

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Hearing By:** Hearing Officer  
**Date:** Wednesday, November 15, 2016  
**Time:** 3:00 p.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard,  
First Floor Conference Room  
Van Nuys, CA 91401

**Staff Contact:** Oliver Netburn  
**Phone No.:** (213) 978-1382  
Oliver.Netburn@lacity.org

**Case No.:** CPC-2016-2881-GPA-ZC-  
HD-DB-SPP-SPR  
**CEQA No.:** ENV-2016-2882-MND  
**Council Nos.:** 3 - Blumenfield  
**Plan Area:** Encino-Tarzana  
**Specific Plan:** Ventura-Cahuenga  
Boulevard Corridor  
**Certified NC:** Tarzana  
**GPLUs:** Medium Residential and  
Community Commercial  
**Zone:** P-1L, R-1 and C2-1L  
**Applicant:** Steve Wasserman,  
WCC&E Properties, LLC.  
**Representative:** Fred Gaines,  
Gaines & Stacey, LLP.

**PROJECT LOCATION:** 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street

**PROPOSED PROJECT:** The project is the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square feet of retail and/or restaurant use with one (1) at-grade and two (2) subterranean parking levels.

**REQUESTED ACTION:** The Hearing Officer will consider:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the parcels located at 18525 and 18531 West Clark Street from Medium Residential to Community Commercial land use;

2. Pursuant to L.A.M.C. Section 12.32-F, a Vesting Zone and Height District Change from P-1L and R-1 to C2-1L;
3. Pursuant to L.A.M.C. Section 12.22-A,25, a 35% Density Bonus (with a set aside of 11%, 20 units, for Very Low Income Households), and two (2) On-Menu Incentives as follows:
  - a. Pursuant to L.A.M.C. Section 12.22-A,25(f)(4), an On-Menu Incentive to permit a Floor Area Ratio of 2.75 to 1 (2.75:1) in lieu of the maximum permitted 1.25 to 1 (1.25:1); and
  - b. Pursuant to L.A.M.C. Section 12.22-A,25(f)(5), an On-Menu Incentive to permit a maximum height of 56 feet (56') in lieu of the permitted 45 feet (45');
4. Pursuant to L.A.M.C. Section 11.5.7-C, a Project Permit Compliance for the Ventura-Cahuenga Boulevard Corridor Specific Plan Area;
5. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;
6. Pursuant to California Public Resources Code Section 21082.1(c)(3), adoption of the Mitigated Negative Declaration (Case No. ENV-2016-2882-MND) for the above referenced project; and
7. Pursuant to California Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2016-2882-MND.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: Oliver Netburn) or e-mailed to [Oliver.Netburn@lacity.org](mailto:Oliver.Netburn@lacity.org).

**REVIEW OF FILE:** Case No. **CPC-2016-2881-GPA-ZC-HD-DB-SPP-SPR**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Oliver Netburn at (213) 978-1382 or e-mail to [Oliver.Netburn@lacity.org](mailto:Oliver.Netburn@lacity.org) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may

be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 482-7082\***