





















**WRITTEN DESCRIPTION AND JUSTIFICATION  
FOR  
PROJECT PERMIT COMPLIANCE**

**(PURSUANT TO LOS ANGELES CITY MUNICIPAL CODE SECTION 11.5.7)  
FOR  
14554 MOORPARK STREET  
SHERMAN OAKS, CA 91403  
APN: 2265-010-020**

**REQUEST**

Pursuant to Ordinance 174,052 , a Project Permit Compliance is required for projects located in the Ventura / Cahuenga Boulevard Corridor with Section 11.5.7 granting authority for Project Permit Compliance

The applicant proposes a New 8-Unit Apartment consisting of (7) market rate and (1) unit set aside for “Very Low Income” households and utilize the Base Incentives of the Transit Oriented Communities for FAR increase and Parking Reduction.

There are no other Menu incentives being requested at this time.

**PROJECT DESCRIPTION / BACKGROUND**

The subject property is located within an area covered by the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan, updated and adopted by the City Council on September 9, 1998. The subject property is designated as Community Commercial General Plan Land Use designation with corresponding zone of R4 and/or RAS4. The (Q)R3P-1 zoning designation (minimum area per dwelling of 800 square foot) for the subject property is Existing along Moorpark Street which parallels Ventura Boulevard corridor between Van Nuys Boulevard to the east and Kester Avenue to the west. The rear of the project faces the alley with Commercially zoned properties fronting Ventura Boulevard to the south. The Moorpark Street side of the property has RD1.5 zoned properties directly across the street to the north.

The applicant is requesting a Project Permit Compliance approval for an 8-unit apartment consisting of (7) Market Rate units and (1) unit set aside for Very Low Income as required for the Transit Oriented Communities compliance for use of base incentives; the Project IS CONSISTENT with the purposes, intent and provisions of the Ventura / Cahuenga Boulevard Corridor. The proposed project involves the construction of a 8-unit multi-family apartment building on approximately 6,395.8 gross square foot (0.15 Acre) parcel. Under the current Zone (Q)R3P-1, the maximum allowable density on the site is (8) apartment homes equaling 1 dwelling unit per 800 square feet. Although, the Transit Oriented Communities Bonus would allow a 60% Density Bonus on the subject property to increase the total units to (15) units, the applicant is requesting to build only an 8-unit multifamily apartment building.

The apartment building will consist of a 35-foot maximum height 3-story building containing 2 residential levels over one level Parking Garage with 8 residential parking spaces on approximately 6,895.8 (Net) square foot lot (includes ½ alley). The residential project will be comprised of (4) one bedroom/one bathroom units, (4) two bedroom/two bathroom units, and a large open-air roof deck at the center of the roof with raised landscaping areas. Vehicular access will be served off the Alley for carport parking or off the frontage of Moorpark for the Garage Parking.

The subject property is predominantly a rectangular parcel of land located just Northwest of Ventura Boulevard and Van Nuys Boulevard, with multiple parcels zoned (Q)R3P-1 to the east along Moorpark. The site has been vacant since its red tag and ultimate demolition after the 1994 Northridge Earthquake caused substantial damages. There is an April 25, 2014 Letter of Clarification for the subject parcel, which designates the subject

property for Medium Density Residential land use retaining its original property rights for 7-8 units apartment building. The Proposed FAR of the 8-Unit apartment is 1.66:1 with an allowable FAR of 1.82:1. The required parking under the LAMC for (4) 1-Bedroom Units and (4) 2-Bedroom Units is 14-stalls total. The applicant is using the TOC Tier 2 designation to provide (1) parking stall per unit maximum.

## **STREET CLASSIFICATION**

Moorpark Street: Is a Collector Street and requires a 3-foot dedication to an improved width of 66 feet.

## **PRIOR RELEVANT CASES ON SUBJECT SITE**

### ORD-164742-SA16

Q condition limiting the property to the uses that existed prior to date of ordinance

### CPC-14855-BL

Establishes a 15-foot Building Line along Moorpark Street for setback purposes

## **Data Not Available**

ENV-2016-1897-CE

ENV-2016-1787-ND

## **SURROUNDING NEIGHBORHOOD**

The abutting parcels in the neighborhood consist of parking lot to the west. An existing 4-unit multi-family residential apartment abutting the project site to the east was built in 1938.

A 1-Story, 17-foot Commercial building, constructed in 1948, are situated across the alley from the subject property which frontage is Ventura Blvd. The North side of Moorpark Street contains a 2-story over Parking garage, 7-unit apartment, located in the RD1.5 zone.

## **GENERAL PLAN LAND USE DESIGNATION**

The subject property is located within an area covered by the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan area. The Plan map designates the subject property as Community Commercial, with corresponding zones of R4 and RAS. The permit compliance request is CONSISTENT with the land use designation on the plan map and IS in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted community plan.

## **JUSTIFICATION & FINDINGS**

In order to grant the request, the following legally mandated findings delineated must be made in the affirmative.

**5C. That the strict application of the provisions of the Residential Use, which existed prior, and was granted the continued use in 2014 Letter of Clarification would result in substantial compliance with the intended use and density of the project site.**

**6B. The maximum FAR for the project site deemed Community Commercial in the Specific Plan is 1.25:1, and the applicant is seeking additional floor area under the Transit Oriented Communities**

**Tier 2 designation. The application is seeking a 35% increase to the FAR for a total of 1.82:1. The applicant is providing 1.66:1 FAR under the current design and analysis.**

**7A. The setbacks required under the Specific Plan are less than that required by the 15-foot building line ordinance. The 15-foot building line ordinance supersedes and restricts the setback to 15-feet. Side Yards and rear yards maintain compliance with the specific plan including a 20-foot setback from centerline of the alley as required when residential use is separated from a commercial use by an alley of 20-feet.**

**7B. Lot Coverage is limited by the Ventura Specific Plan for Community Commercial to 75%. The proposed designs provide a 60% Lot Coverage design which is in conformance with the maximum.**

**7C. A single driveway is proposed off Moorpark Street which is in compliance with this item.**

**7D. The parking is contained within a garage accessed from Moorpark Street. The parking is set behind 15-feet of landscape buffer consisting of raised planter and grade level landscaping for 2-tier effect.**

**7E. The maximum building height allowed for this subject lot is 30-feet. The applicant is requesting a TOC Menu Incentive for up to 11-feet additional height. The proposed height of the building as designed is 35-feet which only exceeds the height limit by 5-feet.**

**7F. Required Parking per standard LAMC zoning for 100% Residential Apartment is (14) stalls for a project consisting of (4) 1-bedroom units and (4) 2-bedroom units. The applicant is seeking a parking reduction under TOC Tier 2 requirements for 1 stall maximum per unit required.**

**8. Signs shall be limited to address and building name as shown in the rendering and building elevations.**

DEPARTMENT OF  
**CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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INFORMATION  
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April 25, 2014

Theodore and Eleftheria Polychronis  
1611 North Pacific Avenue  
Glendale, CA 91202

**LETTER OF CLARIFICATION**

Re: Property located at 14554 Moorpark Street – Ordinance No. 164742

You have requested confirmation from the Department of City Planning that the zoning on your property located at 14554 Moorpark Street in Sherman Oaks retains its original property rights for a residential multiple family building and that a seven or eight unit apartment building can be erected on the site.

According to ZIMAS, the Zoning Information and Mapping Systems utilized by the Department of City Planning, the lot located at 14554 Moorpark Street (APN: 2265010020) is Tract 6852, Block B, Lot 32. The zoning on the subject site is [Q] R3P-1. Ordinance No. 164742, which was adopted by the Los Angeles City Council on April 4, 1989, became effective on May 27, 1989 and created the [Q] condition. The subject site is located within Subarea 16 of this Ordinance and the [Q] R3P-1 zone is furthered conditioned with the following statement: "The use of the property shall be limited to the uses existing upon the effective date of this ordinance and non-required parking."

A Certificate Occupancy issued by the Department of Building and Safety on March 13, 1964, which cites Permit #38261/63 for the subject site, 14554 Moorpark Street, indicates that an eight unit apartment house was permitted on site.

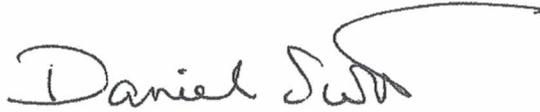
Both the Department of Building and Safety and the Department of City Planning have determined that utilizing the requirements of the R3 zone (800 square feet of lot area per dwelling unit) coupled with the lot size of 6,375 square feet permits the construction of eight dwelling units. Accounting for the front yard setback of 15 feet, a rear yard setback of 15 feet and side yards of 5 feet, seven dwelling units may be permitted on site.

14554 Moorpark Street – Ordinance No. 164742

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In conclusion, the property located at 14554 Moorpark Street retains its original 1963 rights for a residential multiple family structure and a seven or eight unit apartment building can be erected on site.

MICHAEL LOGRANDE  
Director of Planning

A handwritten signature in black ink that reads "Daniel Scott". The signature is written in a cursive style with a large, sweeping flourish at the end.

Daniel Scott  
Principal City Planner