



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 19336-19360 W. Ventura Boulevard

Case No. CPC-2018-89-DB-SPR-SPP

Council District: 3 - Blumenfield

CEQA No. ENV-2018-90-CE

Related Cases: None

Held By: Hearing Officer on behalf of the City Planning Commission.

Date: Tuesday, June 25, 2019

Plan Area Encino - Tarzana

Time: 10:30 a.m.

Zone: C2-1VLD

Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Plan Overlay: Ventura/Cahuenga Boulevard Corridor Specific Plan

Land Use: Community Commercial

Staff Contact: Lucerito Martinez, Planning Associate
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Lucy.Martinez@lacity.org
(818) 374-5058

Applicant: Yarcob Investment, LLC,
Kamyar Marouni.

Representative: Heather Waldstein,
Rosenheim & Associates, Inc.

PROPOSED PROJECT:

Demolition of existing car wash and Jiffy Lube (approximately 10,450 square feet of commercial buildings) to construct a new four-story, 54-foot high, 57,680 square-foot, mixed-use building with 59 residential units (seven units set aside for Very Low Income Households) and 8,533 square feet of commercial area on the ground floor. The project includes 146 parking spaces on one level of subterranean parking and at grade parking.

REQUESTED ACTIONS: On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

1. An Exemption from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 a Density Bonus project for a mixed-use project with 59 residential units (seven units set aside for Very Low Income Households) and approximately 8,533 square feet of commercial space, with the following requested incentives:
 - a. On-Menu incentive to allow an increase in FAR from 1:1 to 1.78:1 per LAMC Section 12.22 A 25(f)(4).
 - b. On-Menu incentive to allow an 11-foot height increase to permit a four-story, 54-foot high mixed-use building per LAMC Section 12.22 A 25(f)(5).
 - c. Off-Menu incentive for transitional height per LAMC Section 12.22 A 25(g)(3).
 - d. Off-Menu incentive to permit a 5-foot landscape buffer instead of the required 10-foot per LAMC Section 12.22 A 25(g)(3) for a relief from a Specific Plan Standard.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of more than 50 dwelling units.
4. Pursuant to Section 11.5.7 C, a Project Permit Compliance Review for a new mixed-use project within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300