

## **PROJECT DESCRIPTION**

Project Permit Compliance

Project Address: 14241 Ventura Boulevard, Sherman Oaks, CA

### **Existing Building and Site Conditions**

The project is located on a 10,016 square foot lot, on the north side of Ventura Boulevard, half way between Van Nuys Boulevard and Hazeltine Avenue. The lot is currently zone C2, commercial. There is parking space for 11 cars on a parking lot (APN 2265-019-20), owned by the owner/applicant, across the alley. In addition, the owner/applicant owns another parking lot (APN 2265-019-018), across the alley to the west side of the project, which holds parking space for 21 cars.

The existing 2-story building was built in 1961. It has an area of 9,509 square feet, of which 580 square feet are used for a restaurant on the first floor and the rest 8,929 are used for office space, restrooms, circulation and lobby. The building was designed in the international modular style of the 1960's and shows signs of aging and disrepair. The lobby is likewise dated and the stairs are old-fashioned and non-complaint to today's building codes.

### **Proposed Project**

The owner/applicant seeks to alter and add to the existing building to create more retail and office area. The project will enhance the community by creating a pleasant, harmonious and inviting architectural style. In addition, the applicant seeks to provide a very pleasant and open lobby with stairs, elevator, plants, harmonious colors, materials and a fountain. The lobby will be open to pedestrians.

The applicant wants to increase the size of the existing building from the current 10,000 square feet to 15,870 gross square feet. The proposed project will generate an additional parking load of 23 cars for a new total parking load of 56 cars, which will be accommodated with 25 new parking stalls, 4 surface parking stalls at the rear of the addition, 16 bicycle racks in lieu of 4 cars and 24 new underground parking stalls for a total of 57 parking stalls provided.

As mentioned above, the owner/applicant owns four lots. Two of them, lots 251 and 252 are contiguous, contain the existing building, and will be the site of the addition and alteration project in this application. The other two lots are across the existing alley and are the ones that contain the existing parking stalls. The four lots combined together add to 17,513 square feet. The total gross area of the proposed project is 15,870 square feet, which yields a 0.91 to 1.00 floor area ratio (project area divided by land property area). This is less than what the specific plan allows (1.00 to 1.00). The owner/applicant is also asking for an exception to allow 73.5% coverage in lieu of the allowed maximum of 60%. Again, when the four lots are combined the coverage is 42%.

However, due to existing geographical, physical and actual site conditions, the total land property area is not contiguous. This barrier does not apply to other properties in the vicinity.

In addition, the owner/applicant seeks to obtain an exception to the height limit of 30' feet. There are at least seven (7) other properties in the 500' foot radius area higher than 45' feet. Many of them were built before the ordinance went in effect in 1991. However, there is a project at 14141 Ventura Boulevard, a 113-unit apartment with commercial retail, which was permitted and built in 2011, which is higher than 45' feet.

The applicant is proposing an open lobby area, about 1,000 square feet, on the front side of the first floor. This design feature will enhance the pedestrian character of the project and will provide a unique attraction to the area. Patrons will be able to enjoy the pedestrian character of the Sherman Oaks village, one that will hopefully be copied by other establishments in years to come. At the rear of the project, 4 new stalls for handicap persons are provided, which will create a landscape buffer and access convenience.

### **Compliance with Specific Plan Standards**

The intent of the specific plan, which is also the applicant's intent, is to produce a building which is harmonious with the architectural character of the area and accessible to pedestrians. These aesthetic goals are sought after in this project with an open urban design goal by using pedestrian functions like outdoor dining areas, space for bicycles, architectural ornamentation and landscaping.

The neighborhood is a mixture of large office buildings, retail stores, multi-family structures and single family residences. All existing structures are well preserved and it is a desirable commercial and residential area. Although this project does involve additional square footage, the increase in vehicular traffic is addressed with additional parking in the rear, available off-site parking and space for pedestrians and bicycles.

**14241 Ventura Blvd: Actions Requested to the Los Angeles Planning Department**

1. To allow a development area increase as permitted under the current “Neighborhood and General Commercial Plan Designation” from 10,000 square feet (1:1 = Lot Area to Development Area) to 15,870 square feet (1:1.58).  
Authorizing Section: 6.B.4 of Ord. 174,052  
Relief Section: 11.5.7.D of L.A.M.C.
  
2. To allow a proposed height of the building of 45 feet in lieu of the allowed maximum of 30 feet.  
Authorizing Section: 7.E.1.b.1 of Ord. 174,052  
Relief Section: 11.5.7.D of L.A.M.C.
  
3. To allow 73.5% coverage in lieu of the allowed maximum of 60%.  
Authorizing Section: 7.B.2 of Ord. 174,052  
Relief Section: 11.5.7.D of L.A.M.C.
  
4. To allow the setback requirement for buildings over 30 feet high per section 7.E.1.f. For a building over 30 feet in height, there needs to be a stepback of 10 feet after 25 feet in height and for every 15 foot increment after 25 feet.  
Authorizing Section: 7.E.1.f of Ord. 174,052  
Relief Section: 11.5.7.D of L.A.M.C.
  
5. Project Permit Compliance for the Ventura-Cahuenga Specific Plan  
Authorizing Section: 9 of Ord. 174,052  
Relief Section: 11.5.7.C of L.A.M.C.

4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.

**I. To allow a development area increase as permitted under the current “Neighborhood and General Commercial Plan Designation” from 10,000 square feet (1:1 = Lot Area to Development Area) to 15,870 square feet (1:1.58).**

Authorizing Section: Ord. 174,052 Relief Section: 11.5.7 D

- a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

As mentioned in the description of the project, the owner/applicant owns four lots. Two of them, lots 251 and 252 are contiguous, contain the existing building, and will be the site of the addition and alteration project in this application. The other two lots are across the existing alley and are the ones that contain the existing parking stalls. The four lots combined together add to 17,512 square feet. The total gross area of the proposed project is 15,870 square feet, which yields a 0.91 to 1.00 floor area ratio (project area divided by land property area). This is less than what the specific plan allows (1.00 to 1.00). The owner/applicant is also asking for an exception to allow 91% coverage in lieu of the allowed maximum of 60%. Again, when the four lots are combined the coverage is 42%.

The Specific Plan contains building and site design standards to promote attractive and harmonious multi-family and commercial development and to limit the massing of development. These standards, however, including, but not limited to the Floor Area Ratio and building height regulations, do not take into account the location and design of a project with separated parcels. The proposed 3-story building, with the highest level concentrated toward the interior of this deep site, setback varying 26 to 45 feet from the Ventura Boulevard property line and approximately 125 feet from the Moorpark Street property line. Having a large parcel allows taller buildings to be placed at the interior of a site and not be visible by pedestrians along Moorpark Boulevard.

The proposed project consisting of new office and retail areas is consistent with the purpose of the Ventura/Cahuenga specific in ensuring that equilibrium is maintained between the existing community and infrastructure and the proposed development

The current specific plan was written in the late 1980, came in effect in 1991 and it is over 25 years old. It does not reflect the changes in land use and trends of the current urban development. The specific plan, which runs East-West, is bisected by the 405 Freeway (San Diego Freeway). The West Side section of the specific plan is very similar in demographics to the East Side section. However, there is a specific plan unbalance in master planning for future development. The East Side section of the

plan in reality is very similar, and some may argue, more desirable for future development.

A more detrimental effect of the strict application of the specific plan in this area is the piece meal effect it has caused in the development character of this area. As one travels Ventura Boulevard from the corner of Beverly Glen Boulevard to Hazeltine Avenue, it is evident that the area exhibits a very irregular and uneven character. Many structures look dilapidated, out of place, deleterious and not contributing to well been of the community.

In the instant situation, not granting the requested exceptions from the Specific Plan in regard to Floor Area Ratio, height of building and percent of lot coverage would limit the feasibility of a mixed use development which has been designed to be compatible with its surroundings and contributes to implementing goals and objectives of the Specific Plan. Therefore, the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.

**b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The subject site is large, over 10,000 square feet, much larger than many properties in the vicinity. However, the proposed floor area ratio 1.0 to 0.91 is less than the specific plan maximum 1.00 to 1.00. The average floor area ratio for the highly developed properties in the area is 1.00 to 1.40.

The proposed lot coverage ratio for the subject property is 100%. The average lot coverage ratio for the properties in the area is 72%. However, due to existing geographical, physical and actual site conditions, the total land property area is not contiguous. This barrier does not apply to other properties in the vicinity.

In addition, the owner/applicant seeks to obtain an exception to the height limit of 30' feet. There are at least seven (7) other properties in the 500' foot radius area higher than 45' feet. Many of them were built before the ordinance went in effect in 1991. However, there is a project at 14141 Ventura Boulevard, a 113-unit apartment with commercial retail, which was permitted and built in 2011, which is higher than 45' feet.

**c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same**

**zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

Many existing properties in the vicinity area have been developed with high floor area ratios, building lot footprint coverages and building heights. The strict applicability of the specific plan on the proposed project at 14241 will be detrimental to the right of development of this property which has been made available to other properties in the vicinity. Enclosed, please refer to a neighborhood compatibility chart in which a comparison of existing development metrics are analyzed for several properties in the vicinity of the proposed project.

For example, the building located at 14242 Ventura has a lot size of 14,986 square feet and a building floor area of 21,618 square feet, which represents a 1.0 to 1.44 lot area to floor area ratio. That same building is three stories high and an overall height of 50 feet with no front yard nor side yard setbacks. Its building to lot coverage is 62%. This building was built in 1989.

Another example, the building located at 14245 Ventura, to the right of the subject property, has a lot size of 5,049 square feet and a building floor area of 7,326 square feet, which represents a 1.0 to 1.46 lot area to floor area ratio. That same building is three stories high and an overall height of 40 feet with no front yard nor side yard setbacks. Its building to lot coverage is 95%. This building was built in 1985.

A third example is the building located at 14260 Ventura. It has a lot size of 7,488 square feet and a building floor area of 9,640 square feet, which represents a 1.0 to 1.29 lot area to floor area ratio. That same building is three stories high and an overall height of 38 feet with some front yard setback at the third floor but no side yard setbacks. Its building to lot coverage is 75%. This building was built in 1985.

- d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

Since there are so many examples of very attractive and well developed properties, above the maximum allowed by the current specific plan, it is expected that the granting of the exceptions to the proposed project will not be detrimental or injurious to the public welfare or other properties. It is in fact the opposite. Allowing this project will bring a newer and more attractive replacement to the dilapidated and unsightly structure now occupying the property.

- e. **That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.**

As mentioned previously, the proposed project with new office and retail areas is consistent with the purpose of the Ventura/Cahuenga specific in fostering a desirable and contributing development.

The current specific plan needs review. Demographics and urban needs have changed considerably. The East Side section of the current specific plan calls for a less dense and more neighborhood-oriented character than the West Side section. In reality they are very similar, and treated as such, will bring better development to the Sherman Oaks area.

Again, a more detrimental effect of the strict application of the specific plan in this area is the disjointed effect it has caused in the development character along the Ventura Boulevard at this Sherman Oaks area. To repeat, a large number of properties look dilapidated, out of place, deleterious and not contributing to well been of the community.

4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.

**II. To allow a proposed height of the building of 45 feet in lieu of the allowed maximum of 30 feet.**

Authorizing Section: Ord. 174,052 Relief Section: 11.5.7 D

- a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

In addition, the owner/applicant seeks to obtain an exception to the height limit of 30' feet. There at least seven (7) other properties in the 500' foot radius area higher than 45' feet. Many of them were built before the ordinance went in effect in 1991. However, there is a project at 14141 Ventura Boulevard, a 113-unit apartment with commercial retail, which was permitted and built in 2011, which higher than 45' feet.

As mentioned above in the description of the project, the owner/applicant owns four lots. Two of them, lots 251 and 252 are contiguous, contain the existing building, and will be the site of the addition and alteration project in this application. The other two lots are across the existing alley and are the ones that contain the existing parking stalls. The four lots combined together add to 17,512 square feet.

The size of the proposed project, 15, 870 square feet (well under the allowed floor area ratio when all the four lots are combined) forces the building to be three stories in height. The first floor, which will accommodate retail space, must be at least 15 feet high to make it functional for a retail tenant. The upper two floors, which will be dedicated to offices, must be at least 10 feet high. To these, when structural floors, parapets for safety and roof mounted equipment screening are added makes the required total height at least 45 feet.

- b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The subject site is large, over 10,000 square feet, much larger than many properties in the vicinity. However, the proposed floor area ratio 1.0 to 0.96 is less than the specific plan maximum 1.00 to 1.00. The average floor area ratio for the highly developed properties in the area is 1.00 to 1.40.

The proposed lot coverage ratio for the subject property is 100%. The average lot coverage ratio for the properties in the area is 72%.

As mentioned in the description of the project, the owner/applicant owns four lots. Two of them, lots 251 and 252 are contiguous, contain the existing building, and will be the site of the addition and alteration project in this application. The other two lots are across the existing alley and are the ones that contain the existing parking stalls. The four lots combined together add to 17,512 square feet. The total gross area of the proposed project is 15,200 square feet, which yields a 0.86 to 1.00 floor area ratio (project area divided by land property area). This is less than what the specific plan allows (1.00 to 1.00). The owner/applicant is also asking for an exception to allow 100% coverage in lieu of the allowed maximum of 60%. Again, when the four lots are combined the coverage is 57%.

However, due to existing geographical, physical and actual site conditions, the total land property area is not contiguous. This barrier does not apply to other properties in the vicinity.

- c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

Many existing properties in the vicinity area have been developed with high floor area ratios, building lot footprint coverages and building heights. The strict applicability of the specific plan on the proposed project at 14241 will be detrimental to the right of development of this property which has been made available to other properties in the vicinity. Enclosed, please refer to a neighborhood compatibility chart in which a comparison of existing development metrics are analyzed for several properties in the vicinity of the proposed project.

For example, the building located at 14242 Ventura has a lot size of 14,986 square feet and a building floor area of 21,618 square feet, which represents a 1.0 to 1.44 lot area to floor area ratio. That same building is three stories high and an overall height of 50 feet with no front yard nor side yard setbacks. Its building to lot coverage is 62%. This building was built in 1989.

Another example, the building located at 14245 Ventura, to the right of the subject property, has a lot size of 5,049 square feet and a building floor area of 7,326 square feet, which represents a 1.0 to 1.46 lot area to floor area ratio. That same building is three stories high and an overall height of 40 feet with no front yard nor side yard setbacks. Its building to lot coverage is 95%. This building was built in 1985.

A third example is the building located at 14260 Ventura. It has a lot size of 7,488 square feet and a building floor area of 9,640 square feet, which represents a 1.0 to 1.29 lot area to floor area ratio. That same building is three stories high and an overall

height of 38 feet with some front yard setback at the third floor but no side yard setbacks. Its building to lot coverage is 75%. This building was built in 1985.

- d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

The project will not have an adverse affect on existing traffic levels or vehicular circulation in the neighborhood. LADOT has initially determined that the proposed development will have no significant impact at any of the intersections studied and no offsite mitigation measures will be required. The project will not result in improvements and widening that of streets or alleys. The existing alley will remain open to through traffic, at grade.

- e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.**

As mentioned previously, the proposed project with new office and retail areas is consistent with the purpose of the Ventura/Cahuenga specific in fostering a desirable and contributing development.

The current specific plan needs review. Demographics and urban needs have changed considerably. The East Side section of the current specific plan calls for a less dense and more neighborhood-oriented character than the West Side section. In reality they are very similar, and treated as such, will bring better development to the Sherman Oaks area.

Again, a more detrimental effect of the strict application of the specific plan in this area is the disjointed effect it has caused in the development character along the Ventura Boulevard at this Sherman Oaks area. To repeat, a large number of properties look dilapidated, out of place, deleterious and not contributing to well been of the community.

4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.

**III. To allow 73.5% coverage in lieu of the allowed maximum of 60%.**

Authorizing Section: Ord. 174,052 Relief Section: 11.5.7 D

- a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

The adopted Specific Plan contains "coordinated and comprehensive standards" for lot coverage intended to "preserve and enhance community aesthetics" that do not take into consideration the unique design challenge a multiple small lot presents. In this situation, the subject property has three designated front yards (when the three separate parcels are taken in consideration) and the proposed development has been designed to be consistent with a Specific Plan requirement to have no setback area along the Ventura property line. The resulting building setback along each street frontage is consistent with other development along each street and successfully realizes the intent of the Specific Plan to promote a continuous building facade along Ventura Boulevard: the commercial facade setback is at grade along Ventura Boulevard and contains architectural features, including arched windows and main door and a pedestrian friendly lobby. The second and third floors of the building along Ventura Boulevard, containing office uses, are stepped back, with landscaped terrace and large curtain wall window treatments.

- b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

Similarly requested exceptions from the Specific Plan have been granted to allow other development, particularly those that have mixed use components. In City Planning case CPC 2003-6205 ZC-SPE-ZAA-ZV-SPR-SPP, exceptions were granted for a project at 14141 Ventura Boulevard, a 113-unit apartment with commercial retail, which was permitted and built in 2011, which is higher than 45' feet. In City Plan Case No. CPC 2002-2679-ZC-ZV-CU-ZAD-SPE-SPR-SPP, exceptions were granted from the Specific Plan for Floor Area Ratio, height of building and yard area requirements in conjunction with 112 unit senior apartments at 18301 Ventura Boulevard. In City Plan Case No. CPC 2001 -3231-ZC-GPA-N-SPE-SPP-SPR, an exception from the Specific Plan was granted to allow mixed residential and commercial development at 16704-20 Ventura Boulevard. In City Plan Case Nos. CPC 98-0057 ZC and CPC 98-0065 SPE, exceptions from the Specific Plan were approved to permit a 21 1 guest room, extended stay hotel at 20205-20239 Ventura Boulevard. As stated above, the proposed floor area and uses will not significantly impact traffic in the area and would generate substantially fewer vehicular trips than a

commercial development allowed by right. There is existing development along Ventura Boulevard with greater height and floor area than proposed on the subject property and the proposed building design represents a sensitive realization of such added height and area.

The subject site is large, over 10,000 square feet, much larger than many properties in the vicinity. However, the proposed floor area ratio 1.0 to 0.96 is less than the specific plan maximum 1.00 to 1.00. The average floor area ratio for the highly developed properties in the area is 1.00 to 1.40.

The proposed lot coverage ratio for the subject property is 100%. The average lot coverage ratio for the properties in the area is 72%.

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However, due to existing geographical, physical and actual site conditions, the total land property area is not contiguous. This barrier does not apply to other properties in the vicinity.

In addition, the owner/applicant seeks to obtain an exception to the height limit of 30' feet. There are at least seven (7) other properties in the 500' foot radius area higher than 45' feet. Many of them were built before the ordinance went in effect in 1991.

- c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

Many existing properties in the vicinity area have been developed with high floor area ratios, building lot footprint coverages and building heights. The strict applicability of the specific plan on the proposed project at 14241 will be detrimental to the right of development of this property which has been made available to other properties in the vicinity. Enclosed, please refer to a neighborhood compatibility chart in which a

comparison of existing development metrics are analyzed for several properties in the vicinity of the proposed project.

For example, the building located at 14242 Ventura has a lot size of 14,986 square feet and a building floor area of 21,618 square feet, which represents a 1.0 to 1.44 lot area to floor area ratio. That same building is three stories high and an overall height of 50 feet with no front yard nor side yard setbacks. Its building to lot coverage is 62%. This building was built in 1989.

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**d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

Since there are so many examples of very attractive and well developed properties, above the maximum allowed by the current specific plan, it is expected that the granting of the exceptions to the proposed project will not be detrimental or injurious to the public welfare or other properties. It is in fact the opposite. Allowing this project will bring a newer and more attractive replacement to the dilapidated and unsightly structure now occupying the property.

**e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.**

As mentioned previously, the proposed project with new office and retail areas is consistent with the purpose of the Ventura/Cahuenga specific in fostering a desirable and contributing development.

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**IV. To allow the setback requirement for buildings over 30 feet high per section 7E.1.f. For a building over 30 feet in height, there needs to be a stepback of 10 feet after 25 feet in height and for every 15 foot increment after 25 feet.**

Authorizing Section: Ord. 174,052 Relief Section: 11.5.7 D

- a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

In the instant situation, not granting the requested exceptions from the Specific Plan in regards to step backs precludes the feasibility of a mixed use development which has been designed to be compatible with its surroundings and contributes to implementing goals and objectives of the Specific Plan. Therefore, the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.

- b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

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- c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

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- d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

The project will provide more parking spaces than required by the Zoning Code. As proposed, approximately 56 parking spaces are required. There will be separate parking areas for the commercial uses. The primary driveway to access parking for the Ventura Boulevard retail will be from the alley at Moorpark Street. The commercial parking spaces will be located both at grade and within a portion of the subterranean garage. The parking will be accessed from an alley entry located along Moorpark Street with the handicap parking area conveniently located at grade and tenant parking provided in a fully subterranean parking level.

- e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.**

As mentioned previously, the proposed project with new office and retail areas is consistent with the purpose of the Ventura/Cahuenga specific in fostering a desirable and contributing development.

The current specific plan needs review. Demographics and urban needs have changed considerably. The East Side section of the current specific plan calls for a less dense and more neighborhood-oriented character than the West Side section. In reality they are very similar, and treated as such, will bring better development to the Sherman Oaks area.

Again, a more detrimental effect of the strict application of the specific plan in this area is the disjointed effect it has caused in the development character along the Ventura Boulevard at this Sherman Oaks area. To repeat, a large number of properties look dilapidated, out of place, deleterious and not contributing to well been of the community.

AREA AND PARKING SUMMARY FOR PROPOSED DEVELOPMENT AT 14241 VENTURA BLVD.

Parking Ratios

- Retail: 1 Space per 250 sf
- General Offices: 1 Space per 300 sf
- Restaurant: 1 Space per 100 sf

Existing Uses/Classification					
Floor	Retail/M	General Offices/B	Restaurant /A-2	Existing Tenant	Parking Credit
First Park'g Cr.	—	3,500 - sf 12	580 - sf 6	Coffee Shop	18
Mezz. Park'g Cr.	—	—	—	—	—
Second Park'g Cr.	—	4,576 - sf 15	—	General Offices	15
Third Park'g Cr.	—	—	—	—	—
Total - sf	0	8,076 - sf	580 - sf	—	33

Proposed Uses/Classification					
Floor	Retail/M	General Offices/B	Action Request	Parking Required	Bikes (in Lieu of Stalls)
First Park'g Req'd	7,250 - sf 29	—	Change of Use and Addition	29	16 (4)
Mezz. Park'g Cr.	—	—	—	—	—
Second Park'g Req'd	—	3,600 - sf 12	Alteration	12	
Third Park'g Req'd	—	4,500 - sf 15	Addition	15	
Total - sf	7,250 - sf	8,100 - sf	—	56	(4)
Exist Parking On Site			Across Alley — 25 On Site — 4 H/C Underground — 24		Parking Surplus 56 - 4 - 53 = 1
			53		

## Neighborhood Compatibility Chart

Reference #	Property Address	APN	Year Built	Building Square Footage	Building Footprint Square Footage	Building Height	Lot Size (lot square footage)	Floor Area Ratio (FAR) (building square footage divided by lot size)	Lot Coverage
246	14301 VENTURA	2265019002	1948	3,675	4,534	25	5,010	73.4%	90.5%
247 & 248	14267 VENTURA	2265019003	1947	7,500	9,160	25	10,018	74.9%	91.4%
249		2265019004	1946	4,500	4,477	27	5,009	89.8%	89.4%
250	14245 W VENTURA BLVD	2265019005	1985	7,326	3,121	40	5,009	146.3%	62.3%
253		2265019007	1950	3,136	3,418	28	5,008	62.6%	68.3%
254 & 255		2265019008	1968	10,012	5,673	26	8,710	114.9%	65.1%
Guitar Center			1955	20,593	17,090	30	21,181	97.2%	80.7%
7 & 8	14242 W VENTURA BLVD	2266002001	1989	21,618	7,475	33	14,986	144.3%	49.9%
12	14260 W VENTURA BLVD	2266002005	1985	9,640	5,618	50	7,488	128.7%	75.0%
16	14312 W VENTURA BLVD	2266002009	1980	9,556	4,100	27	7,493	127.5%	54.7%
Oak Ridge Plaza	14314-14398 W VENTURA BLV	2266002054	1988	55,780	27,030	30	40,677	137.1%	66.5%
Number of Buildings Included in the Analysis				Average Building Square Footage	Average Building Footprint	Average Building Height	Average Lot Size	Average FAR (use the lot coverage values above, not the averages, for ea. property to find average for the neighborhood)	Average Lot Coverage
11				13,940	8,336	31	11,872	108.8%	72%
Existing Building				Existing					
251 & 252	14241 W VENTURA BLVD	2265019006	1961	9,509	6,172	21	10,016	94.9%	61.6%
Proposed Project	Proposed Address			Proposed Building Square Footage			Lot Size (Square Feet)	FAR (building square footage divided by lot size)	
251 & 252	14241 W VENTURA BLVD	2265019006	1961	15,870	7,358	45	10,016	158.4%	73.5%
Including Lots 265 and Lot 267 Arb 2	14242 W VENTURA BLVD	2265019006 2265019018 2265019020	1961	15,870	7,358	45	17,513	90.6%	42.0%