

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

DIR 2018-4224-DB-SPP

Env. Case Number

ENV-2018-4225-EAF

Application Type

DB-SPP

Case Filed With (Print Name)

Panalynn Dominguez

Date Filed

2/19/18

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 5431-5505 Reseda Blvd Unit/Space NumberLegal Description² (Lot, Block, Tract) Lot 35 & 36 of Tract TR 8797

Assessor Parcel Number 2160-007-022 & 2160-007-023 Total Lot Area 11,250.5

2. PROJECT DESCRIPTION

Present Use Commercial - 1 story

Proposed Use Mixed-Use

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project Demolition of an existing

1-story commercial building for the construction of a new 5-story, 56' high mixed-use building consisting of 40 units

(with 15% or 5 units set-aside for VLI) and 2,540 sq ft of commercial space over 2-levels of subterranean parking

Additional information attached ☐ YES ☒ NO consisting of 60 automobile stalls and 47 bicycle stalls.

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

5431-5505 Reseda Boulevard

BACKGROUND & FINDINGS



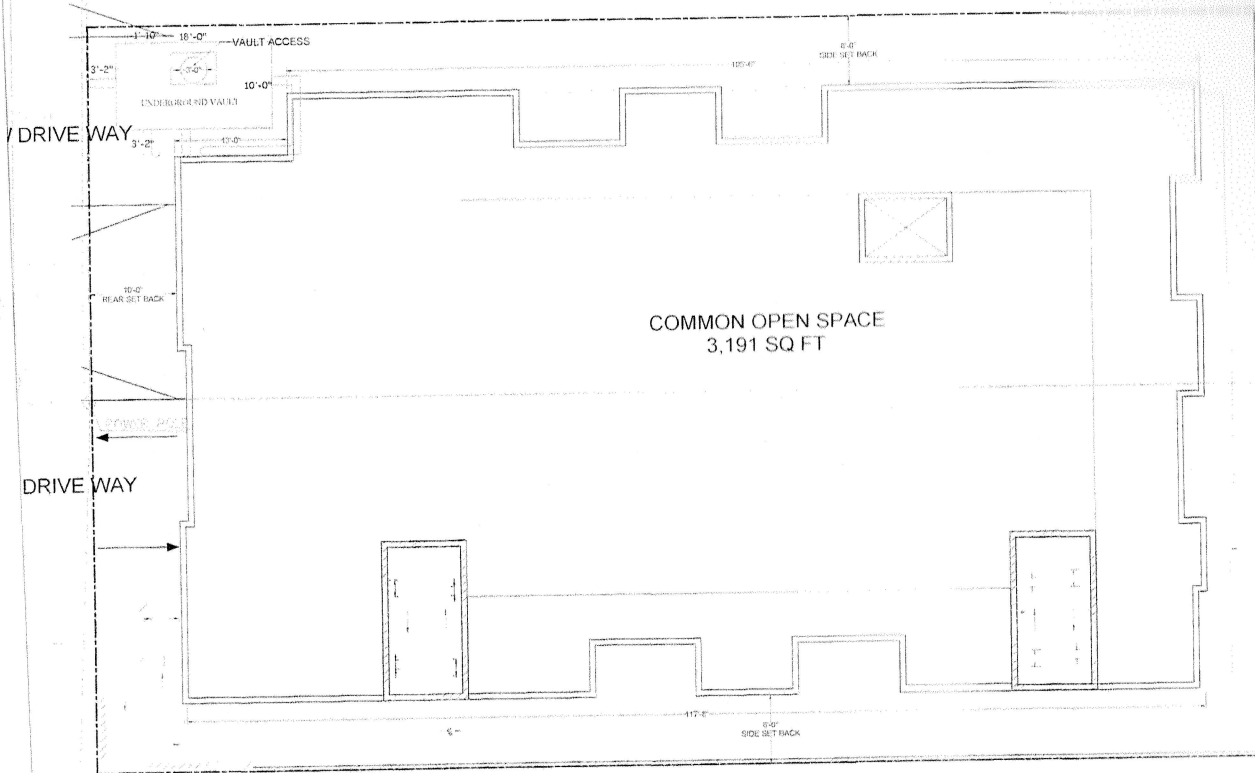
PROJECT SUMMARY

The project site is located across two parcels with a combined lot area of 11,682 square feet at 5431-5505 N Reseda Blvd in the Encino-Tarzana Community Plan area. The Applicant proposes to demolish 3 commercial buildings to develop a new mixed-use project. The project is 5-stories, 56-feet high, consists of 40 units, 60 automobile parking spaces and 44 bicycle spaces, while utilizing 34,487 square feet of floor area (31,941 sq ft of residential and 2,546 sq ft of commercial space). The project consists of 8 studios, 24 one-bedroom units, and 8 two-bedroom units, with 3,191 sq ft of recreational and open space area located on the roof that will encourage the proposed tenants to interact with each other.

Two subterranean parking levels consist of tenant parking, while the ground floor contains commercial parking as well as long-term bicycle parking. Access to all parking levels is off the alley, creating a consistent street wall, pleasant pedestrian experience, and limiting potential traffic-merging issues. The short-term bicycle parking is provided for near the lobby entrance.

The surrounding neighborhood is characterized by commercial and multi-family buildings, with more intense commercial uses found primarily on Reseda Boulevard and Ventura Boulevard, two main arteries within the San Fernando Valley. The subject location is ideally suited for mixed-use,

~10' WIDE ALLEY



RESEDA

SITE PLAN

SCALE 1/8" = 1'-0"

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.

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.

Access

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

REQUESTED ACTIONS

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.
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