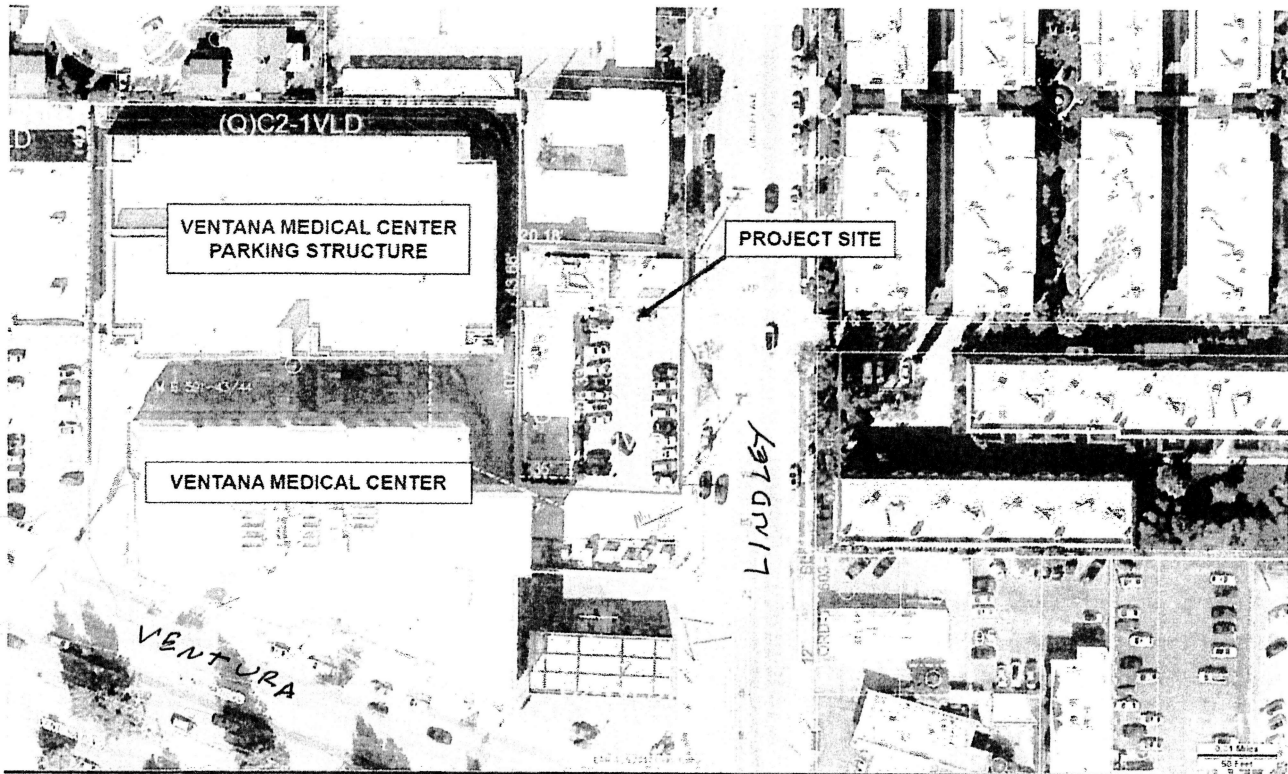


# 5223 LINDLEY

Aerial Photo



The Site is located within the Encino - Tarzana Community Plan ("Community Plan") and is designated Community Commercial under the Community Plan, with corresponding zones of CR, C2, C4 and RAS3. The Site is zoned C2-1VLD and P-1VLD. The C2 zone permits a wide array of land uses including retail, medical office, and multi-family residential uses while the P-1 zone permits parking related uses. The Project requests approval of a Vesting Zone Change for the portion of the Site zoned P-1 to accommodate the medical office use on the entire Site.

The Site is also located within the boundaries of the Ventura / Cahuenga Boulevard Corridor Specific Plan ("Specific Plan"), which establishes numerous use and development regulations that, when they differ from the LAMC, will supersede the LAMC's regulations. The Site is also located within the boundaries of the Tarzana Streetscape Plan, which expands upon the landscaping provisions and standards of the Specific Plan. For the purposes of the Specific Plan, the Site's designation is Neighborhood and General Commercial.

## Surrounding Uses

The Site is located in the Tarzana neighborhood of the San Fernando Valley of Los Angeles. Primary regional access to the Site is provided by Ventura Boulevard and Lindley Avenue, which leads to US-101 to the north, and Interstate 405 to the east. The Site has convenient access to public transportation and is served by multiple Los Angeles County Metropolitan Transportation Authority ("Metro") Rapid

Bus lines as well as local bus lines along Ventura Boulevard. The Site is located adjacent to the Ventana Medical Office Building and Parking Structure on Ventura Boulevard.

### Streets and Circulation

Lindley Avenue, abutting the Site to the west, is designated as an Avenue II with a right-of-way width of 72 feet, and improved with asphalt roadway and concrete curb, gutters and a sidewalk. No dedication is anticipated to be required for this Project.

### Project Analysis

The Applicant proposes to demolish the Site's existing one-story commercial building and surface parking lot in order to develop the Project. The Project will contain approximately 19,185 square feet of medical office floor area, and a total of 5 accessible parking spaces at grade at the Site while the adjacent Parking Structure will provide the other 91 parking spaces

The Medical Building will contain two-stories of community-serving medical uses in a 34-foot high building, which will be compatible with existing medical offices, commercial offices, retail, multi-family and other commercial uses located along Lindley Avenue and Ventura Boulevard, as well as the existing development patterns/standards in the vicinity. The Project will be set back a minimum of eighteen inches from the existing sidewalk along Lindley Avenue. Accessible parking for the Project will be provided at-grade level next to the Building's entrance and at the adjacent parking Structure to the west of the Site. The Project design reduces massing with a partial second level that includes an outdoor patio with seating and landscaping. Additional landscaping would be provided in front of the building along Lindley Avenue and along the ground floor on the west side of the building.

The Project has been designed and will be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards will reduce energy and water usage and waste, and thereby reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure.

### ***Floor Area***

Specific Plan Section 6.B.3 permits a 1.0 FAR for properties designated Neighborhood and General Commercial. The Project requests a Specific Plan Exception to permit 19,185 square feet of floor area (1.15 FAR) in lieu of 16,700 square feet of floor area otherwise permitted with a 1.0 FAR.

### ***Lot Coverage***

Specific Plan Section 7.B.2 permits a maximum lot coverage limit of 60 percent of the Site. The Project requests a Specific Plan Exception to permit a Lot Coverage increase of 12 percent to accommodate the Project's proposed 72 percent lot coverage.