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CITY PLANNING**

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July 6, 2023

Transmitted via U.S. Postal Service and email

Owner/Applicant

Nasser Matloob
Tarzana Collection LLC
315 S. Beverly Drive, Unit 506
Beverly Hills, CA 91406

Representative

Shahab Ghods
Plus Architects
1770 Sawtelle Boulevard
Los Angeles, CA 90025

Case Numbers: CPC-2023-1704-DB-SPP-SPR-HCA

CEQA Number: ENV-2023-1705-EAF

Application Type: Density Bonus, Project Permit
Compliance, Site Plan Review, Housing Crisis Act

Location: 19333-19351 Ventura Boulevard

Plan Area: Tarzana-Encino

Specific Plan: Ventura-Cahuenga Boulevard Corridor

Neighborhood Council: Tarzana

Council District: 3 - Blumenfield

Status of Project Review

This is to advise you that the above referenced cases, filed on March 10, 2023, associated with plans dated October 4, 2022, was submitted to the Department of City Planning Development Services Center and forwarded to the Valley Project Planning Division for review.

I am your assigned Project Planner. In the course of reviewing and processing your case, the Department requests that you clarify, amplify, correct, or otherwise supplement the information provided for the application in accordance with Government Code Section 65944 of the California Government Code. The Department also requests various documents related to CEQA and is not constrained in requesting information for the purposes of CEQA analysis.

No	Item for Correction	Correction Required	Date Corrected	Initials of Approval
For Case No. CPC-2023-1704-DB-SPP-SPR-HCA				
1	Density Bonus Off Menu of Incentives	Please add at least one of the requested Waivers of Development Standards to the proposed list of requests for Density Bonus Off-Menu incentives. Remove the request from the Waiver of Development Standards.		
2	Waiver of Development Standards	Reconfigure and remove the requested Waiver of Development Standards.		

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3	Project Permit Compliance Review	<p>Provide findings for a Project Permit with proposed findings that discuss the following:</p> <ol style="list-style-type: none"> 1. That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; 2. That the project incorporates 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. <p>Signage: Consider including a sign program in conformance with the Ventura-Cahuenga Boulevard Corridor Specific Plan subject to LAMC 11.5.7 C.</p>		
4	Public Hearing and Notice	<p>Please note that in CP-2074, applicants are required to pay BTC for mailing of the Notice of Public Hearing approximately 6-8 weeks prior to a scheduled public hearing date. Mailing labels, photocopy of the mailing labels, an excel spreadsheet of the mailing labels, photocopy of the perjury statement, and notification map will be requested by the project planner approximately 6-8 weeks prior to the public hearing, at which time the applicant shall provide the items. The Department is informing you that these items will be requested at a future date.</p>		
5	Plans	<p>Please provide the followings on plans:</p> <ol style="list-style-type: none"> 1. Colored Elevations. Colored elevations and renderings for all sides are required, including the surrounding context. 2. Parking. Provide subterranean parking area square footage on sheets A0.1, A2.1, and A2.2. 3. Height. The building height shown on the plans differs from the project application and findings. 4. Landscape and Irrigation Plans. Provide information included in landscape and irrigation plans as specified in the Landscape Plan Instructions (CP-6730). Since the project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, please ensure the project complies with the Specific Plan's landscape regulations pursuant to Section 7.D and indicate the percent of landscaping lot area. 		

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		<p>5. Signage. Provide proposed signage (for commercial use). Revising your sign application to include a sign program is advised.</p> <p>https://planning.lacity.org/odocument/cab9c6e9-10f6-4273-a229-0944b12651d4</p> <p>6. Grading Plan. Provide information included per form CP-6730, for projects proposing grading activities, amplifying cubic yards of cut and fill, and quantities of export or import.</p>		
6	A1.1- Site Plan	<p>Per Specific Plan provisions, please provide the following:</p> <ol style="list-style-type: none"> 1. Since the project is located within a Specific Plan, please clarify how the project will comply with the Specific Plan's landscaping requirements. 2. Consider providing a lighting plan or additional information on exterior lighting fixtures. 		
7	Roof Deck	Indicate the solar ready area perimeter on the roof plan.		
8	Planting Plan (Page LP-1)	All existing and proposed trees (protected/non-protected) on-site and in ROW need to be clarified. Include the diameter and species for all trees proposed to be removed and replaced.		
9	Tarzana Streetscape Plan	<p>Ensure the project complies with the Ventura/Cahuenga Boulevard Corridor Specific Plan and the Woodland Hills Streetscape Plan.</p> <p>https://planning.lacity.org/odocument/d3338c45-ba9f-45a8-9f02-7b943586ba17/tarzanastxt.pdf</p>		
10	Planning Zoning Assessment	Provide a digital copy of the approved and signed form.		
11	Freeway Adjacent Advisory Notice	<p>Per the Freeway Adjacent Advisory Notice, consider relocating all patios and balconies, as far from the freeway sources as possible.</p> <p>http://zimas.ci.la.ca.us/documents/zoneinfo/ZI2427.pdf</p>		
12	Affordable Housing Referral Form	Provide an updated Affordable Housing Referral Form if changes to the proposed off-menu/Waiver of Development Standards require an updated form.		
For Case No. ENV-2023-1705-CE (Additional environmental documentation can be requested in the future if necessary.)				
13	Tree Disclosure Statement	<p>This form (CP-4067) is required for the CEQA.</p> <p>All existing and proposed trees (protected/non-protected) on-site and in ROW , need to be clarified.</p>		

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14	Tree Report	Provide an updated tree report for CEQA review. (The Tree Expert must be a Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor, Certified arborist with the International Society of Arboriculture who is a licensed landscape architect, or a Registered consulting arborist with the American Society of Consulting Arborists.)		
15	Vehicle Miles Traveled Analysis	Per the provided VMT calculator the project is required to perform VMT analysis for CEQA review. The Applicant shall fill out this form and submit it with the case filing to obtain a case number. The form shall then be submitted to LADOT for review and approval.		
16	Noise Study	Provide a noise Study for CEQA review. The purpose of this study is to analyze the proposed project's potential temporary noise impacts associated with construction activity and long-term noise impacts associated with project operation, including roadway noise from vehicle trips generated by the proposed project.		
17	Geology and Soils Report	Provide Geology and Soils report.		
18	Transportation Study Assessment	Consider LADOT Transportation Assessment Correspondence dated March 31, 2023, of: <i>"Commercial guests will access the Project via a driveway located in the alley adjacent to Ventura Boulevard. Residents and commercial employees will access the Project via an entry/exit driveway located in the alley west of the commercial driveway exit. An on-site loading zone will be accessed via the alley and located east of the commercial driveway exit."</i>		

The above is necessary in order to conduct an adequate analysis under the California Environmental Quality Act, and other applicable laws, and continue processing your case. Department Forms and Instructions are available online on the Department's Web page at www.planning.lacity.org.

It is the intent of the Department to carry out the entitlement request in a timely manner and therefore request that you provide the information within **60 days** of the date of this letter. In the event that all of the requested information is not provided at that date, the Department may initiate termination of the case file after subsequent outreach to you. Please note, additional requests for information or material may be made subsequent to this letter.

Consistent with Mayor Garcetti's directives to help slow the spread of COVID-19 while continuing to deliver important City services, City Planning is minimizing in-person interaction throughout its

offices. As such, I am happy to schedule a meeting with you via telephone should you need help or clarification of the above requirements. If no clarification is needed, please send the requested information to me via email as a pdf attachment.

Additional information on planning processes, announcements, and upcoming policies is available on the Department's webpage at www.planning.lacity.org.

The case file is located at my office location indicated below, and arrangements to review the case file can be made.

Erin Nash

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