

Findings for Approval

Project: Mix Use Commercial Project

Project Address: 19335-19347 Ventura Boulevard, Tarzana, CA

1. That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.

There are special circumstances which affect this project. The subject property which is confronting Ventura Boulevard has a natural slope. From west to east the property elevation changes 4'-4" which creates a hardship to continue the existing building first and second floor elevation at the same level throughout the project. The current Ventura/Cahuenga Boulevard Corridor Specific Plan limits the building height at 30 feet maximum. The additional 3 feet height adjustment is a necessity to achieve a continuous second floor and a uniform building facade.

Due to a sloping site it is impractical to comply with a current Ventura/Cahuenga Boulevard Corridor Specific Plan height limitation.

The terraced floors (if designed) will limit leasable flexibility for the tenants.

The 3 feet height adjustment is a necessity to achieve a uniform floor level and compatible building to Ventura/Cahuenga Boulevard Corridor Specific Plan.

2. That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.

Granting the project permit adjustment will make the proposed project substantially coherent with applicable specific plan regulations.

There is a 2-story motel structure on site which is already above the 30 feet height limitation (this building will be demolished). The 2-story existing office building at the west side of the project will remain. Floor levels and its roof height of the existing building continue towards the rest of the project is essential for the accessibility and a good design.

The height of exit staircase and the elevator shafts are technically controlled by its specifications and are a necessity for the vertical functions of the new building.