

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2015-1234-CE</u>	Existing Zone <u>C2-1VLD</u>	District Map <u>174B117</u>
APC <u>South Valley</u>	Community Plan <u>Encino-Tarzana</u>	Council District <u>3</u>
Census Tract <u>1394.02</u>	APN <u>2163002003</u>	Case Filed With [DSC Staff] <u>Ricardo Torres</u>
		Date <u>4/2/15</u>

CASE NO. **DIR 2015-1233-SPP**

APPLICATION TYPE

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 19360 Ventura Blvd Tarzan CA Zip Code 91356

Legal Description: Lot _____ Block _____ Tract _____

Lot Dimensions 100'x130' Lot Area (sq. ft.) 13000 sqft. Total Project Size (sq. ft.) 2020 sqft

2. PROJECT DESCRIPTION

Describe what is to be done: Two story Bakery called Bread store
First floor 1370 sqft Second floor 650 sqft TOTAL 2020 sqft.

Present Use: Smog Check. Proposed Use: Commercial Bakery

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Mr. Faramarz Matloob Company FARHAD+MATLOOB ARCHITECTS
 Address: 12340 Santa Monica Blvd Telephone: (30) 207-3317 Fax: () _____
Los Angeles #222 Zip: 90025 E-mail: F. Farhad @ road planner.com
Faramarzmattloob@gmail.com
 Property owner's name (if different from applicant) TVB INVESTMENT LLC
 Address: 19360 VENTURA BLVD Telephone: (818) 943-5380 Fax: (818) 475-5249
TARZANA CA Zip: 91356 E-mail: _____
 Contact person for project information Mr. Faramarz Matloob Company _____
 Address: 12340 Santa Monica Blvd #222 Telephone: (310) 869-5566 Fax: () _____
Los Angeles CA Zip: CA 90025 E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: KAMYAR MAROUNI

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

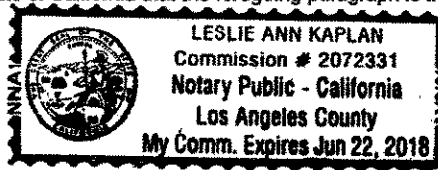
On 2/4/15 before me, LESLIE ANN KAPLAN
(Insert Name of Notary Public and Title)

personally appeared KAMYAR MAROUNI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature] (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>4,787.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0202210539</u>	Deemed Complete by [Project Planner]	Date

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 3
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PROJECT TITLE * DIR 2015-1233-SPP	LOG REFERENCE ENV 2015-1234-CE
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PROJECT LOCATION
*** 19360 Ventura Blvd, Tarzana CA 91356**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
*** New 2 Story Bakery. First floor 1370 sqft, Second floor 650 sqft.**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
*** Faramarz Matloob**

CONTACT PERSON * Faramarz Matloob	AREA CODE * 310	TELEPHONE NUMBER * 869 5566	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>3</u> Category <u>17</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Projects involving less than 35 dwelling units or 15,000 square feet of commercial, industrial, governmental, or institutional floor space where, as determined by the appropriate City department, the project is not in a designated hillside ("H") area or in an officially mapped area of severe geologic hazard, conforms with or is less intensive than the adopted plan, is a fill-in rather than an initial intrusion into an established pattern of development, is not in an officially designated Paleontological, Historical, Archaeological or Seismic Study Area, and, of residential, is more than 1,000 feet from a freeway, railway, or airport, except where the mitigation of potentially significant noise and air quality impacts to an insignificant level is ensured. If any grading is required in connection with such projects, this Categorical Exemption shall not apply unless the grading is also exempted by Subsection d of Subsection 1 of the City CEQA Guidelines.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE: \$81.00	RECEIPT NO. 0202210539	REC'D. BY B & S Cashier
		DATE 4/2/15

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

*** Faramarz Matloob**
NAME (PRINTED)

*** F. Matloob**
SIGNATURE

*** April 2, 2015**
DATE



Community Planning Referral Form

This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

Ventura Blvd specific Plan

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

19360 Ventura Blvd

3. Description of Proposed Project:

2,020sf of new construction (restaurant)

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? Auto use Proposed use? restaurant

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

- Adjustment or Variance
- Conditional Use Permit (e.g. sale of alcohol)
- Coastal Development Permit
- Determination

CPC/APC/Director

- Site Plan Review
- Zone Change/General Plan Amendment
- Conditional Use Permit (e.g. educational institutions)
- Density Bonus

Advisory Agency

- Tract Map/Parcel Map
- Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

DOWNTOWN OFFICE

City Hall - 200 N Spring St.
Rooms 621 & 667

VALLEY OFFICE

Marvin Braude Construction Center - 6262 Van Nuys Bl.
Rooms 351 & 430

Questions 5 & 6 below to be filled out by Community Planner

5. Approved Filing (check all that apply):

Specific Plan/SN

- | | |
|--|--|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| <input type="checkbox"/> Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) | <input type="checkbox"/> Amendment |
| <input checked="" type="checkbox"/> Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Not a project per Specific Plan or SN |

DRB

- Final Review Preliminary Review

CDO/POD/NOD

- | | |
|--|--|
| <input type="checkbox"/> Discretionary Action | <input type="checkbox"/> Sign-off only |
| <input type="checkbox"/> Minor (3 signs or less OR change of use) | <input type="checkbox"/> Not a project |
| <input type="checkbox"/> Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) | |
| <input type="checkbox"/> Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.) | |

HPOZ

- COA CCMP Amendment Demolition Other

Is the project located in a Federal District/ National Register Historic District or a California Register Historic District? Yes¹ No

Does the project involve demolition of a Contributing building or structure? Yes¹ No

1 Certificate of Appropriateness (COA) on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts do not qualify for Categorical Exemptions. Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and direct applicant to apply for an EAF.

Density Bonus


- Density Bonus and/or parking reduction only
- Density Bonus Referral Form attached
- On-menu incentives requested Off-menu incentives requested

GPA and/or ZC

- Consultation completed

6. Environmental Clearance (check one):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Categorical Exemption
(Not for Specific Plan Exception cases, unless the project is a sign) | <input type="checkbox"/> Existing ENV Case Number: _____ |
| <input type="checkbox"/> Environmental Assessment Form (EAF) | <input type="checkbox"/> Public Counter to determine environmental clearance |
| <input type="checkbox"/> Reconsideration of: _____ | <input type="checkbox"/> Other entitlements needed |

Community Planning Staff Signature: 	Phone Number: 81374-9916
Print Name: Jennifer Driver	Date: 3/24/15
Base Fee (List each entitlement base fee separately): Major	

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VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
PROJECT PREVIEW
PRE-APPLICATION WORKSHEET

Project Address: 19360 Ventura Blvd Date: _____
Council District: 3 Neighborhood Council: TACZANA
Project Description: ATwo story Bakery called Bread store
First floor 1,370 Second floor 650 sqft TOTAL 2020 sqft.

- Zone: C2-IVLD
- Plan Land Use Designation (circle one): Neighborhood and General Commercial, Community Commercial, and Regional Commercial. Map page no. 4
- Special District (circle one): Pedestrian Oriented Area (POA), Restricted Use Area, NA Pedestrian Development District, or Regionally Impacted Area.. Map page no. _____

Land Use Regulations:

- Floor Area Ratio permitted (circle one): 1.25:1; 1.0:1; 1.5:1. Proposed _____
(Community Commercial, and Regional Commercial west of San Diego Freeway: 1.25:1)
(Community Commercial on Ventura bounded by Radford Ave., on the east and Colfax Ave., on west: 1.0:1)
(Neighborhood and General Commercial: 1.0:1)
(Regional Commercial east of San Diego Fwy: 1.5:1)
- Lot Area Coverage permitted (circle one): 60%; 75%. Proposed 27 1/2
(Regional and Community commercial, no more than 75%)
(Neighborhood and General commercial, 60%)
- Height Limitation (circle one): 30 ft., 45 ft., 75 ft. Proposed 27'0"
- Setbacks/Yards:
Front Yard, permitted: 18" minimum landscaped setback, Proposed: _____
(Regional and Community Commercial, 10 foot max)
(Neighborhood and General Commercial, if lot width less than 100 feet, 60 foot max or average of all existing structures of block)
(More than 100 feet but less than 200 feet lot width, 20 feet for min. 33 percent of length of front lot line, balance 60 foot or average)
(Greater than 200 feet lot width, 20 feet for min. 50% length of lot width, balance 60 foot or average)

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Side Yards: No side yard permitted, except a 29 foot max. to be used for vehicular access to parking areas and pedestrian access to buildings.
 Corner Lots, side facing side street 18" min., 15' max. landscaped setback.
 Rear Yard, (adjacent to street, 15' min; residential, 20' min).

Parking Ratio required (*circle one*): 1:100 (restaurant), 1:200 (medical), 1:250 (retail), 1:300 (office), or other per LAMC. _____
 No. Existing Parking: 6 No. Proposed Parking: 24

Landscape: 60% of Front Yard in excess of 18" to be landscaped 498 sq.ft.
 Parking Area (sq. ft.): 2703 (15% parking area landscaped, sq.ft.) 405
 Parking Lot Tree ratio requires: (1:4; 1 tree for every 4 spaces) 6 Trees.
 Landscape Buffer for surface parking area adjacent to streets, alley, parking structure, residential use, requires 10 ft) (for others 30"). _____
 Auto repair (requires 10% non-footprint area, 6 ft wall w/Vines) _____

Streetscape Design: The adopted Streetscape and Design Guidelines for this community is the Woodland Hills, Tarzana, Encino, Sherman Oaks, Studio City-Cahuenga Pass Streetscape and Design Guideles which can be accessed via the Internet @ www.lacity.org/PLN.

List the proposed off-site improvements, such as: sidewalks, brick pavers, street trees, etc., which should be consistent with the adopted Streetscape Plan _____

Signage
 Wall signs (permit 2 sq.ft. for every 1 ft. of storefront/lot frontage) 1'-0" x 6'-0" = 639 FT
 Monument sign (permit 1:200, in landscape area, height 6 ft, area 60 sq ft) _____
 Projecting sign (permit one per bldg, area, 16 sq ft, located at entrance, height no higher than roof eave, project no more than 48 inches) _____
 Pole sign (1 sign, if shopping center 1 per street frontage, area 35 sq ft per face, location none on corner lots, height 20 ft max, landscaping equal to total sign area) _____
 Multiple Tenant (Channel, cabinet, illuminated, overall design, color consistent and provide existing sign inventory/analysis) _____

Architectural/Design Articulation: Require identification of the building elements on plan elevations, show recessed walls which break up linear walls, roof elements, bldg. materials, windows, etc.

Recommend Architectural Review/Presentation to local Design Advisor Committee (Woodland Hills, Tarzana, Encino, Sherman Oaks, Studio City, and Cahuenga Pass).

Department of Transportation: Meet with DOT, Albert Isagulian (818) 374-4694 Rm. 320
 Traffic Study, if greater than 42 net trips..... Yes No
 Land/Street Dedication:..... Yes No
 Project Impact Assessment (PIA) Fee:..... Yes No

**VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
DESIGN ADVISORY COMMITTEE REVIEW**

1. Design Advisory Committee/Chair/phone/email: _____
2. Name of City Planning staff conducting preliminary review/phone/email: Jennifer Driver, jennifer.driver@lacity.org, (818) 374-9916
3. Project address: 19360 Ventura Blvd Tarzana 91356
4. Project description: two story 2,020 sqft Bakery called Bread store.
5. Applicant name/phone: Mr. Faramarz Matloob (ARCHITECT) 310-869-5566
6. Property owner/phone: Mr. Kamyar Marouni 213-407-0001
7. Representative name/phone: Mr. Faramarz Matloob (ARCHITECT) 310-869-5566
8. Specific plan issues/conforming/non-conforming: _____
9. Other discretionary actions required: _____

To be completed by the DAC:

In a letter addressed to Jennifer Driver from the Department of City Planning and is also signed by the DAC Chairperson, please review the project in terms of the following:

- Date DAC reviewed the project and/or date the applicant presented to the DAC
- The proposed architectural style: Does the style and articulation of the building include design details that use materials that are consistent with the existing or desired neighborhood character? Does the building use design elements that create a well proportioned and unified building form?
- Proposed signage – is it in scale and is it architecturally compatible with the adjacent buildings? Does the proposed signage comply with the regulations of the Specific Plan?
- Is the project lighting sensitive to the surrounding neighborhood?
- If the project is located in a designated Pedestrian Oriented Area - Does the project incorporate the pedestrian scale such as clear glass windows along the sidewalk, and locate the entrance adjacent to the street? Is the building and site designed to encourage pedestrian activity on the street?
- Does the type of proposed landscaping follow the recommended planting scheme of the respective community's streetscape plan? Does the DAC have suggestions to alternative types of trees to incorporate in the planting scheme?
NOTE to Applicant: The conceptual landscape plan should include the location of existing trees to be removed or saved.
- Does the project incorporate Green Building practices and/or Best Management Practices for stormwater runoff?

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