

Project Description

DIR - 2018 - 3809

Project: Mix Use Commercial Project

Project Address: 19335-19347 Ventura Boulevard, Tarzana, CA

The Subject Property consists of 5 lots and is 31,257.50 square foot site located on 19335-19347 Ventura Boulevard in the City of Tarzana. The property has approximately 250 feet of frontage along Ventura Boulevard zoned C2-IVLD and is part of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The subject property is abutting an alley and a freeway (on the north) currently occupied by a 2-story office, 1-story retail, restaurant, 2-story motel building that was demolished and has a surface parking lot. There is a 2-story commercial retail building on east and 1-story retail building/auto body repair on its west. The applicant will dedicate 5 feet of land along the proposed project frontage on Ventura Boulevard per City of Los Angeles Department of Public Works and Bureau of Engineering requirements.

The project is by right and meets all zoning regulations. No modifications or incentives are requested. All required setbacks, 45' building height, allowable maximum floor area and lot coverage are provided.

There are 2-story office building to remain, a freestanding restaurant to be demolished and replaced. The proposed project will maintain the existing 2-story office building on the west and unify all buildings and uses under one concept that creates one uniform façade and continues 2-story look from Ventura Boulevard.

The 2-story office building will remain essentially unchanged with the exception of the Ventura Elevation facelift and to be joined with the new elevator and the lobby to added section of the new building.

The proposed project will provide 2.5 levels of subterranean parking structure and a surface parking accessible from the Ventura Boulevard and from the alley as well. The total of 151 automobile parking spaces and 178 bicycle spaces will be provided.

The newer section of the building will be 3 story and step back starting from the Ventura Boulevard to second and third floors, creating a terraced effect. Architectural design is to create an esthetical, simple and clean lined shaped building that is coherent with the existing building and most of the buildings along Ventura Corridor. Building materials: Predominantly glass storefront, natural limestone, wood siding accented forms and smooth finish cement plaster. The drought tolerant landscape is proposed throughout the project.

The proposed project will provide mix use office commercial building a much needed Business center to serve the surrounding neighborhoods and communities. Our building has been designed to upgrade the built environment it is part of, while still taking into consideration its existing surrounding environment. The architecturally significant building design selected displays richness in form and detail.

Height, Floor Area & Massing

The proposed project is requesting an additional 11 feet from the 45-foot height limit⁶ for a total height of 56 feet, thus necessitating one of the requested actions. The Specific Plan does not allow exceptions for stair and elevator shafts. As such, the stair shaft has been designed in a way so that it does not require a roof when it reaches the roof of the building. The elevator for the building stops on the 5th floor, and then provides a lift system that provides handicap access to the rooftop open space.

Typically, the Floor-to-Area Ratio (FAR) for a site is a function of the height district and zone for the site, however, the Ventura-Cahuenga Corridor Specific Plan sets the FAR for all projects with a Community Commercial General Plan Land Use Designation at 1.25:1. However, the Density Bonus ordinance allows for a FAR of 3:1 if the site meets a number of pre-determined conditions⁷.

The buildable area⁸ for a C2 zone is lot area, which is 11,682 square feet. With a 3:1 FAR, the maximum permitted floor area yields 35,046 square feet. The project proposes 34,487 square feet.

Setbacks

The site setbacks are regulated by the Ventura-Cahuenga Corridor Specific Plan. There is a minimum 18-inch front yard setback required by the Plan, which is the frontage along Reseda Boulevard, and is provided for beyond the required 5-foot dedication on Reseda Boulevard⁹. There is no required side yard for the ground floor commercial uses, however the residential uses above must provide 5 feet, plus an additional foot for every story proposed over the second story, which results in an 8-foot side yard setback on the residential floors. Lastly, the rear yard setback of 20-feet is required by the Specific Plan since the site is adjacent to a residential use¹⁰. The 20-foot rear yard setback is allowed to be measured from the centerline of the alley¹¹.

Automobile Parking

The parking for the proposed site is located within a 2-level subterranean parking garage as well as on the ground floor. The residential parking requirement for the proposed project is 44 auto stalls. The project will be using Parking Option 1, requiring 48 stalls based on the number of habitable rooms. However, the project will be utilizing a 10% bike swap reduction, thus bringing the required number of residential automobile stalls to 44.

The commercial parking for the site is located exclusively on the ground floor, with the requirement being 19 automobile stalls. However, the project will be utilizing a 20% bike swap reduction, thus bringing the required number of commercial automobile stalls to 16.

Therefore, the project proposes 44 residential automobile stalls and 16 commercial automobile stalls, for a grand total of 60 automobile stalls.

Access

Reseda Drive is the main pedestrian access to the site with vehicular access to the subterranean and ground-level parking via the alley.

Open Space & Landscaping

The open space for the required project is 4,200 square feet. The proposed roof deck area accounts for 3,191 square feet of open space while 24 private balconies account for 1,200 square feet of open space, bringing the total provided open space to 4,391 square feet for the proposed project, almost 200 square feet above the requirement. The required landscaped area for the project is 798 square feet, however 1,200 square feet of landscaped area is proposed. The front of the building will be landscaped, providing visual appeal from the street and the roof deck area is intended for common use and will be landscaped accordingly to serve this intent.

The Applicant requests the following discretionary actions:

1. Pursuant to LAMC Section 12.22.A.25(f)(4), a Density Bonus On-Menu Incentive to allow a 35% increase in floor area from 17,523 square feet (as limited by LAMC Section 12.21.1) to 35,047 square feet.
2. Pursuant to LAMC Section 12.22.A.25(f)(2), a Density Bonus On-Menu Incentive to allow for a 20% increase in lot coverage from 8,437 square feet to 10,125 square feet.
3. Pursuant to LAMC Section 12.22.A.25(f)(5), a Density Bonus On-Menu Incentive to allow an 11-foot increase in height from 45-feet (as limited by LAMC Section 12.21.1) to 56-feet.
4. Pursuant to 11.5.7.C., a Specific Plan Project Permit Compliance Review to allow a Project in the Ventura/Cahuenga Corridor Specific Plan.

OFFICE
BLDG
REMAINS



RESTAURANT TO BE
DEMOLISHED