed.

Tree 9 (Fraxinus ucllet) - significant dieback on the trunk. This tree will:

Tree 10 (Callispermum citri) - trunk scars. This tree will:

LEGAL DESCI

18250 W. VENTURA BLVD.

APN.: 2181-010-001 TF

5235 N. ETIWANDA AVE.

APN: 2181-012-021 TF

5229 N. ETIWANDA AVE.

APN: 2181-012-020 TR

5232 N. AVENIDA ORIENTE

APN: 2181-012-001 TR

5226 N. AVENIDA ORIENTE

APN: 2181-012-001 TR

R1-1/ LOW II RES.
5232 N.
AVENIDA ORIENTE
EXISTING
SINGLE-FAMILY
813 SF

R1-1/ LOW II RESIDENTIAL
5226 N. AVENIDA ORIENTE
EXISTING
SINGLE-FAMILY
1144 SF

R1-1/ LOW II RES.
5235 N. ETIWANDA AVE.
EXISTING
SINGLE-FAMILY
813 SF

R1-1/ LOW II RESIDENTIAL
5229 N. ETIWANDA AVE.
EXISTING
SINGLE-FAMILY
1162 SF

18250 W. VENTURA BLVD.
R1-1/ LOW I RESIDENTIAL
EXISTING BLDG.
PROPOSED GENERAL OFFICE
1630 SF

R1-1
EXISTING SINGLE-FAMILY

R1-1
EXISTING SINGLE-FAMILY

R1-1
EXISTING SINGLE-FAMILY

1
A-1.2

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



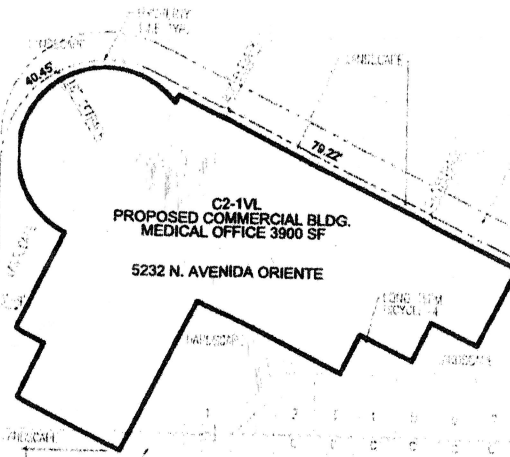
PROJECT SUMMARY

REQUEST: VESTING ZONE CHANGE & GENERAL PLAN AMENDMENT FROM R1-1 TO (Q)C2-1VL & LOW I & II
RESIDENTIAL TO GENERAL COMMERCIAL & SPECIFIC PLAN DESIGNATION OF NEIGHBORHOOD &
GENERAL COMMERCIAL

	5232 & 5226 N. AVENIDA ORIENTE	5235 & 5228 N. ETIWANDA AVE	18250 W. VENTURA BLVD
APN:	2181-012-001 & 002	2181-012-021 & 020	2181-010-001
LOT SIZE:	11,500 SF	12,420 SF	5,890 SF
BLDG. SIZE:	3900 SF (PROPOSED)	3950 SF (PROPOSED)	1630 SF (EXISTING)
FAR 1.25:1:	0.34 (PROPOSED)	0.32 (PROPOSED)	0.28 (EXISTING)
BLDG. HEIGHT:	13' - 20'	13' - 20'	12' (EXIST)
PARKING:	17 CAR & 8 BIKE 1 / 200 SF MEDICAL	16 CAR & 16 BIKE 1 / 200 SF MEDICAL	5 1 / 300 SF OFFICE
LOT COVERAGE:	31%	29%	28%
PARKING LOT LANDSCAPE:	22% (6202 SF LOT / 1365 SF LANDSCAPE)	28% (6406 SF LOT / 1707 SF LANDSCAPE)	15% (570 SF LOT / 86 SF LANDSCAPE)

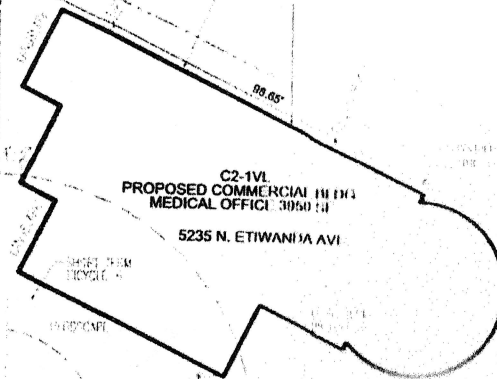
AVENIDA ORIENTE
AVENIDA ORIENTE

VENTURA BLVD.



C2-1VL
PROPOSED COMMERCIAL BLDG.
MEDICAL OFFICE 3900 SF

5232 N. AVENIDA ORIENTE



C2-1VL
PROPOSED COMMERCIAL BLDG.
MEDICAL OFFICE 3950 SF

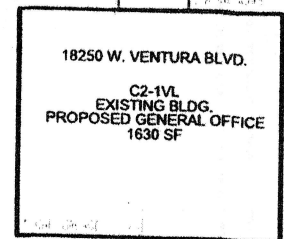
5235 N. ETIWANDA AVE

5226 N. AVENIDA ORIENTE

R1-1
EXISTING SINGLE-FAMILY

5228 N. ETIWANDA AVE

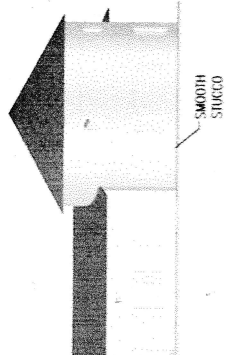
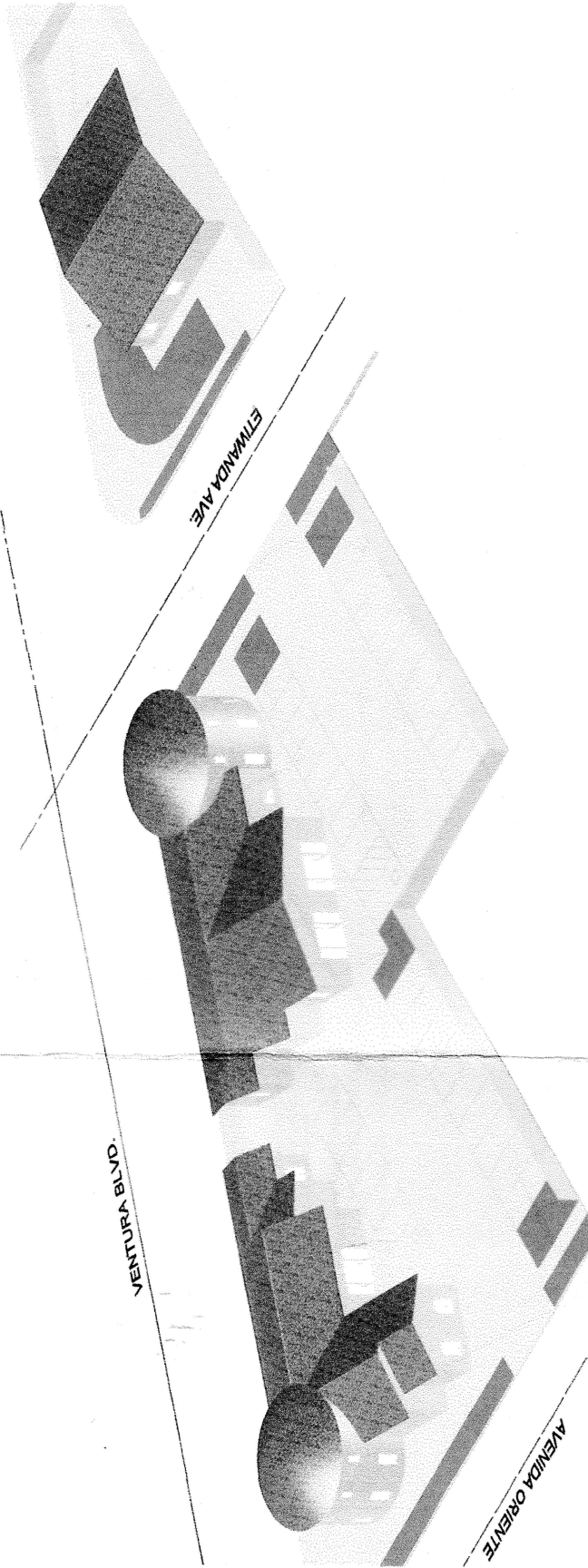
ETIWANDA AVE.



18250 W. VENTURA BLVD.

C2-1VL
EXISTING BLDG.
PROPOSED GENERAL OFFICE
1630 SF

R1-1
EXISTING SINGLE-FAMILY



ORIENTE