

BACKGROUND INFORMATION/REQUEST

15027 VENTURA MIXED USE

15027-15033 W VENTURA BOULEVARD
SHERMAN OAKS, CA 91403

PROJECT OVERVIEW / REQUEST

The Applicant, 15027 Ventura LLC, seeks to construct, use and maintain a new, approximately 30,870 square foot, approximately 75 feet in height, mixed-use development containing 33 residential dwelling units, including four dwelling units restricted to Very Low Income Households, and approximately 2,300 SF of ground floor commercial (restaurant) space (the proposed “Project”) at 15027-15033 W Ventura Boulevard (the “Subject Property”). A total of 52 off-street automobile parking spaces and 68 bicycle parking spaces are provided at grade within the building and on one subterranean parking level. The Subject Property is located within the C2-1L Zone and located within the Ventura Cahuenga Boulevard Corridor Specific Plan.

REQUESTED ENTITLEMENTS

The establishment of the proposed Project requires approval of the following:

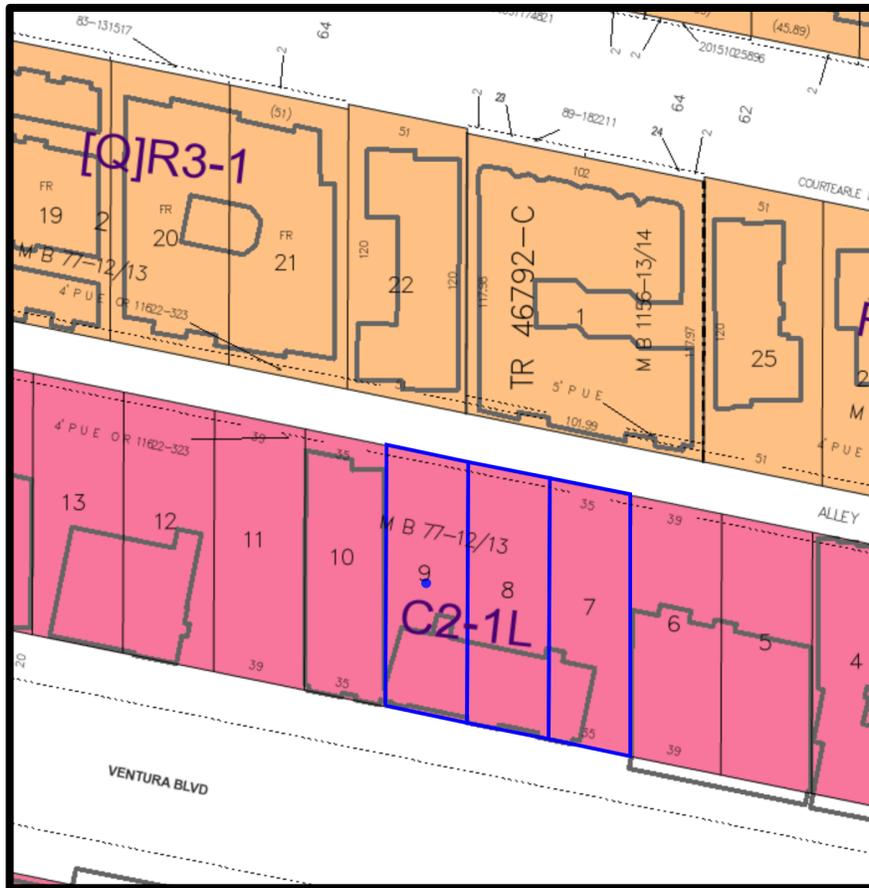
- A **DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES DETERMINATION**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25(c), for a total of 33-dwelling units (including 4 restricted affordable dwelling units for Very Low Income Households); including the following two On-Menu Incentives:
 - Increased **FLOOR AREA RATIO** (“FAR”), pursuant to the provisions of LAMC Section 12.22 A.25(f)(4), to permit a 2.73:1 FAR for an Affordable Housing Development located within a commercial zone located in Height District 1 fronting on a Major Highway (Ventura Boulevard) within 1,500 feet of a Transit Stop (Sepulveda Boulevard and Ventura Boulevard) in lieu of a 1.25:1 FAR; and,
 - Increased **LOT COVERAGE**, pursuant to the provisions of LAMC Section 12.22 A.25(f)(2), to permit a lot coverage of 89% in lieu of 75%.
- A **PROJECT PERMIT COMPLIANCE** approval, pursuant to LAMC Section 11.5.7C, to allow the proposed Project within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan.

BACKGROUND

Subject Property

The Subject Property is a mid-block, generally flat, rectangular shaped lot consisting of 3 separate parcels, connected via a Lot Tie Covenant and Agreement, located at 15027-15033 W Ventura Boulevard in the Sherman Oaks community of Los Angeles. It is legally described as Lots 7, 8, and 9 of Tract 6836 and has a total lot area of approximately 11,322 SF (approximately 0.26 acres). The Subject Property has linear frontage of approximately 108 feet on the north side of Ventura Boulevard, and approximately 108 feet of frontage along a 20' wide alley to the north. As shown in **Figure 1**, below, the Subject Property is located within the C2-1L Zone and is located within the adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area.

FIGURE 1. SUBJECT PROPERTY (W/ZONING)



The Subject Property is currently improved with an approximately 2,521 SF, single story commercial / retail building and associated surface parking, which was constructed in 1940.

Project Description

The proposed Project consists of the demolition of the existing, approximately, 2,521 SF single-story commercial building and surface parking lot, and the construction, use and maintenance of an approximately 30,870 square foot, six story, mixed-use development project containing 33 residential dwelling units, which includes four dwelling units restricted for Very Low Income Households, and approximately 2,300 SF of ground floor commercial (restaurant) space, located at 15027-15033 Ventura Boulevard.

As shown on the enclosed plans, the proposed six-story building has a maximum height of 75 feet to the top of the parapet. As prescribed by the Ventura Cahuenga Boulevard Corridor Specific Plan, the building steps up in height as it steps back from the frontage of Ventura Boulevard, reaching its maximum height of 75 feet along the northern portion of the Subject Property adjacent to the alley.

The design of the building utilizes a neutral pallet of building colors and materials that are in keeping with and complementary with the surrounding neighborhood. The base of the building is flanked with stone travertine cladding with short returns on both sides of the building, while the upper floors employ the use of cement plaster and metal siding. As stated above the building steps back from Ventura Boulevard leaving a series of outdoor verandas adjacent to the Ventura Boulevard, providing interest and activating the street frontage. A decorative exterior staircase is provided from the second to third level terraces along Ventura Boulevard. An open stairwell is also located along the rear of the building providing access from the second floor to the sixth floor.

The proposed Project contains an approximately 2,300 SF commercial space on the ground floor, currently planned and parked for a restaurant use. There is also a small residential lobby located on the ground floor with elevator and stairwell access to the residential floors above. An entrance to both the restaurant and lobby area, are provided on Ventura Boulevard. The remainder of the ground floor is dedicated to automobile parking for the commercial use and visitors to the building.

The 33 residential dwelling units, containing a mix of one- and two-bedroom units, are provided on the five residential floors above the ground floor. The building is oriented around a large landscaped open space courtyard located on the second floor and is open to the floors above. The eight residential units on the second floor have private terraces located on the east and west elevations of the building. The third through sixth floors have common open space, including covered recreation areas, which front on Ventura Boulevard. The number of units per floor decreases as the floors go up, with 7 units on the third floor and six units each on the fourth through sixth floors.

The proposed Project provides 3,762 square feet of open space. The open space includes the landscaped courtyard and outdoor covered recreation areas, as well as, the private terraces for the second floor residential dwelling units.

As shown in the enclosed plans, the proposed Project provides 52 on-site automobile parking spaces, comprised of 42 spaces and 10 lifts, as well as 68 bicycle parking spaces.

Commercial parking and visitor parking is located on the ground floor level. Parking for residents is located on the subterranean level of the building.

Vehicular Access to the Subject Property is from the adjacent alley to the north while pedestrian access is from Ventura Boulevard.

STREETS AND CIRCULATION

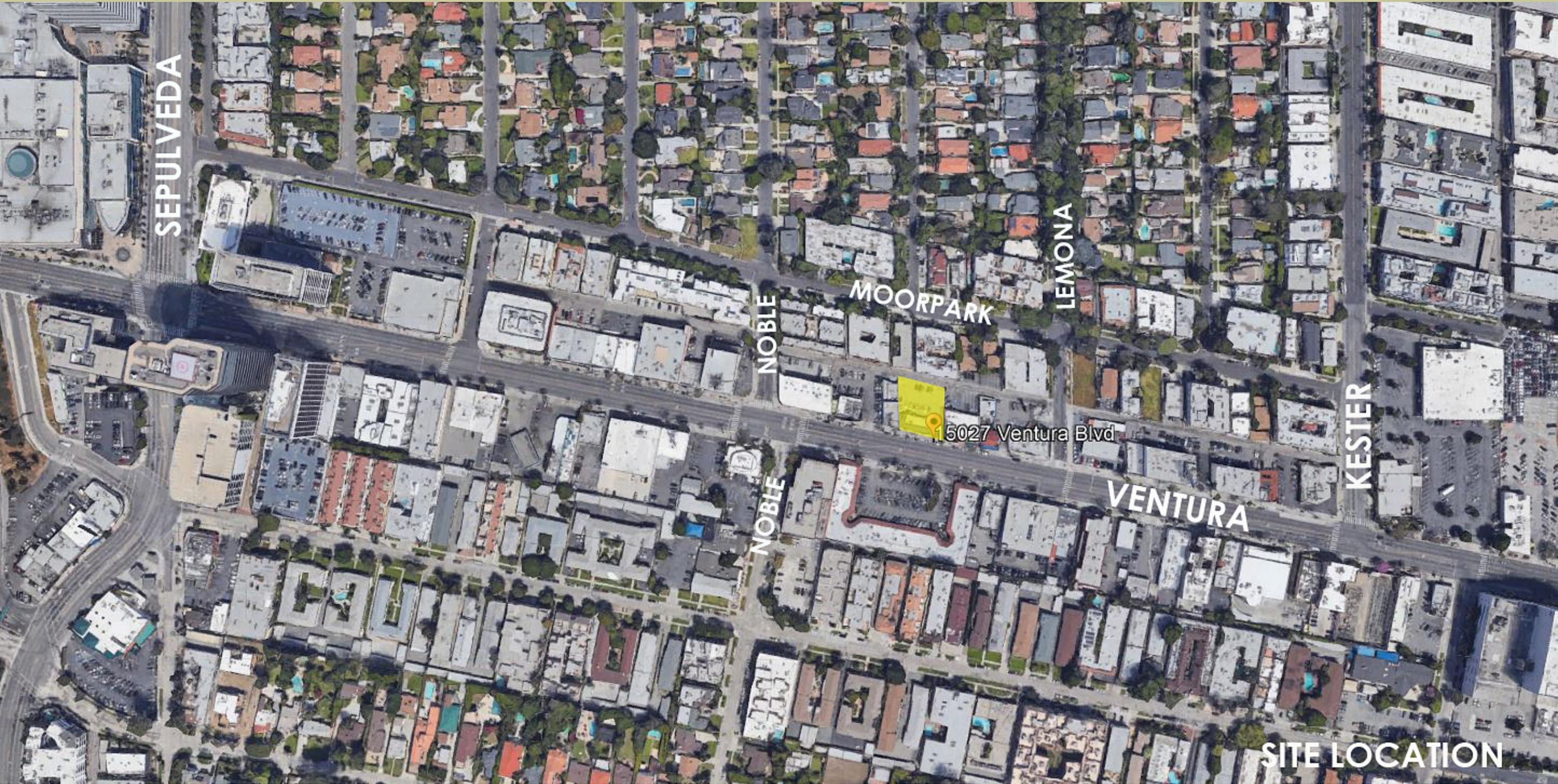
Ventura Boulevard – The Mobility Plan 2035 designates Ventura Boulevard as a Boulevard II. The portion of Ventura Boulevard adjoining the Subject Property along the south property line, is designated to a half Right of Way (“ROW”) width of 55 feet and a half Roadway width of 40 feet. Currently, the street is dedicated to a half ROW width of approximately 50 feet with a half Roadway of approximately 30 feet and is improved with paved street, curb, gutter, and sidewalk.

GENERAL PLAN

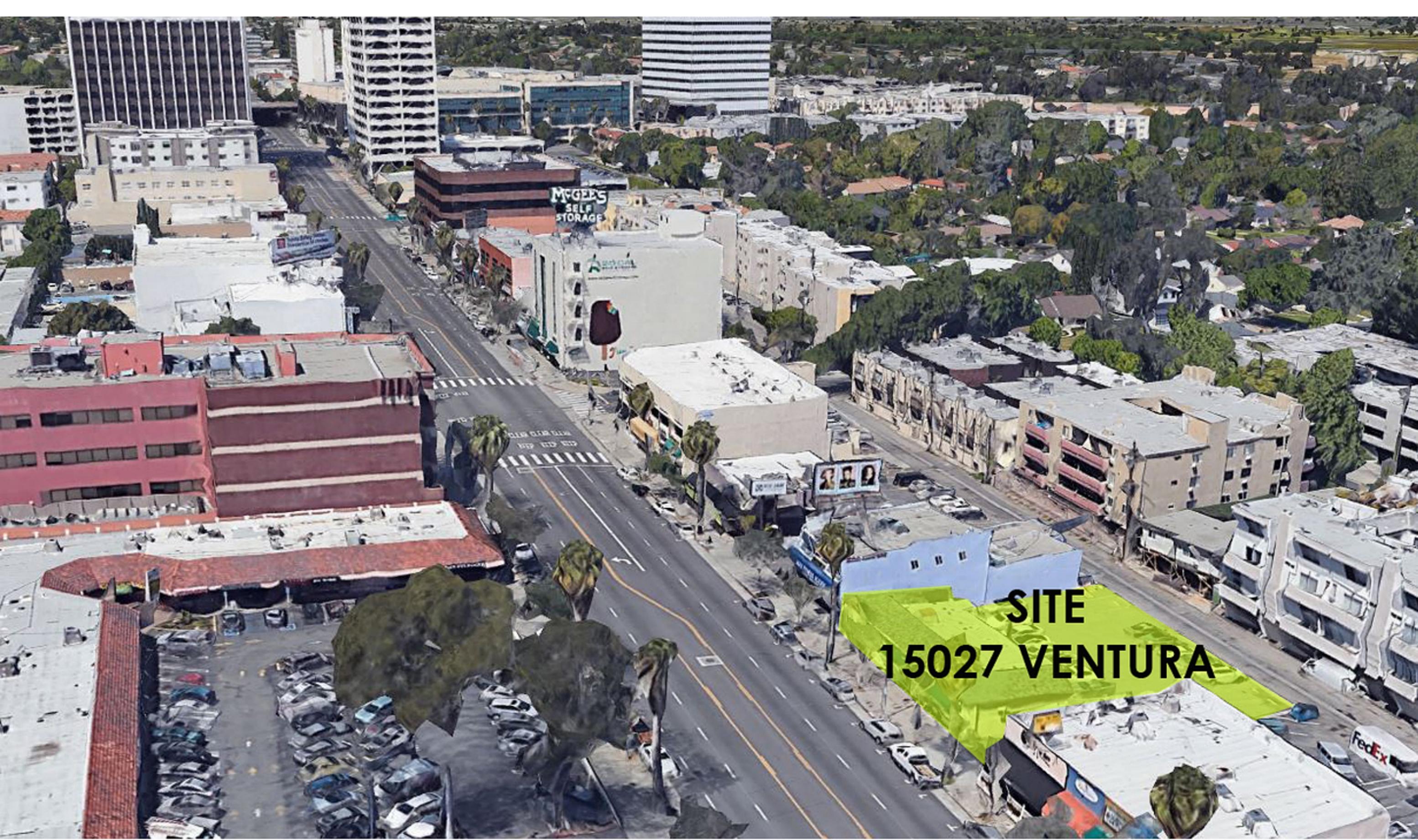
The Subject Property is located within the adopted Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area, and is designated for Community Commercial land uses corresponding to the CR, C2, C4, RAS3, RAS4, P and PB Zones. It is also located within located within the Ventura Cahuenga Boulevard Corridor Specific Plan.

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15027 VENTURA BOULEVARD



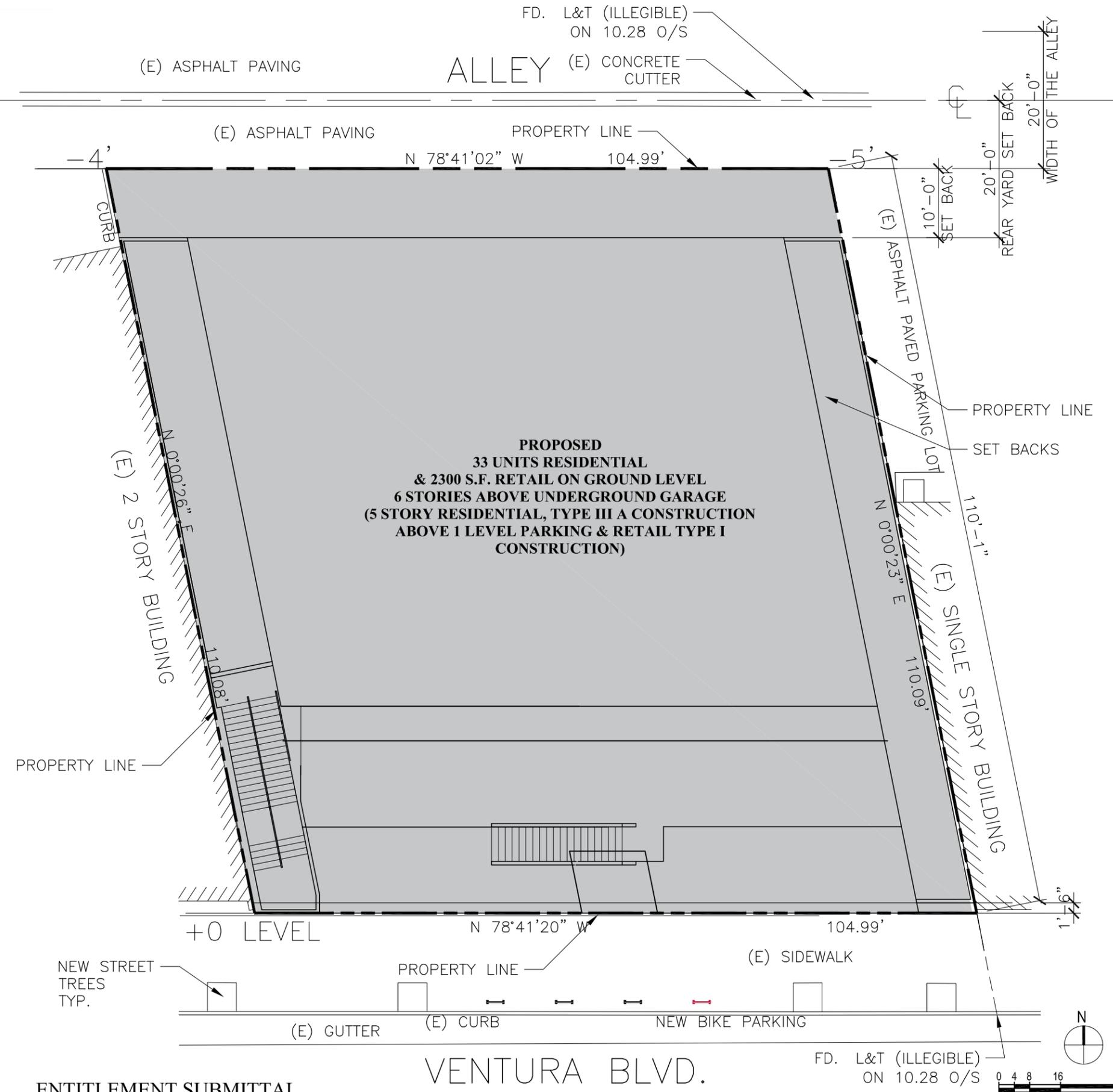
SITE LOCATION



**SITE
15027 VENTURA**



EXISTING



PROJECT INFO.	
PROJECT DESCRIPTION	BY RAA:
PROJECT ADDRESS	15027-15033 W VENTURA BLVD.
PROJECT OWNER	15027 VENTURA, LLC 4116 MAGNOLIA BLVD. #203. BURBANK, CA 91505
APN	2264016004
LOT NO.	Lots 7, 8 & 9
LEGAL DESCRIPTION	TR 6836; Block 2; Lots, 7,8, &9; MB 77-12/13; PIN 168B145 1009
ZONING	C2-IL
SPECIFIC PLAN	VENTURA-CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN
GENERAL PLAN LAND USE	COMMUNITY COMMERCIAL
TYPE OF OCCUPANCY	B, R2, S2 (RETAIL, RESTAURANT, RESIDENTIAL, PARKING)

LOT AND BUILDING INFO.			
LOT SIZE	11322 S.F.		
	FLOOR AREA		
	BUILDING	COVERED WALKWAYS	PARKING
LOWER PARKING LEVEL			10500 S.F.
LOBBY LEVEL-RETAIL GRADE PARKING LEVEL	2668 S.F.		6132 S.F.
1ST FLOOR	5956 S.F.	1104 S.F.	
2ND FLOOR	4863 S.F.	1340 S.F.	
3RD FLOOR	4343 S.F.	757 S.F.	
4TH FLOOR	4400 S.F.	731 S.F.	
5TH FLOOR	4214 S.F.	494 S.F.	
FAR TOTAL	30870 S.F., (ALLOWABLE=33966 S.F.), 2.73		16632 S.F.
TOTAL FOOTPRINT	10131 S.F.		
BUILDING LOT COVERAGE	89%		
HEIGHT LIMIT	75'-0"		
CONSTRUCTION TYPE	III A & I FOR PARKING GARAGE (FULLY SPRINKLERED)		

REQUIREMENTS:

UNITS

- 1 BEDROOM UNITS = 30
- 2 BEDROOM UNITS = 3
- TOTAL UNITS = 33**

DENSITY BONUS PARKING:

- 1 BEDROOM = 1 SPACE
- 2 BEDROOM = 2 SPACE
- RESTAURANT = 1 SPACE PER 100 S.F.

BIKE PARKING REQUIRED:

- LOWER GARAGE**
- SHORT TERM= 3 FOR 33 UNITS
- LONG TERM= 33 FOR 33 UNITS
- LOBBY LEVEL:**
- SHORT TERM= 2 PER 2,300 SF
- LONG TERM= 2 PER 2,300 SF
- TOTAL BIKE PARKING PROVIDED = 68**
(INCLUDES 28 IN LIEU FOR PARKING)

OPEN SPACE:

- REQUIRED 100 SF/UNIT <3 HABITABLE ROOMS
- REQUIRED 120 SF/UNIT = 3 HABITABLE ROOMS
- TOTAL REQUIRED = 3375 SF OPEN SPACE**
- PROVIDED = 3762 SF OPEN SPACE**

LANDSCAPE:

- REQUIRED 25% OF COMMON OPEN SPACE = 422 S.F.
- PROVIDED= 447 S.F.

PARKING REQUIRED:

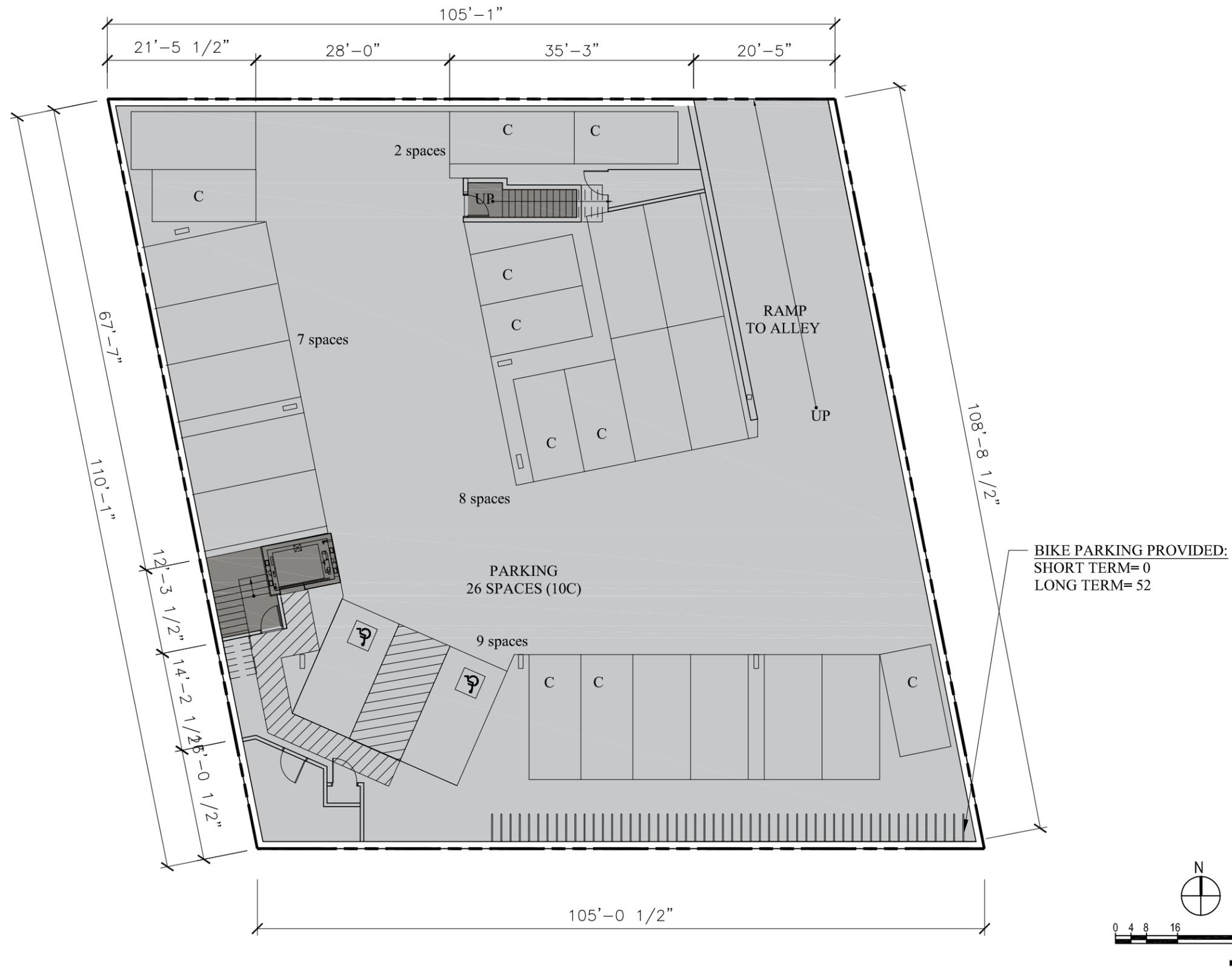
- DENSITY BONUS = 36 SPACES
- RESTAURANT = 23 SPACES
- BIKE IN LIEU 28 BIKE PARKING = 7 SPACES
- TOTAL = 52 SPACES**

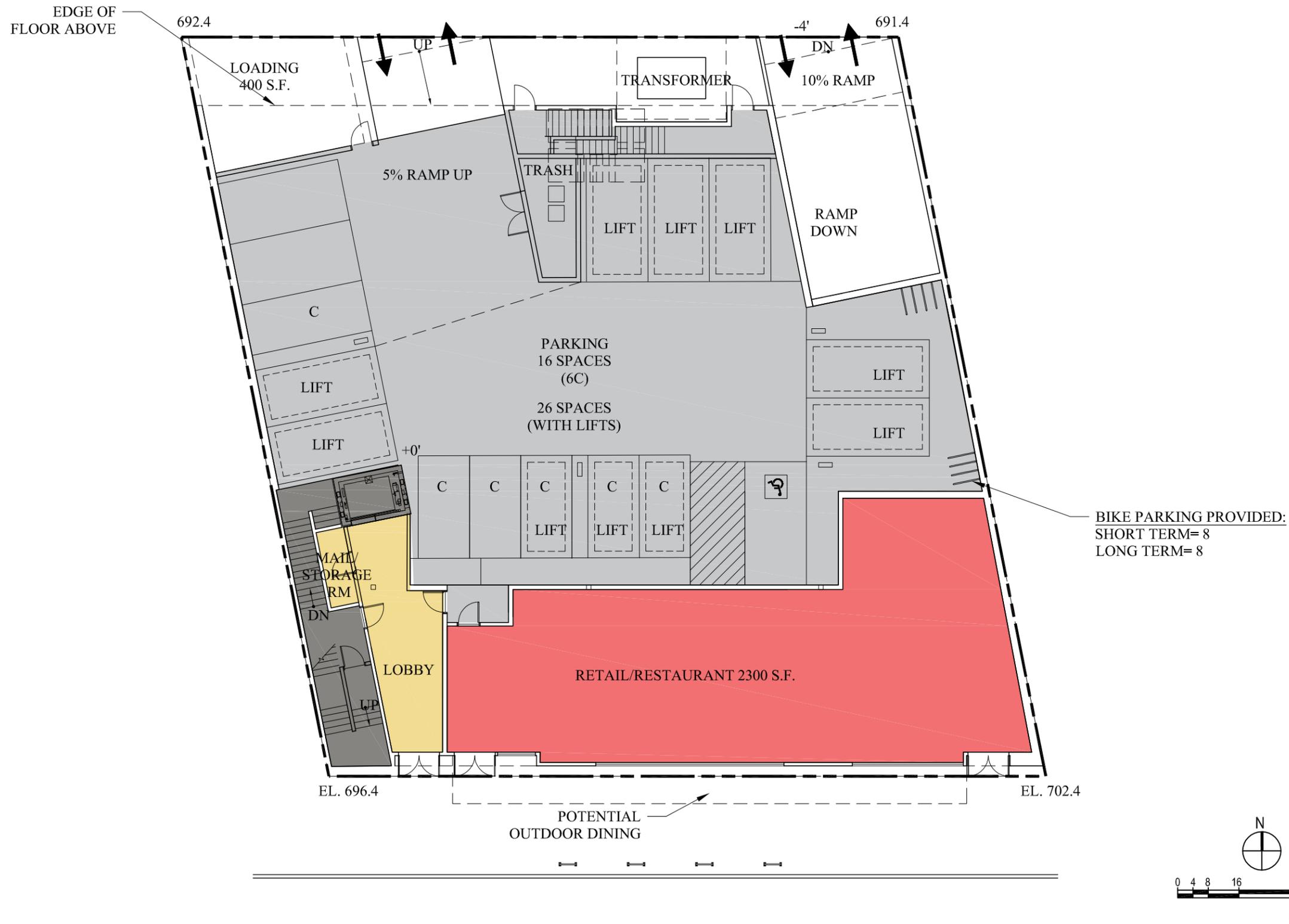
PARKING PROVIDED:

- STANDARD = 23 SPACES (+7 LIFTS)
- COMPACT = 16 SPACES (+3 LIFTS)
- ADA = 3 SPACES
- TOTAL = 42 SPACES (+10 LIFTS) = 52 SPACES**

PLOT PLAN

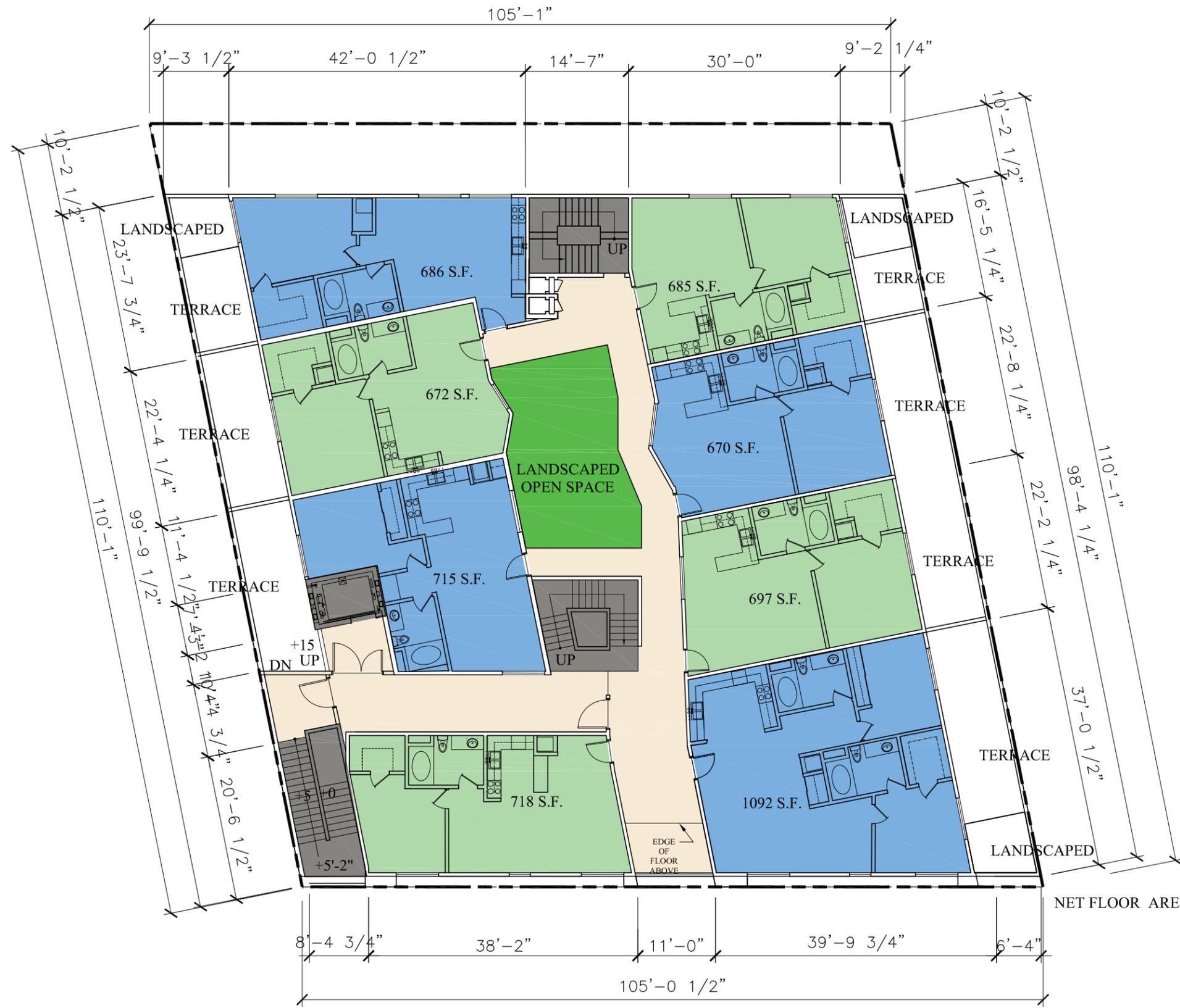
ENTITLEMENT SUBMITTAL





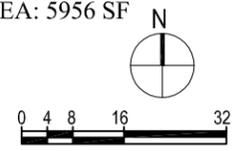


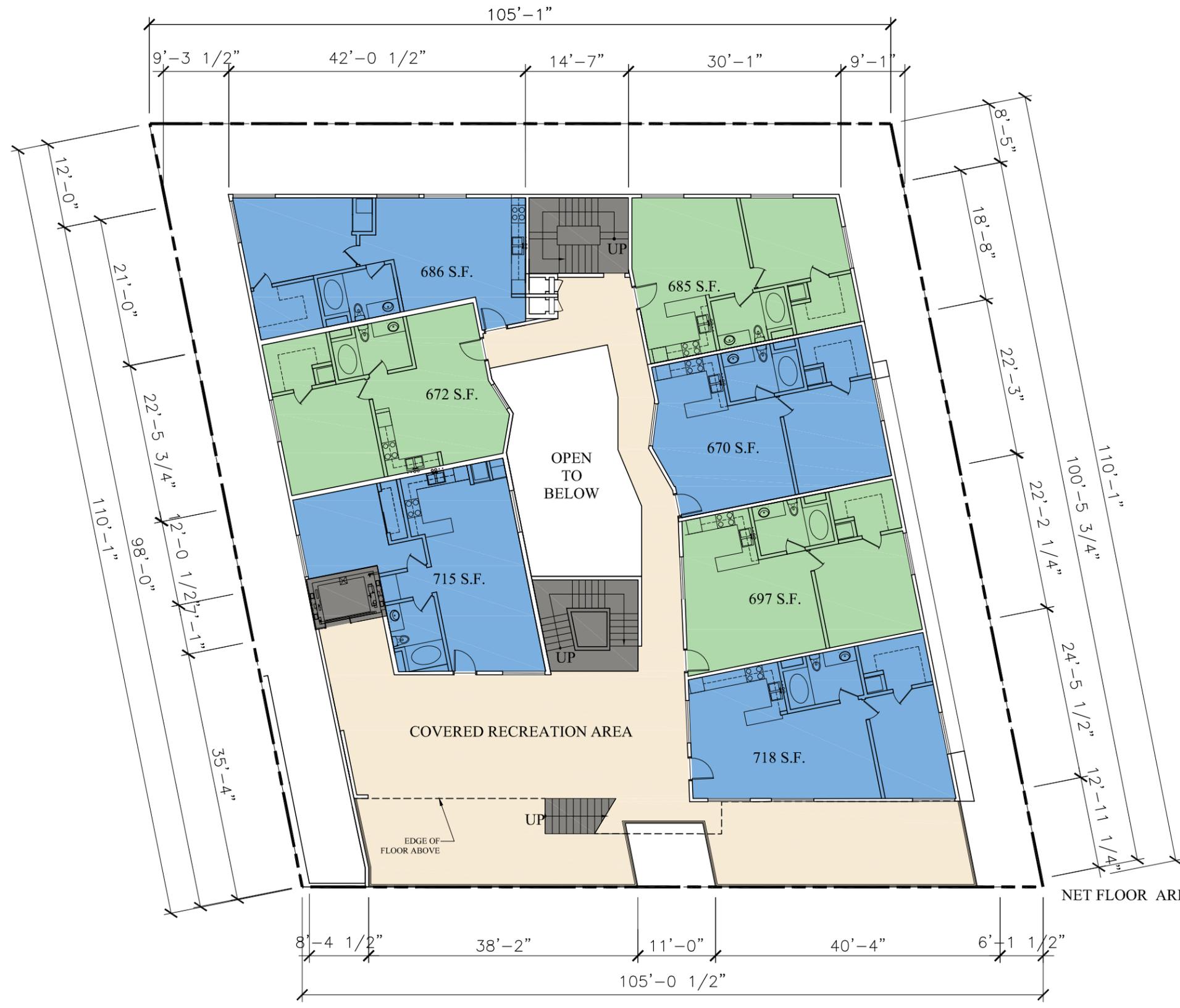
WALKING EAST



LEGEND

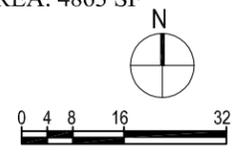
- UNITS
- UNITS
- BUILDING COMMON AREAS
- LANDSCAPE
- GARAGE PLAN
- RETAIL
- CIRCULATION
- PROPERTY LINE

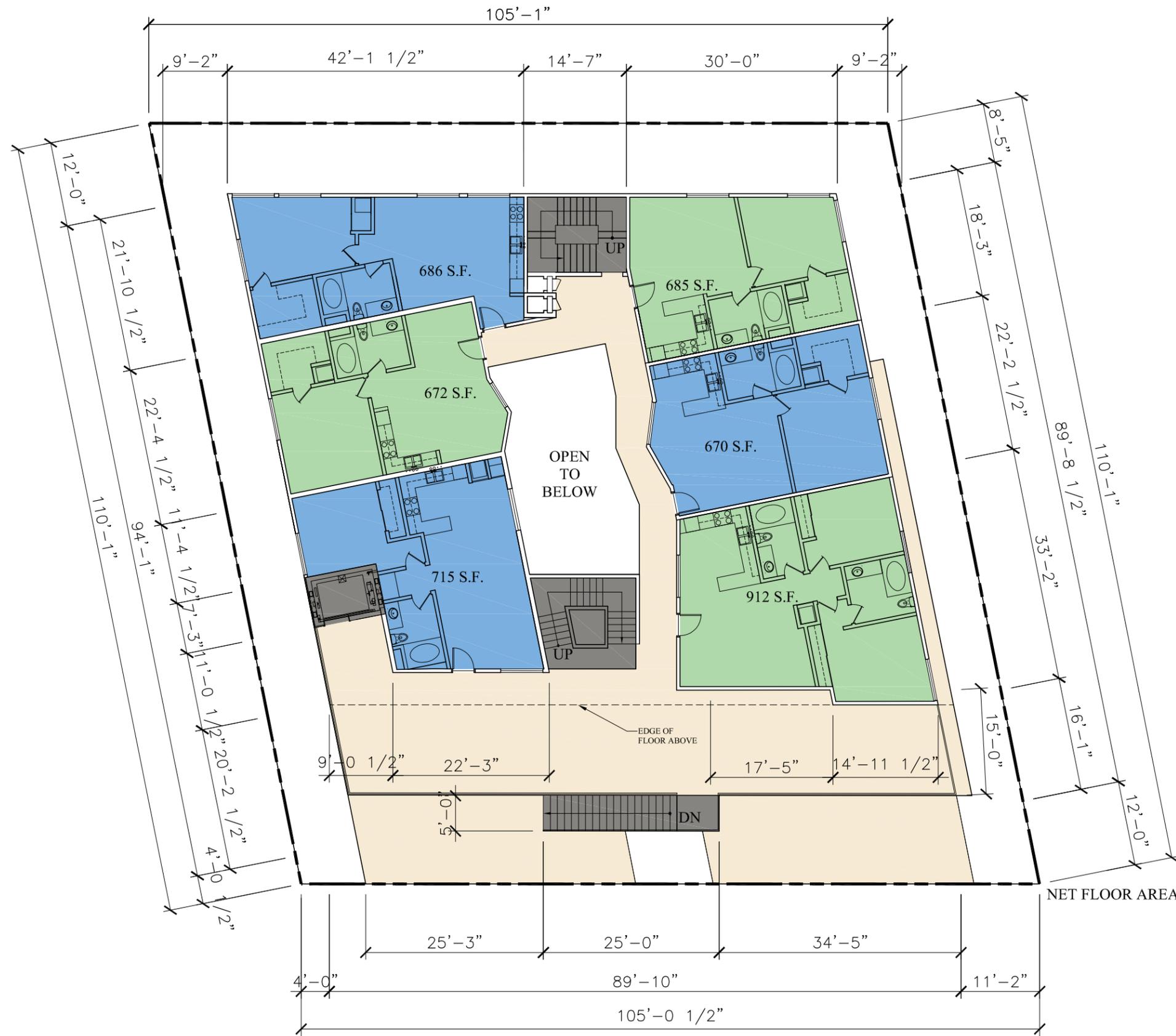




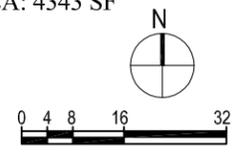
LEGEND

- UNITS
- UNITS
- BUILDING COMMON AREAS
- LANDSCAPE
- GARAGE PLAN
- RETAIL
- CIRCULATION
- PROPERTY LINE

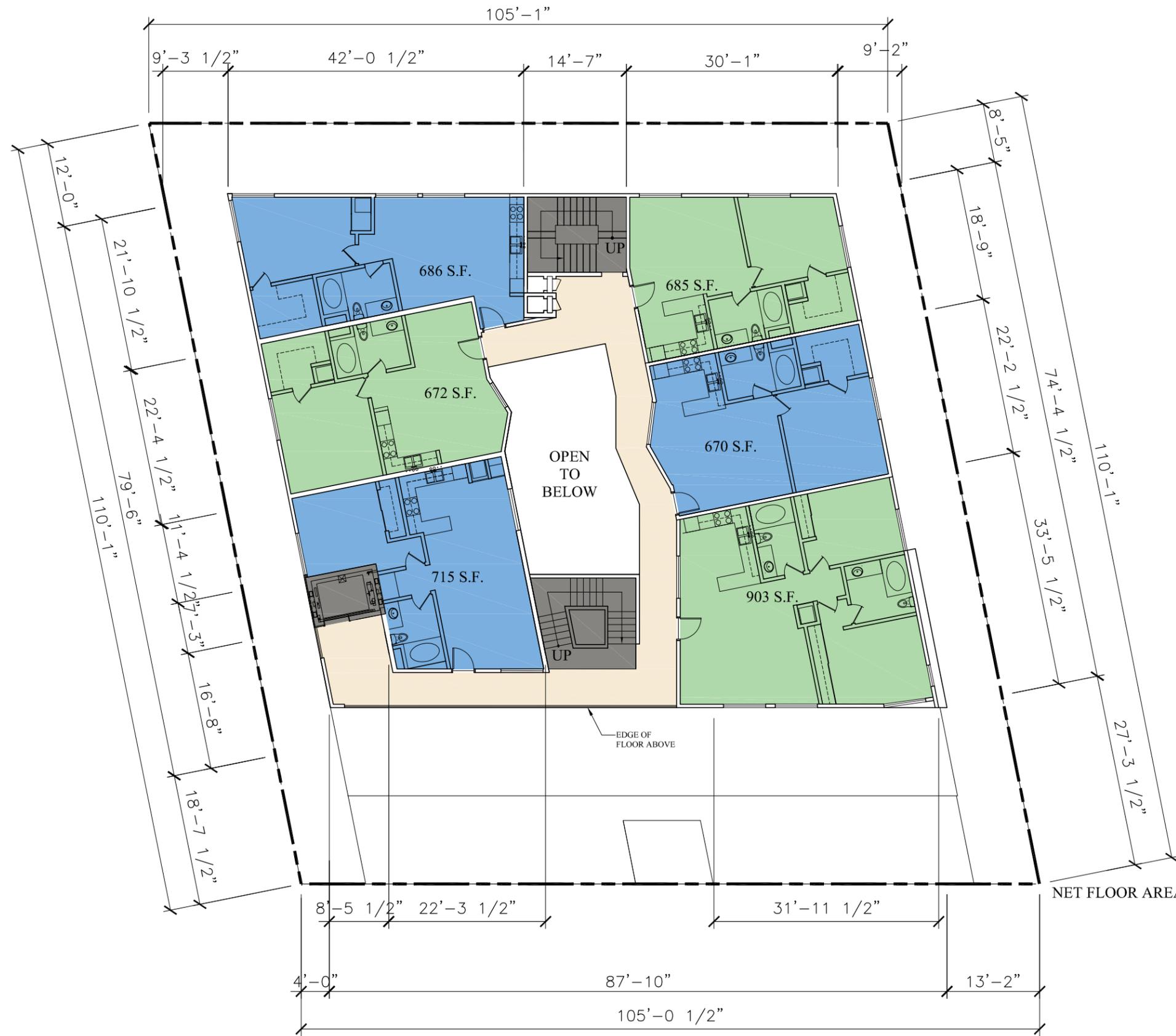




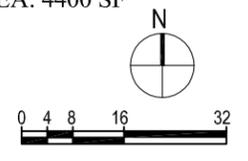
NET FLOOR AREA: 4343 SF



- LEGEND**
- UNITS
 - UNITS
 - BUILDING COMMON AREAS
 - LANDSCAPE
 - GARAGE PLAN
 - RETAIL
 - CIRCULATION
 - PROPERTY LINE



NET FLOOR AREA: 4400 SF

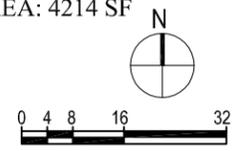


- LEGEND**
- UNITS
 - UNITS
 - BUILDING COMMON AREAS
 - LANDSCAPE
 - GARAGE PLAN
 - RETAIL
 - CIRCULATION
 - PROPERTY LINE

FOURTH FLOOR PLAN



NET FLOOR AREA: 4214 SF



- LEGEND**
- UNITS
 - UNITS
 - BUILDING COMMON AREAS
 - LANDSCAPE
 - GARAGE PLAN
 - RETAIL
 - CIRCULATION
 - PROPERTY LINE

FIFTH FLOOR PLAN

TERRACE VIEWS



SIDEWALK VIEWS



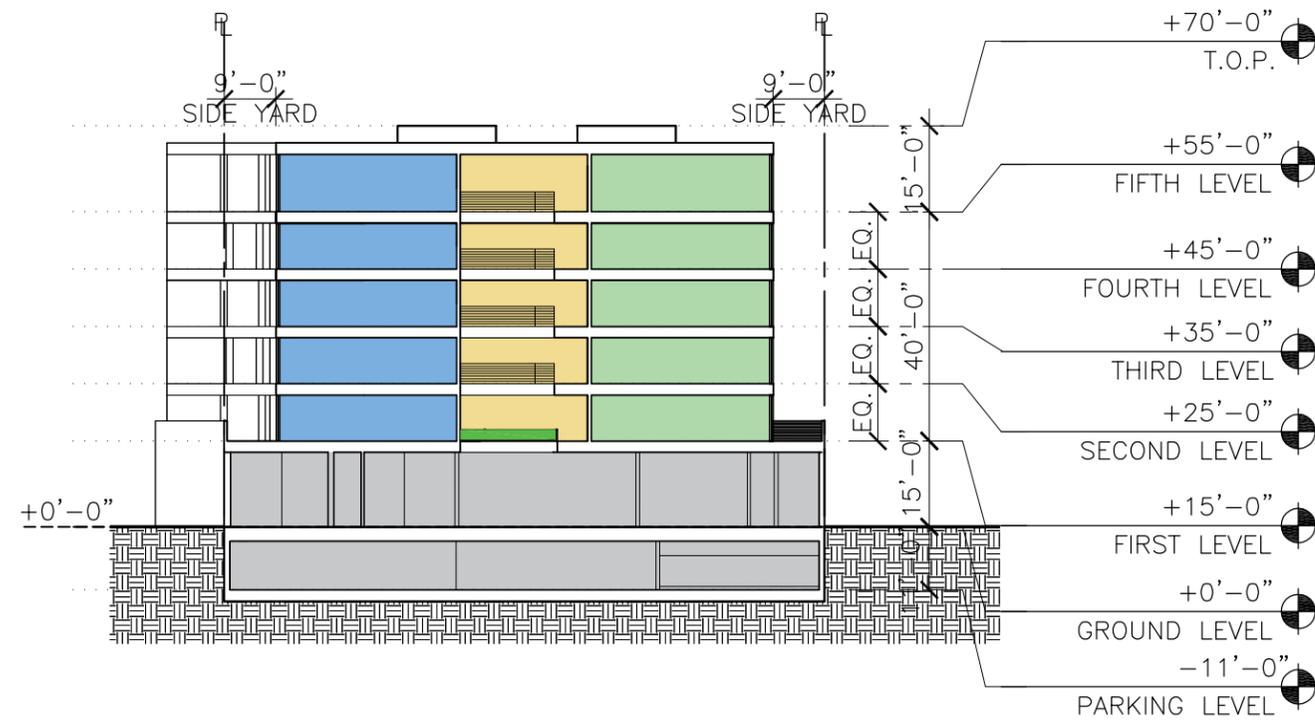
LOOKING NORTH



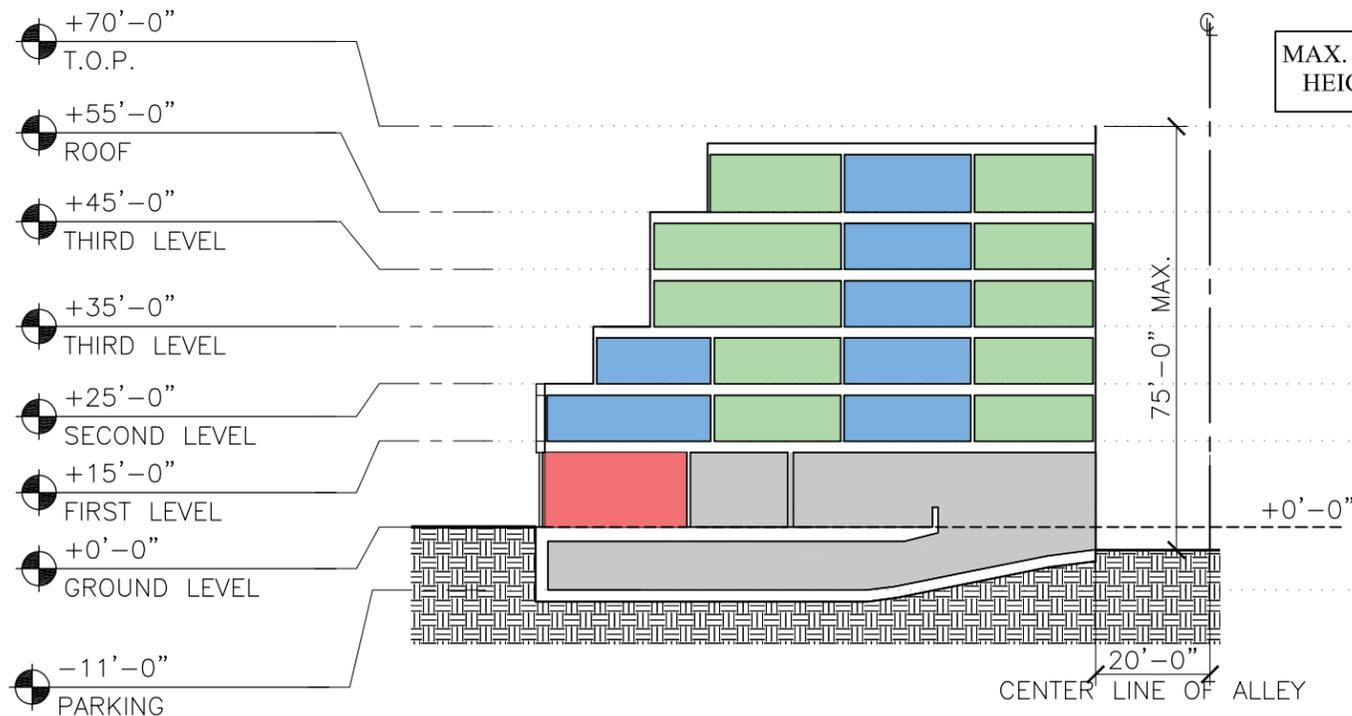
LOOKING WEST



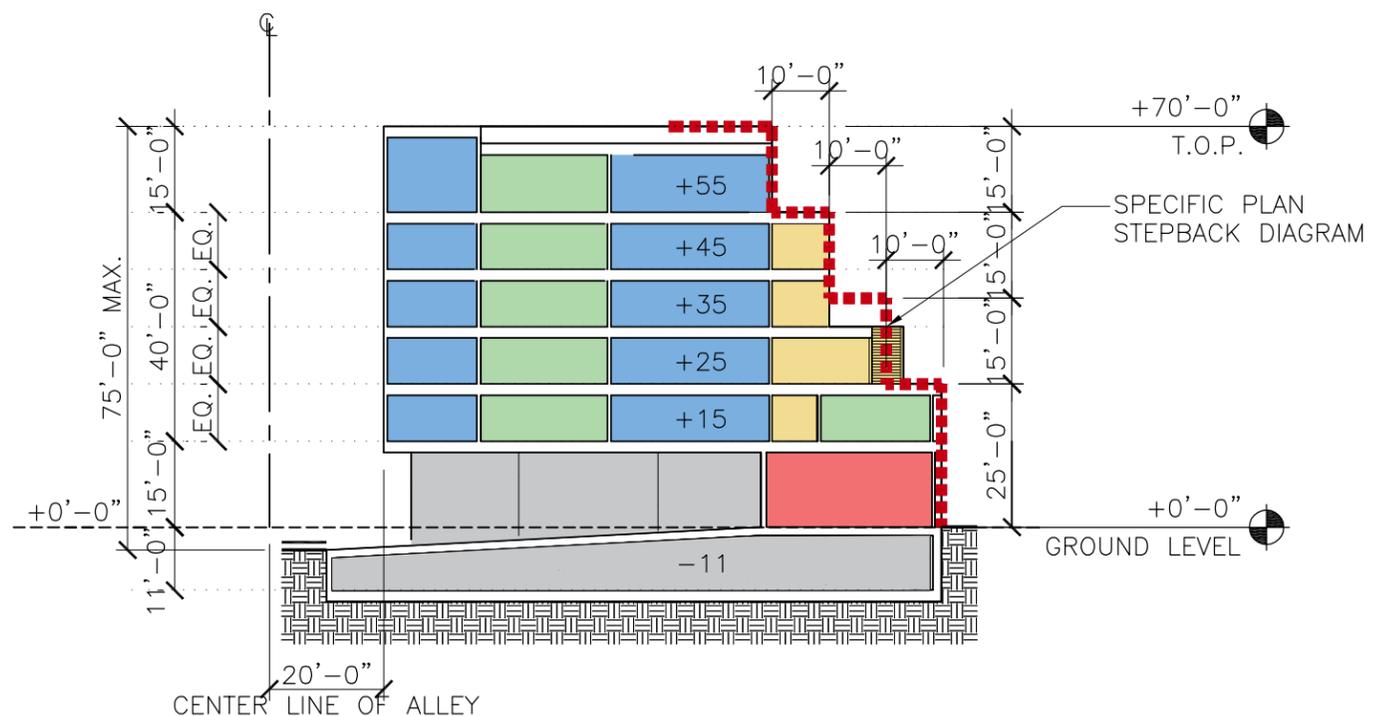
15027 VENTURA
CHANDLER PARTNERS
KALBAN ARCHITECTS



- LEGEND**
- UNITS
 - UNITS
 - BUILDING COMMON AREAS
 - LANDSCAPE
 - GARAGE PLAN
 - RETAIL



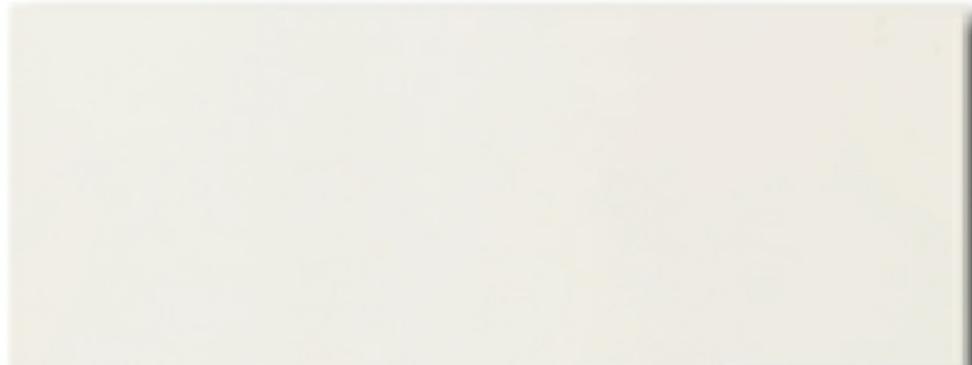
MAX. BUILDING HEIGHT 75'-0"



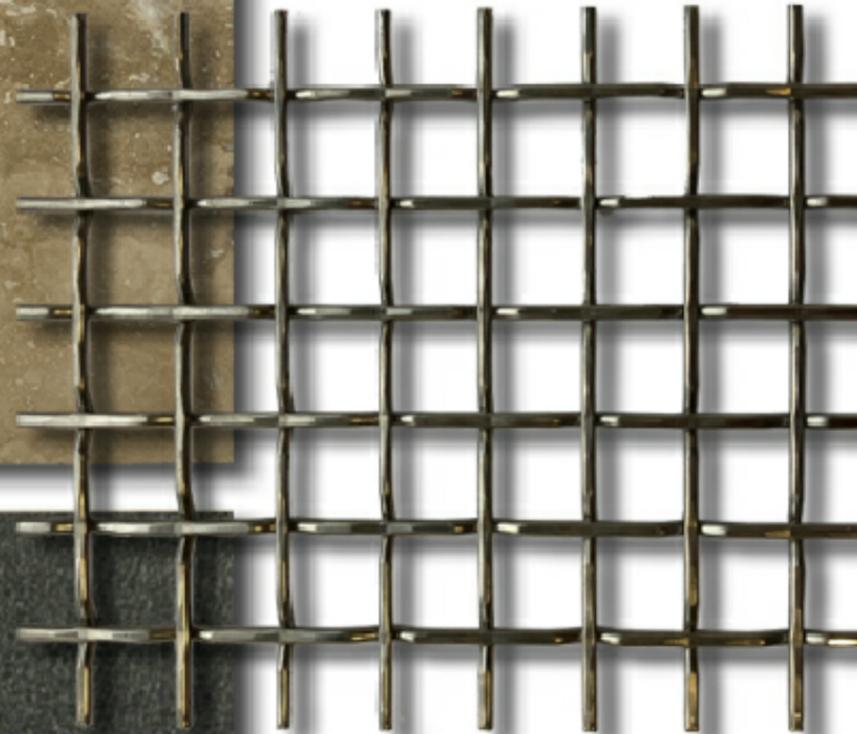


PROPOSED

PL-2
TYPE: EXTERIOR PAINT
COLOR: WHITE LRV 93



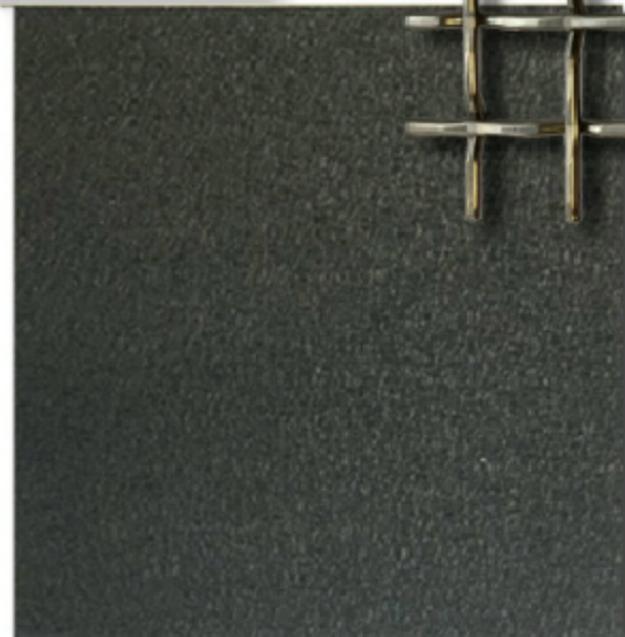
ST-1
TYPE: EXTERIOR VENEER
COLOR: IVORY TRAV VC H/F 12X24X1/2



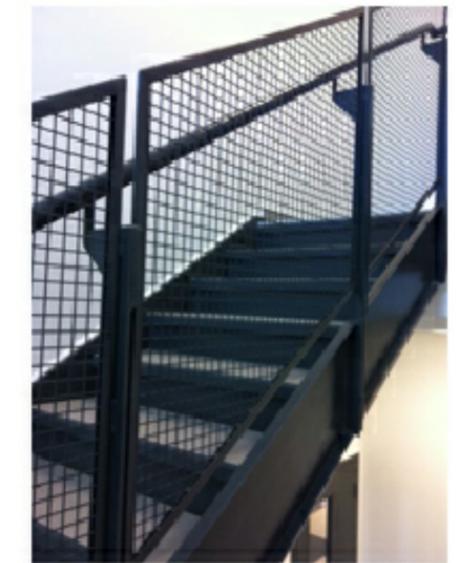
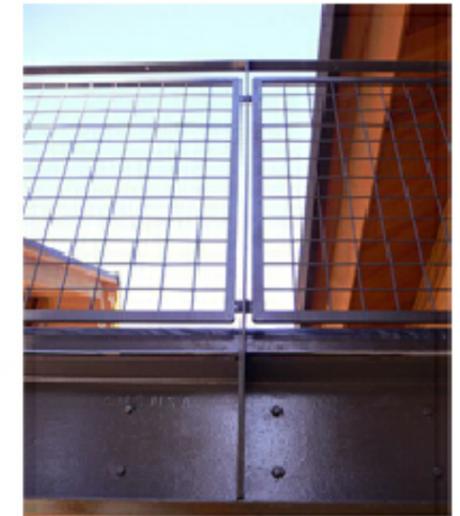
MT-2
TYPE: EXTERIOR RAILING
COLOR: STAINLESS STEEL



PL-1
TYPE: EXTERIOR PAINT
COLOR: BIRCHWOOD LRV 49



MT-1
TYPE: EXTERIOR PANEL
COLOR: ASH GRAY RAWHIDE



EXTERIOR RAILINGS



PLANTERS FOR TERRACES & EXTERIOR OPEN SPACES



15027

PARK COVE