

PROJECT PERMIT COMPLIANCE & CONDITIONAL USE ZONE

Village Walk Tarzana, Phase I
18620-18640 Ventura Boulevard
5442-5444 Yolanda Avenue

Project Description

I. Approvals Requested

Village Walk Tarzana, LLC (the "Applicant") is the owner of the property associated with 18620-18640 W. Ventura Boulevard and 5442-5444 N. Yolanda Avenue (the "Site") in the City of Los Angeles ("City"), commonly known as Phase I of the Village Walk Tarzana shopping center ("Village Walk"). The Site is developed with a multi-tenant commercial building with eleven tenant suites. The Applicant seeks approvals for the following, which shall constitute the "Project" herein:

- i. Change the use of one two-level 5,935 square foot vacant tenant suite from restaurant to retail;
- ii. Change the use of four single-level vacant tenant suites, totaling 18,246 square feet, from retail to a health club use;
- iii. Addition of a mezzanine, not to exceed 6,000 square feet, within the proposed health club tenant suite, creating an health club space not to exceed 24,246 square feet;
- iv. An exterior façade upgrade (exterior wall treatment) on the Ventura Boulevard elevation along a portion of the frontage of the proposed health club's tenant suite;
- v. One new wall / tenant identification sign for the health club;
- vi. Sign Program to establish maximum permitted sign area for each tenant suite in the Phase I building;
- vii. Establish a Shared Parking Agreement to permit the sharing of off-street parking spaces between all tenants within the entire Village Walk Tarzana shopping center;
- viii. Amendment to the existing off-site parking affidavit to reflect the Shared Parking Agreement and maintenance of parking spaces for the Phase I building in the Village Walk's parking structure located on the adjacent Phase II site; and
- ix. Conditional Use Zone to permit the proposed health club tenant to begin operations at 5:00 AM, in place of the otherwise permitted 7:00 AM hour under the City's Commercial Corner Development regulations.

Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the "Code" or "LAMC") the Applicant hereby requests the following entitlements to permit the proposed Project:

- Specific Plan Project Permit Compliance (SPP), subject to LAMC § 11.5.7; and
- Conditional Use Zone (CUZ) to permit operating hours between 5:00 AM and 7:00 AM on a Commercial Corner, subject to LAMC § 12.24 W.27.

7A 2012-2124-CU-SPP

II. Project Description

Village Walk is a shopping center located on a highly developed commercial stretch of Ventura Boulevard in the Tarzana neighborhood of Los Angeles at the intersection of Ventura Boulevard and Yolanda Avenue. Village Walk is comprised of two multi-tenant commercial buildings on adjacent properties fronting Ventura Boulevard and separated by Yolanda Avenue, as well as a single-story commercial building located at 18734 Ventura Boulevard. Village Walk was approved and constructed in two phases, with Phase I, the Site, located east of Yolanda Avenue, and Phase II (18700 Ventura Blvd.) and the 18734 Ventura Boulevard building located west of Yolanda Avenue.

The Phase I building is currently 41,683 square feet in size, and contains eleven tenant suites that are approved for a mix of retail and restaurant uses. Five of the eleven suites, representing 58-percent of the Phase I building's square footage, are currently vacant. As such, the Applicant is interested changing the use of these vacant tenant suites to encourage new tenancy.

1. Change of Use and Addition of Mezzanine

Tenant Suite 18630 is proposed to change from a restaurant use to a retail use. This tenant suite is located near the center of the Phase I building and is comprised of a ground floor level of 3,262 square feet and a mezzanine level of 2,673 square feet, for a total area of 5,935 square feet. At the time this submittal, no tenant had been identified for this suite.

Tenant suites 18620, 18622, 18624, and 18628 are proposed to change from retail uses to a health club use to be occupied by a single tenant. The health club is anticipated to offer a full range of services, including a customer service area, juice bar, cardio and weight lifting equipment, children waiting area, multipurpose studio space, and shower and changing facilities.

At the time of the application, the net square footage of the area to be tenanted with the health club is a total 18,246 square feet of ground floor area. As part of the Project, the Applicant is requesting approval to allow the construction of a mezzanine level, not to exceed 6,000 square feet, within the proposed health club suite. The new net total of the health club suite, including the mezzanine, would be up to 24,246 square feet. The addition of the proposed mezzanine would have a marginal effect on the Site's FAR, increasing from 0.97 to no more than 1.11. The permissible FAR for the Site under the Ventura-Cahuenga Corridor Specific Plan is 1.25.

2. Exterior Façade Upgrades and Signage

The Project also includes exterior façade upgrades, consisting of an exterior wall treatment along a portion of the health club suite's frontage on the Ventura Boulevard elevation. The façade improvements consist of the application of a wood-like longboard side along approximately 35 linear feet of the building that extends the full height of the building. A

charcoaled color metal canopy that matches the building's other canopies will be installed over the health club suite's entry, as well. In addition, the Project will include a new channel letter wall / tenant identification sign to be located in the same area as the façade upgrades and above the health club entry. The tenant sign will be approximately 127 square feet in size. The Ventura-Cahuenga Corridor Specific Plan permits a sign area of 302 square feet for a tenant suite with 152 feet of linear street frontage. As such, the proposed tenant sign is consistent with the Specific Plan's regulations.

Related, the Project also includes a sign program for the entirety of the Phase I building. The sign program establishes the general permitted location and maximum sign area for each of the current and future tenant suites within the Phase I building in accordance with the Ventura-Cahuenga Corridor Specific Plan's regulations.

3. Parking

A. Current Code-Required Parking for Village Walk

At present, a total of 761 auto parking spaces are provided in the parking structure on the Phase II building site. Of the 761 auto parking spaces, 41 are located on a small surface lot located in the service alley behind the Phase II building, and 720 spaces are located in the subterranean parking structure. In addition to the auto parking spaces, 16 bicycle parking spaces are provided in the surface parking lot behind the Phase II building. Pursuant to the Los Angeles Municipal Code prior to the 2013 bicycle parking update, which amended Section 12.21.A.4 of the Municipal Code, bicycle parking was included in the total provided parking calculation for development projects at a ratio of 1:1. Therefore, the total provided parking for Village Walk is currently 777 spaces.

Pursuant to LAMC § 12.21.A.4 and the Ventura-Cahuenga Corridor Specific Plan, restaurant uses shall be parked at a ratio of 1 automobile space per 100 square feet of floor area, and retail shall be parking at a ratio of 1 automobile parking space per 250 square feet of floor area. At present, the parking requirement for the Phase I building is 234 parking spaces. The Phase II building requires 532 parking spaces, and the building at 18734 Ventura Blvd. requires 11 parking spaces. Therefore, the equivalent of a total of 777 parking spaces is currently required for the Village Walk Tarzana shopping center. (See *Exhibit A: Certificate of Occupancy for Phase II building*, which includes required parking for Phase I building in parking inventory.)

B. New Code-Required Parking for Village Walk

As described in the previous section, the current code-required parking for Village Walk is 777 parking spaces, with 234 spaces required for Phase I, 532 spaces for Phase II, and 11 spaces for the building at 18734 Ventura Boulevard. As such, a total of 777 spaces are currently provided for Village Walk in the parking structure on the Phase II portion of the shopping center.

Pursuant to LAMC § 12.21.A.4 and the Ventura-Cahuenga Corridor Specific Plan, health club uses shall be parking at a ratio of 1 automobile space per 100 square feet of floor area; and retail uses shall be parking at a ratio of 1 automobile parking space per 250 square feet of floor area. Based on the change of uses described as part of the Project, as well as the addition of the mezzanine, not to exceed 6,000 square feet, the total parking requirement for the Phase I building will increase to 368 spaces. The Phase II and 18734 Ventura Blvd. building's parking requirement will remain unchanged at a net total of 543. As a result of the Project, the total required parking for Village Walk will increase to 911 parking spaces, an increase of 134 parking spaces from the existing parking space requirement.

Additionally, while a change of use of the existing floor area does not require the installation of new bicycle parking pursuant to LAMC § 12.21.A.16(c), the addition of up to 6,000 square feet of new floor area will require additional bicycle parking, which is required to be provided at a ratio of 1 long term and 1 short term bicycle space for each 2,000 square feet of floor area. Thus, the addition of the mezzanine will require that an additional 3 short term and 3 long term bicycle parking spaces are provided.

C. Meeting Parking Requirement

i. Garage Re-Stripe and Bicycle Parking Replacement

Separate from the Project and this application, the Applicant is seeking a building permit to re-stripe the subterranean parking structure to create additional parking spaces. The garage re-stripe will net an additional 43 parking spaces, increasing the provided parking of Village Walk to 820 parking spaces.

In addition to the re-stripe, the Applicant's Building Permit includes the installation of 313 new bicycle parking spaces, in addition to the 16 existing bicycle parking spaces. The bicycle parking installation includes 298 long-term spaces to be located inside the subterranean parking structure and 15 short-term bicycle spaces located on the exterior of the Phase II building. Six of these bicycle parking spaces will be used to meet code-required bicycle parking for the mezzanine addition as described previously, resulting in an excess of 307 bicycle parking spaces.

Pursuant to LAMC § 12.21.A.4, the excess 307 bicycle parking spaces may be used to satisfy auto parking requirements at a ratio of 1 auto space per 4 bicycle parking spaces. Thus, the bicycle parking replacement will gross an additional 77 parking spaces. However, the installation of the 298 bicycle spaces in the subterranean garage will result in the loss of 14 auto parking spaces. Thus, the net total of additional parking through bicycle parking replacement is 63 spaces. Accordingly, following the bicycle parking replacement permitted under LAMC § 12.21.A.4, the total provided parking for Village Walk will be 883 parking spaces.

Note, garage re-striping is approved by the Department of Building & Safety and is not subject to discretionary review. Information regarding garage restriping improvements is provided as

background but is not subject to this application. (See Building Permit No. 15016-10000-24650 on file with the City for reference purposes only.)

When including parking spaces gained from both the garage re-stripe and the bicycle swap described above, Village Walk will provide a total of 883 code-permissible parking spaces. Upon the approval of the Project, a total of 911 parking spaces will be required. Consequently, the proposed change of use and floor area addition will require an additional 28 parking spaces to meet code requirements.

ii. Shared Parking

As part of the Project, the Applicant is requesting approval of a Shared Parking Agreement to allow all of the Village Walk's off-street parking spaces to be shared between all of tenant within the entire Village Walk Tarzana shopping center. Based on the shared parking analysis conducted by Linscott Law & Greenspan, included in the Project's application materials, there is more than adequate parking at Village Walk to meet peak parking demand, with an estimated minimum of 141 excess parking spaces at any given time. Importantly, Linscott Law & Greenspan determined that there would be a minimum of 141 excess parking spaces at peak times during full tenant occupancy, including the proposed Project.

D. Revised Off-Site Parking Agreement

The current 234 code-required parking spaces for the Phase I building are presently covenanted to be provided within the Phase II building's parking structure, as recorded as Instrument Number 2014-0154091 by the Los Angeles County Recorder. As a result, the Applicant requests to amend the existing parking covenant to reflect the new required parking following the change of use and addition of the mezzanine space. We anticipate that the revised affidavit will reflect the Shared Parking Agreement and maintenance of parking spaces for the Phase I building within the Village Walk's parking structure located on the adjacent Phase II site.

4. Operating Hours from 5:00 AM to 11:00 PM on Commercial Corner.

As early operating hours is common among health clubs, the Applicant is requesting a Conditional Use Zone permit to allow the proposed health club tenant to begin operations at 5:00 AM, rather than the otherwise permitted 7:00 AM hour under the City's Commercial Corner Development regulations.

Pursuant to LAMC Section 11.5.7, the Project requires a Specific Plan Project Permit Compliance (SPP) determination to permit the following: (i) the proposed changes of uses; (ii) the addition of a mezzanine, not to exceed 6,000 SF; (iii) an exterior façade upgrade; (iv) one new wall / tenant identification sign for the health club; (v) sign program to establish maximum permitted sign areas for the entire Phase I building; (vi); establish the Shared Parking Agreement; and (vii) an amendment to existing off-site parking affidavit to reflect the Shared Parking Agreement and maintenance of parking spaces for the Phase I building in the Village Walk's parking structure located on the adjacent Phase II. In addition, pursuant to LAMC

Section 12.24 W.27, the Project requires a Conditional Use Zone (CUZ) determination to allow the health club tenant to operate between the hours of 5:00 AM and 7:00 AM within a Commercial Corner. The required findings for each entitlement are made in the following sections.

Project Findings

III. Specific Plan Project Permit Compliance (SPP) Findings

The Director or his designee shall grant a Project Permit Compliance upon written findings that the Project satisfies each of the following requirements. (LAMC § 11.5.7 C.2. and Section 9 of the Ventura-Cahuenga Boulevard Corridor Specific Plan), which are prepared herein:

- x. **Does the project substantially comply with the applicable regulations, standards, and provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan?**
 - a. **Use:** The Project is located in the C2 zone and includes a change of use of 5,935 square feet of restaurant to retail use; the change of use of 18,246 square feet from retail to health club use and the addition of a mezzanine, not to exceed 6,000 square feet, within the proposed health club's tenant suite for a new health club not to exceed 24,246 square feet club. Both health club and restaurant uses are permitted in the C2 zone pursuant to Section 12.14.A.1 of the Los Angeles Municipal Code and under the Ventura-Cahuenga Corridor Specific Plan.
 - b. **FAR:** Pursuant to Section 6.B.1 of the Specific Plan, a FAR of 1.25 is permitted for Community Commercial designated areas for properties located West of Interstate 405, such as the Site. The FAR of the existing Phase I building on the Site is currently 0.97. The addition of a mezzanine, not exceeding 6,000 square feet, would increase the FAR of the Site from 0.97 to no more than 1.11, which is less than the maximum permitted FAR of 1.25.
 - c. **Yards/Setbacks/Frontages:** The Project does not propose any alterations to the existing commercial building's yards or setbacks. The Project proposes an exterior façade upgrade to the building, consisting of the application of a wood like longboard side along approximately 35 linear feet of the building that extends the full height of the building. In addition, a charcoaled color metal canopy that matches the buildings other canopies will be installed over the health club suite's entry. The modifications will not impact the existing building's yard or setback.
 - d. **Driveways:** Visitor access to the Phase I building is only available from Ventura Boulevard. Vehicular access to Village Walk is provided via a single driveway on the west side of Yolanda Avenue behind the Phase II building.

The access drive provides direct access to the subterranean parking structure and surface parking lot behind the Phase II building. No construction of, or alterations to points of access are necessary or proposed in conjunction with the Project.

- e. **Landscaping:** The Project does not propose any alterations to the existing commercial building's landscaping.

- f. **Height:** The Project is located in Height District 1VL, which the Municipal Code establishes a maximum height of 45-feet. However, per Section 7.E.1.d of the Specific Plan, the properties located on the south side of Ventura Boulevard between the intersections of Ventura Boulevard and Etiwanda and Wilbur Avenues are limited to a height of 30-feet. The existing commercial building is approximately 30-feet in height. The Project does not propose any alterations to the existing commercial building's height.

- g. **Parking:** Parking for the Phase I building is located on the adjacent Phase II portion of Village Walk. The Phase II site contains a surface parking lot and a subterranean parking structure that is accessed via Yolanda Avenue. The parking structure provides all of the required parking for Village Walk. Due to the proposed changes of use and addition of the mezzanine, the number of required parking spaces for the shopping center will increase from 777 spaces to 910 spaces. The applicant is in the process of obtaining a permit to re-stripe the existing subterranean parking structure to add an additional 43 spaces. Additionally, the Applicant will be installing 309 excess bicycle parking spaces that will result in a net total of 63 auto parking spaces pursuant to LAMC § 12.21.A.4. Upon completion of the parking improvements, Village Walk's parking supply will result in the equivalent of 883 spaces provided.

To comply with Code requirements, the Applicant proposes a Shared Parking Agreement to permit all tenants of Village Walk to share provided parking. Based on the Shared Parking Study, the parking that will be provided by the shopping center in the subterranean parking structure will be more than adequate to meet anticipated parking demand of all shopping center tenants, including the future health club tenant. The Shared Parking Analysis estimates a minimum surplus of 141 parking spaces during peak parking demand hours at full tenant occupancy, including the Project.

- h. **Signs:** Section 8.B.1.a of the Ventura-Cahuenga Boulevard Corridor Specific Plan permits one wall sign for each tenant in multiple-tenant commercial buildings, with a sign area not to exceed two-square feet of sign area per linear street frontage. The health club tenant space will have approximately 151-feet of linear street frontage and is thus permitted a sign area not to

exceed 302 square feet. The Project includes one street-fronting identification sign for the future health club tenant that is approximately 127 square feet in area. The sign will front Ventura Boulevard and be located above the proposed entrance of the health club suite. Pursuant to Section 5.A.2 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, the proposed sign will comply with the applicable development requirements of Section 8 of the Specific Plan and relevant sections of the Los Angeles Municipal Code.

Additionally, as part of the Project, a Sign Program has been prepared for the entirety of the Phase I building. The Sign Program establishes the general permitted location and maximum sign area for each of the current and future tenant suites within the Phase I building in accordance with the Ventura-Cahuenga Corridor Specific Plan's regulations. Accordingly, the Sign Program permits each tenant suite to maintain a sign that does not exceed two-square feet of sign area per linear street frontage.

- xi. Does the project incorporate mitigation measures, monitoring 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 involves the change of use and minor façade improvements to an existing building of an existing shopping center, as well as the addition of a mezzanine not to exceed 6,000 square feet to the interior of a portion of the existing building. The change of use and minor exterior façade improvements to an existing building are categorically exempt pursuant to the City's CEQA Guidelines, Article III, Section I, Class 1, Category 1. Further, the addition of a mezzanine not to exceed 6,000 square feet to an existing building where all public services are available and the area is not environmentally sensitive is also exempt under Category 5b of the same City CEQA guidelines. (See also California Public Resource Code § 15301(a) and § 15301(e)(2) respectively.) As a categorically exempt project, the Project is not expected to have an adverse impact on the environment and no mitigation or monitoring measures are required.

IV. Specific Plan Project Permit Compliance (SPP) – Specific Findings for Shared Parking

The Director or his designee may permit a shared parking agreement as part of a Project Permit Compliance determination so long as the agreement meets the requirements of LAMC § 12.24.X.20 (Section 7.F.4 of the Ventura-Cahuenga Boulevard Corridor Specific Plan).

LAMC § 12.24.X.20 states that a shared parking agreement may be permitted if it is determined that a lower total number of parking spaces than would otherwise be required will provide adequate parking for these uses. Per Section 7.F.4 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, and LAMC § 12.24.X.20, the following findings are prepared herein:

i. A lower total number of parking spaces will provide adequate parking for the uses on the site.

For the purposes of permitting a shared parking agreement, Village Walk contracted with the transportation consulting firm Linscott Law & Greenspan (“LLG”) to conduct a shared parking analysis. This analysis was based on existing parking demand of the existing shopping center and utilized data contained in the second edition of the Shared Parking Manual published by the Urban Land Institute for future tenancies and parking demand after completion of the Project. Further, LLG’s shared parking analysis included the additional anticipated parking demand assuming full occupancy of all currently vacant tenant suites of the shopping center and the tenant occupancy mix proposed as part of the Project.

At present, Village Walk provides 777 parking spaces located in a parking structure located beneath the Phase II building, west of Yolanda Avenue. Village Walk is simultaneously pursuing building permits for restriping of the subterranean garage. Following the completion of garage restriping, 43 parking spaces will be added, resulting in a new total of 804 parking spaces provided. It should also be noted that a net total of 307 excess bicycle parking spaces are to be installed on 14 auto parking spaces pursuant to a building permit concurrently sought by the Applicant. These bike spaces are to be swapped for a net total of 63 additional auto parking spaces pursuant to LAMC § 12.21.A.4. Though these spaces are permitted by the Municipal Code to be added as code required parking, to be conservative, these spaces were not included in the shared parking analysis.

Based on LLG’s shared parking analysis, the parking demand for the weekday peak period totals 663 parking spaces and occurs between 6:00 PM and 7:00 PM. When compared to the provided parking supply of 804 spaces (excluding the bicycle spaces), a surplus of 141 parking spaces is expected. During the weekend periods, the shared parking analysis projects a peak parking demand of 537 spaces between 5:00 PM and 6:00 PM, resulting in a surplus of 267 parking spaces.

Based on the anticipated peak weekday and weekend parking demands, the provided parking supply is expected to be more than sufficient to meet parking demands of the entire shopping center, with a minimum expected parking surplus of 141 spaces. Thus, a shared parking agreement providing a lower total number of code-required parking spaces will provide more than adequate parking for current and future uses.

ii. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

The overall Project will provide an essential and beneficial service to the community by activating long vacant tenant spaces of an existing shopping center and provide a full range of health-club services to the nearby residents, as well as promote a healthy lifestyle. By activating

this previously vacant space with a popular health club, the Project will attract visitors to the shopping center benefitting local business within and near the shopping center.

- iii. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and**

The overall Project will be compatible with adjacent properties and the surrounding neighborhood. The Project Site has a General Plan land use designation of Community Commercial and a zoning designation of C2. Both health club and restaurant uses are permitted in the Community Commercial land use designation and C2 zoning designation. Further, the project is located on the major commercial corridor of Ventura Boulevard, largely surrounded by other commercial properties on the north side of Ventura Boulevard, as well as east and west of the site along Ventura.

Based on the Shared Parking Study prepared LLG and described in response to *Finding i*, the parking to be provided by the shopping center in the subterranean parking structure will be more than adequate to meet anticipated parking demand of all shopping center tenants, including the future health club tenant, with an estimated minimum surplus of 141 parking spaces expected. This large excess of parking spaces ensures there is no parking leakage into neighboring residential streets, and no impact on adjacent land uses to create additional off-site parking. Thus, the Project with a shared parking agreement will not adversely affect or further degrade adjacent properties, neighborhood, or the public health, welfare, and safety.

- iv. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Project is located in the Encino-Tarzana Community Plan Area as part of the City of Los Angeles' General Plan. The project site has a General Plan land use designation of Community Commercial and a zoning designation of C2-1VL. The Project includes a change of use from retail to health club use, and from restaurant to retail use, as well as the addition of floor area to the interior of the existing building. The Encino-Tarzana Community Plan is silent as to shared parking agreements, instead providing goals and policies to drive land use generally. Nevertheless, the overall Project helps the community meet Objective 2-1 of the Encino-Tarzana Community Plan:

Objective 2-1 To conserve and strengthen viable commercial development

Policy 2-1.1 New commercial uses shall be located in existing established commercial areas or existing shopping centers.

The Project will help bring a known and respected national health club tenant into an underused and vacant portion of an existing commercial shopping center. The presence of the health club

will conserve existing commercial development by occupying long-vacant tenant space, as well as strengthen neighborhood amenities by encouraging more visits to the shopping center, benefitting local businesses within and near the shopping center.

Shared parking is permitted as part of a Project Permit Compliance pursuant to Section 7.F.4 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, and LAMC § 12.24 X.20. Based on the Shared Parking Study prepared LLG, the parking provided in the subterranean parking structure will be more than adequate to meet the anticipated peak parking demand of all shopping center tenants, including the future health club tenant with an estimated minimum surplus of 141 parking spaces expected. Further, the shared parking agreement permits Village Walk to leverage existing parking without the need to impact adjacent land uses by creating additional off-site parking and ingress/egress onto Ventura Boulevard or adjacent local streets.

V. Conditional Use Permit (CUZ) Findings for Commercial Corner Development

As part of the Project, the Applicant makes the additional request of a Conditional Use Permit to permit the hours of operation for the future health club tenant to operate between the hours 5:00 am to 11:00 pm daily, in place of the 7:00 am to 11:00 pm hours restricted for Commercial Corner developments.

The Zoning Administrator may, upon application, permit a Commercial Corner Development to operate between the hours of 11:00 PM and 7:00 AM, after making the findings prescribed in LAMC § 12.24.E and § 12.24.W.27, and prepared as follows:

- i. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The health club's requested hours of operation from 5:00 AM to 11:00 PM are common among health clubs across the City. By permitting an earlier opening hour, the health club can provide beneficial services to the community at more convenient and accessible time periods to promote a healthy lifestyle. The earlier operating hours will also strengthen neighborhood amenities by encouraging more visits to the shopping center benefitting local business within and near the shopping center.

- ii. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The overall Project will be compatible with adjacent properties and the surrounding neighborhood because the project is located on the major commercial corridor of Ventura Boulevard largely surrounded by other commercial properties on the north side of Ventura

Boulevard, as well as east and west of the site along Ventura. Further, with the exception of requested façade improvements for the health club tenant, no exterior changes to the building's height or setbacks are requested or proposed.

The request for early operating hours for the health club will provide beneficial services to the residential and work community by permitting the use of the health club and its amenities at more convenient and accessible time periods, as well as promote a healthy lifestyle. Further, the shopping center employs 24-hour security patrol of the two building sites as well as security camera monitoring of the property to prevent loitering, theft, and vandalism at all times.

iii. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Project is located in the Encino-Tarzana Community Plan Area as part of the City of Los Angeles' General Plan. The project site has a General Plan land use designation of Community Commercial and a zoning designation of C2-1VL. The Project includes a change of use from retail to health club use, and from restaurant to retail use. The Project also includes this request to permit the health club to operate between the hours of 5:00 AM and 11:00 PM daily in place of the operating hours between 7:00 AM and 11:00 PM for Commercial Corner Developments. The Encino-Tarzana Community Plan is silent as to hours of operations for specific uses, such as restaurants and health clubs, instead providing goals and policies to drive commercial uses generally. Nevertheless, the overall project helps the community meet Objective 2-1 of the Encino-Tarzana Community Plan:

Objective 2-1 To conserve and strengthen viable commercial development

Policy 2-1.1 New commercial uses shall be located in existing established commercial areas or existing shopping centers.

The Project will help bring a known and respected national health club tenant into an underused and vacant portion of an existing commercial shopping center. The presence of the health club will conserve existing commercial development and strengthen neighborhood amenities by encouraging more visits to the shopping center, benefitting local businesses within and near the shopping center.

With the exception of parking, the Ventura-Cahuenga Specific Plan is similarly silent as to specific requirements and health clubs. Nevertheless, health club uses are permitted in the Community Commercial land use designation of the general plan and C2 zoning designation in the municipal code. With the exception of requested façade improvements for the health club tenant, the project does not propose any alterations to the existing commercial building's exterior, height, setbacks, lot coverage, driveways, or landscaping and will thus continue to meet the requirements of Ventura-Cahuenga Corridor Specific Plan and underlying development regulation of the C2-1VL zoning designation.

- iv. **The project, based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The Project involves the change of use and minor façade improvements to an existing building, as well as the addition of a mezzanine not to exceed 6,000 square feet within the existing building of an existing shopping center. No additional ingress/egress is proposed for construction. The traffic impact analysis prepared by LLG dated May 25, 2016 studied seven intersections near the Site. The traffic analysis identified no significant impact resulting from the proposed Project. Based on this data, the Project will not create traffic hazards or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

- v. **That the project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

Approval of operating hours for the health club tenant between the hours of 5:00 AM and 11:00 PM will not add to a detrimental concentration of mini-shopping centers or commercial corner developments in the vicinity of the Project. The Project Site has a General Plan land use designation of Community Commercial and a zoning designation of C2-1VL. Health club is a permitted use in the Community Commercial land use designation and C2 zoning designation. Further, the Project Site is located along Ventura Boulevard, a major commercial corridor that includes several commercial corner developments and mini-shopping centers. However, many of these shopping centers have long been established, and Village Walk has existed since 2005. The project does not propose the construction of a new mini-shopping center or commercial corner development, and the health club operations and activity will be wholly located within the tenant suite with no changes to the building's height, setbacks, buffers, or landscaping of the existing building.

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

<p>OWNER VILLAGE WALK TARZANA LLC</p> <p>1317 5TH ST STE 200 SANTA MONICA CA 90401</p>	<p>No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof Section 91 109 1 LAMC</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">CERTIFICATE:</td> <td style="width:25%; text-align: center;">Issued-Valid</td> <td style="width:25%; text-align: center;">DATE:</td> </tr> <tr> <td>BY: HENRY L BAGHDASSARIAN</td> <td></td> <td>04/01/2016</td> </tr> </table>	CERTIFICATE:	Issued-Valid	DATE:	BY: HENRY L BAGHDASSARIAN		04/01/2016
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BY: HENRY L BAGHDASSARIAN		04/01/2016					

SITE IDENTIFICATION
ADDRESS: 18700 W VENTURA BLVD 91356

LEGAL DESCRIPTION						
TRACT	BLOCK	LOT(s)	ARB	CO MAP REF #	PARCEL PIN	APN
TR 68070-C		LT 1		M B 1354-23/30	174B121 811	2161-026-002

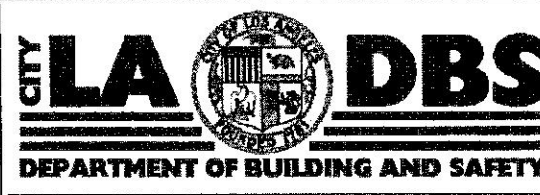
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not

COMMENT RE-ESTABLISH PARKING REQUIREMENTS FOR ENTIRE BUILDING BASED ON AS BUILT FLOOR PLANS.

USE	PRIMARY	OTHER
	Restaurant	Health Club Retail

PERMITS
13026-10000-00596 | 13026-10001-00596 |

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	
A2 Occ. Group	0 Sqft	
M Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	531 Stalls
Parking Req'd for Site (Auto+Bicycle)	83 Stalls	776 Stalls
Provided Compact for Bldg	0 Stalls	212 Stalls
Provided Compact for Site	0 Stalls	250 Stalls
Provided Disabled for Bldg	0 Stalls	14 Stalls
Provided Disabled for Site	0 Stalls	16 Stalls
Provided Standard for Bldg	0 Stalls	305 Stalls
Provided Standard for Site	0 Stalls	495 Stalls
Total Provided Parking for Site	0 Stalls	777 Stalls



APPROVAL

CERTIFICATE NUMBER	120884
BRANCH OFFICE	VN
COUNCIL DISTRICT	3
BUREAU	INSPECTN
DIVISION	BLDGINSF
STATUS	CofO Issued
STATUS BY	HENRY L BAGHDASSARIAN
STATUS DATE	04/01/2016
APPROVED BY	HENRY L BAGHDASSARIAN
EXPIRATION DATE	

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
13026-10000-00596	18700 W Ventura Blvd	Re-establish parking requirements for entire building based on as-built floor plans.	CoID Issued - 04/01/2016 HENRY L BAGHDASSARIAN Permit Finald - 03/17/2016 CAMERON S CHABAN
13026-10001-00596	18700 W Ventura Blvd	*** DEPARTMENT ERROR. NO FEE. Supplemental permit to 13026-10K-00596 to revise structural inventory to include bicycle parking provided for site.	

PARCEL INFORMATION			
Area Planning Commission: South Valley	Census Tract: 1394.01	Certified Neighborhood Council: Tarzana	
Community Plan Area: Encino - Tarzana	Council District: 3	District Map: 174B121	
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 9	Fire District: 2	
Hillside Grading Area: YES	LADBS Branch Office: VN	Let Cut Date: PRIOR-07/29/1962	
Near Source Zone Distance: 12.1	Thomas Brothers Map Grid: 560-HZ	Zone: C2-1VL	

PARCEL DOCUMENT			
Affidavit (AFF) AF-98-1161896-LT	Affidavit (AFF) AF-94-1368543-OB	Affidavit (AFF) AF-95-485443-MB	
Affidavit (AFF) AFF-38141	Affidavit (AFF) AFF-38142	City Planning Cases (CPC) CPC-11708	
City Planning Cases (CPC) CPC-18172-B	City Planning Cases (CPC) CPC-1985-381	City Planning Cases (CPC) CPC-1986-604-GPC	
City Planning Cases (CPC) CPC-1993-34-SPE	City Planning Cases (CPC) CPC-1994-34-SPE	City Planning Cases (CPC) CPC-1999-1-SP	
City Planning Cases (CPC)	City Planning Cases (CPC) CPC-25153-HD	City Planning Cases (CPC) CPC-2681	
CPC-2006-9493-ZC-SPE-SPP-CI-CUB-ZAA-ZAD-YV-SPR		Community Development Block Grant (CDBG)	
City Planning Cases (CPC) CPC-2683	City Planning Cases (CPC) CPC-2785	BID-TARZANA SAFARI WALK	
Conditional Use - Adult Establishment (CUX) CUX-1982-24	Director's Determination (DTRM) DIR-2013-2954-SPP	Ordinance (ORD) ORD-119865	
Ordinance (ORD) ORD-147590	Ordinance (ORD) ORD-164203-SA2750	Ordinance (ORD) ORD-171240	
Ordinance (ORD) ORD-174052	Ordinance (ORD) ORD-179368	Ordinance (ORD) ORD-59574	
Parking Layout (PKLY) PKG-3883	Parking Layout (PKLY) PKG-3982	Parking Layout (PKLY) PKG-3983	
Specific Plan Area (SPA) Ventura Cabuenga Boulevard Corridor	Yard Case (YC) YD-21661	Yard Case (YC) YD-4752-YV	
Zoning Administrator's Case (ZA) ZA-10561	Zoning Administrator's Case (ZA) ZA-1990-541-CUB	Zoning Administrator's Case (ZA) ZA-2008-2609-CUB	
Zoning Administrator's Case (ZA) ZA-2011-2774-CUB	Zoning Administrator's Case (ZA) ZA-2013-471-CUB	Zoning Administrator's Case (ZA) ZA-21661	
Zoning Administrator's Interpretation (ZAI) ZAI-1979-83-B	Zoning Information File (ZIF) ZI-2427 FWY Adj Advisory Notice for Sensitive Uses		

CHECKLIST ITEMS	
Attachment - Owner-Builder Declaration	Permit Flag - Fire Life Safety by LADBS

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
OWNER(S)			
Village Walk Tarzana Llc	1317 5th St STE 200	SANTA MONICA CA 90401	
TENANT			
APPLICANT			
Relationship: Agent for Owner			
Reuben Duarte	333 S. Hope St. 35th Fl.	LOS ANGELES, CA 90071	(213) 213-7249

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION				
NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) . Owner-Builder		NA	0	

SITE IDENTIFICATION-ALL
ADDRESS:
18700 W VENTURA BLVD 91356

LEGAL DESCRIPTION-ALL							
TRACT	BLOCK	LOT(s)	ARB	CO MAP REF #	PARCEL PIN	APN	
TR 16491		77	2	M B 377-1/3	174B121 565	2161-008-021	
TR 2605		4	1	M B 27-55/75	174B121 566	2161-008-021	
TR 68070-C		LT 1		M B 1354-23/30	174B121 811	2161-026-002	