

18250 VENTURA

Project Description

May 5, 2017

5232 & 5226 N. Avenida Oriente, 5235 & 5229 N. Etiwanda Ave., 18250 W. Ventura Blvd.,
Tarzana, 91356

The Project is a request for a Vesting Zone Change & General Plan Amendment from R1-1 / Low I & II Residential to (Q)C2-1 / General Commercial for 5 lots fronting on Ventura Blvd. The request also includes a Ventura-Cahuenga Boulevard Corridor Specific Plan Amendment to bring the site into the Neighborhood and General Commercial Specific Plan Land Use & a Specific Plan Permit for project compliance. The subject property is currently not within the boundaries of the Ventura-Cahuenga Boulevard Specific Plan because the Specific Plan is the guiding plan for commercial development along the boulevard. The lots are currently developed with 5 modest single-family houses constructed in 1950.

The proposed project is to demolish the 4 single-family houses located between Etiwanda Ave. and Avenida Oriente and develop with one 3950 sf medical office building and one 3900 sf medical office building fronting on Ventura Blvd. with surface parking behind. The single lot at 18250 Ventura Blvd., developed with one 1630 sf single-family house will remain physically unchanged but be converted to a general office use.

These 5 properties are the last single-family houses that front on Ventura Blvd., within the Community Plan. All of the adjacent uses are commercial uses with a mix of general and medical office uses and retail. The current zoning for these lots is inconsistent with the rest of the Community and Specific Plan land use designations along Ventura Blvd.

Previous TNC Action on 18250 Ventura

DEVELOPMENT: 18250 Ventura Blvd (Avenida Oriente and Etiwanda):
(Shaffer/Heissler) moved, "Resolved: The Tarzana Neighborhood Council Board approves the Land Use Committee's recommendation to oppose, as currently presented, the application for a zone change from R1-1 to QC2-1, a general plan amendment, a community plan amendment and a Ventura Plan amendment for five lots, two of which boarder on Ventura Boulevard; demolition of four single family houses between Etiwanda Avenue and Avenida Oriente, and construction of two medical office buildings, one 3950 square feet and one 3900 square feet along with surface parking lots and the conversion of one single family house to a general commercial office building. (5 – 1)."

(Goldberg /Silverman) moved to table this motion until the requester (developer) presents changes to this. After discussion, the motion to table was withdrawn.

(Goldberg/Flehinger) then moved to send this back to Land Use. The motion failed 12-2-0. (Goldberg, Flehinger)

- Kathrin Magden, a resident affected by this application, spoke in favor of opposing this application.
- Susan Berberi, a nearby neighbor, talked about how the development has negatively impacted her, financially.
- Sepideh Saghizadeh, a neighbor, talked about the negative impacts of this development to her property.
- Jeff Gross, a neighbor, spoke about parking problems on adjacent streets from this development.
- Maija Lamanis, a renter of a home neighboring this complex, said her would live next to the parking lot if it was expanded.
- Peyman Saghizadeh shared how he was contacted by the developer who tried to intimidate him into selling his property.
- Saman Saghizadeh, a doctor who lives in the neighborhood, talked about the effect of the homeless living around the parking lot and the intimidation his brother and he were subjected to.
- Kathy Delle Donne said that changing the zoning would dramatically affect this area. She is opposed to this project.
- Wayne from Encino blamed Councilman Blumenfield for this project. He suggested recalling the Councilmember.

The motion to oppose this application carried unanimously.