

Accepted for review on:

Assigned Date:

03/15/2018

Staff Assigned:

LUCERITO MARTINEZ

Hearing Waived

/ Date Waived :

No /

Hearing Location:

Hearing Date / Time:

0:00 AM

CPC Action:

CPC Action Date:

End of Appeal Period:

Appealed:

No

BOE Reference Number:

Case on Hold?:

Yes

Primary Address

Address	CNC	CD
19360 W VENTURA BLVD 91356	Tarzana	3

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Project Description:

ON AND OFF MENU DENSITY BONUS AFFORDABLE HOUSING INCENTIVES DETERMINATION, SITE PLAN REVIEW, PROJECT PERMIT COMPLIANCE REVIEW AND SPECIFIC PLAN EXCEPTION FOR A 59 UNIT, MIXED USE BUILDING

Requested Entitlement:

PURSUANT TO LAMC SECTION 11.5.7.C, A PROJECT PERMIT COMPLIANCE REVIEW FOR A PROPOSED DEVELOPMENT WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN; AND, PURSUANT TO LAMC SECTION 11.5.7 F, A SPECIFIC PLAN EXCEPTION TO PERMIT A 5 FOOT LANDSCAPE BUFFER ALONG THE SURFACE PARKING LOT ADJACENT TO A RESIDENTIALLY ZONED LOT IN LIEU OF THE REQUIRED 10 FOOT LANDSCAPE BUFFER; AND, PURSUANT TO LAMC SECTION 12.22A.25(C), A DENSITY BONUS AFFORDABLE HOUSING INCENTIVES DETERMINATION, FOR A TOTAL OF 59 DWELLING UNITS (INCLUDING 7 RESTRICTED AFFORDABLE DWELLING UNITS FOR VERY LOW INCOME HOUSEHOLDS); INCLUDING ONE ON-MENU AND ONE OFF-MENU INCENTIVE; AND, PURSUANT TO LAMC SECTION 12.22.A25(F)(4), AN ON-MENU INCENTIVE FOR INCREASED FLOOR AREA RATIO TO PERMIT A 1.51:1 FAR FOR AFFORDABLE HOUSING DEVELOPMENTS IN A COMMERCIAL ZONE IN HEIGHT DISTRICT 1 FRONTING ON A MAJOR HIGHWAY (VENTURA BOULEVARD) WITHIN 1,500 FEET OF A MAJOR TRANSIT STOP (TAMPA AVENUE AND VENTURA BOULEVARD) IN LIEU OF A 1:1 FAR; AND, PURSUANT TO LAMC SECTION 12.22A.25(G)(3), AN OFF-MENU INVENTIVE TO PERMIT A MAXIMUM HEIGHT OF 52 FEET TO ACCOMMODATE THE ELEVATOR SHAFT IN LIEU OF THE 45 FEET ALLOWED PURSUANT TO THE VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN; AND, PURSUANT TO LAMC SECTION 16.05, A SITE PLAN REVIEW FOR A DEVELOPMENT PROJECT CONSISTING OF 50 OR MORE DWELLING UNITS.

Applicant:

KAMYAR MAROUNI [Company:YARCOH INVESTMENT]

Representative:

HEATHER WALDSTEIN [Company:ROSENHEIM & ASSOCIATES]