

**MA TER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No <b>ENV-2016-294-CE</b>	Existing Zone CR-1VL and P-1	District Map 183B097
APC South Valley	Community Plan Canoga Park, Winnetka - Woodland Hills	Council District 12
Census Tract 1344.22	APN 2021014044	Case Filed With [DSC Staff] <b>Kaniel Skolnik</b>
		Date <b>2/2/16</b>

CASE NO. **7A 2016-0293-2AA**

APPLICATION TYPE Zoning Administrator's Adjustment (Reduced Yards)  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 23115 Sherman Place Zip Code 91307

Legal Description: Lot 2 Block -- Tract 42749-C

Lot Dimensions 160 x 175 Lot Area (sq. ft.) 27,993 Total Project Size (sq. ft.) ~~10,000~~  
9655

**2. PROJECT DESCRIPTION**

Describe what is to be done: Construct new medical Office Building in the CR-1VL Zone with a reduced rear yard of 0 feet instead of the 15 feet required by the LAMC.

Present Use: Vacant Proposed Use: Medical Office and Parking

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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 0 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: 12.12.2 C3 Code Section which authorizes relief: 12.28 C  
Zoning Administrator's Adjustment to allow reduced rear yard of zero feet instead of the 15 feet required by LAMC

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 Daniel Kashani Company TriStar Realty Group, LLC  
 Address: 12502 Van Nuys Boulevard, Suite 301 Telephone: ( 818 ) 899-4458 Fax: ( 818 ) 255-6400  
Pacoima, California Zip: 91331 E-mail: danny@tristargroup.com

Property owner's name (if different from applicant) 23115 Sherman, LLC  
 Address: 18653 Ventura Blvd., Suite 333 Telephone: ( 818 ) 899-4458 Fax: ( 818 ) 255-6400  
Tarzana, California Zip: 91356 E-mail: danny@tristargroup.com

Contact person for project information Gregory Taylor Company The Taylor Group  
 Address: 4343 Natoma Avenue Telephone: ( 818 ) 716-5770 Fax: ( 818 ) 716-2841  
Woodland Hills, California Zip: 91364 E-mail: greg@taylorgroupluc.com

**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: Daniel Kashani

**ALL-PURPOSE ACKNOWLEDGMENT**

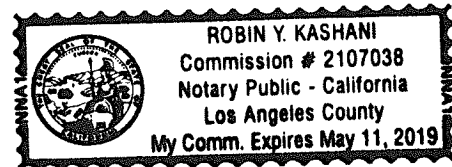
State of California  
 County of Los Angeles  
 On 12/17/15 before me, Robin Kashani, Notary Public  
 (Insert Name of Notary Public and Title)

personally appeared Daniel Kashani, 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	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner] <u>S. Crow</u>	Date <u>2/19/16</u>

**Zoning Administrator's Adjustment  
Reduced Rear Yard  
23115 Sherman Place West Hills**

**1. Describe what site characteristic or existing improvements make strict adherence to the zoning regulations impractical or infeasible: and explain why the project nonetheless conforms with the intent of the Zoning regulations: and**

The subject property is a 27,993 square foot parcel of land located at 23115 Sherman Place in West Hills. The property is located adjacent to other properties, which are primarily medical related buildings, including West Hills Hospital and Medical Center. The applicant proposes to build a one-story 9655 square foot medical Office Building on the site and related parking (51 spaces). The property is zoned CR1-VL (10,560 square feet) and P-1 (17,432 square feet). The property to the north and east of the subject property is Zoned CR-1VL and P-1VL with an approved Zone Change which, if effectuated, will change the entire property to (Q)CR-1VL. The property to the west is Zoned QC1-VL with an approved Zone which if effectuated will change the zoning on the property to QRAS4-1D. Properties to the south across Sherman Place are zoned (Q)CR-1VL.

The applicant propose the reduction of the required 15-foot rear yard as required in the LAMC to 0 feet and the construction of the medical office building adjacent to the north (rear) and east (side) property lines. The adjoining properties are improved with surface parking lots on both of these property lines. The subject property could be changed entirely commercial in accordance with the General Plan. The applicant has considered the substantial time required for such a Zone Change and the substantial expense to obtain the change in zoning. The archaic Commercial and P zoning pattern on the site greatly reduces the square footage that can be built without going through prohibitably expensive and time consuming Zoning process. The applicant proposes a one-story building with related surface parking. ~~The building is located entirely in the CR portion of the site.~~ The reduced yard allows the maximum square footage which can be built which is far less the amount of FAR permitted by the Community Plan. The adjoining property on the north side adjacent to the reduced rear yard is completely developed with surface parking which serves the Medical Office Building on this property. The applicants request is reasonable and consistent with the General plan for this area of West Hills.

ZA 2016-0293

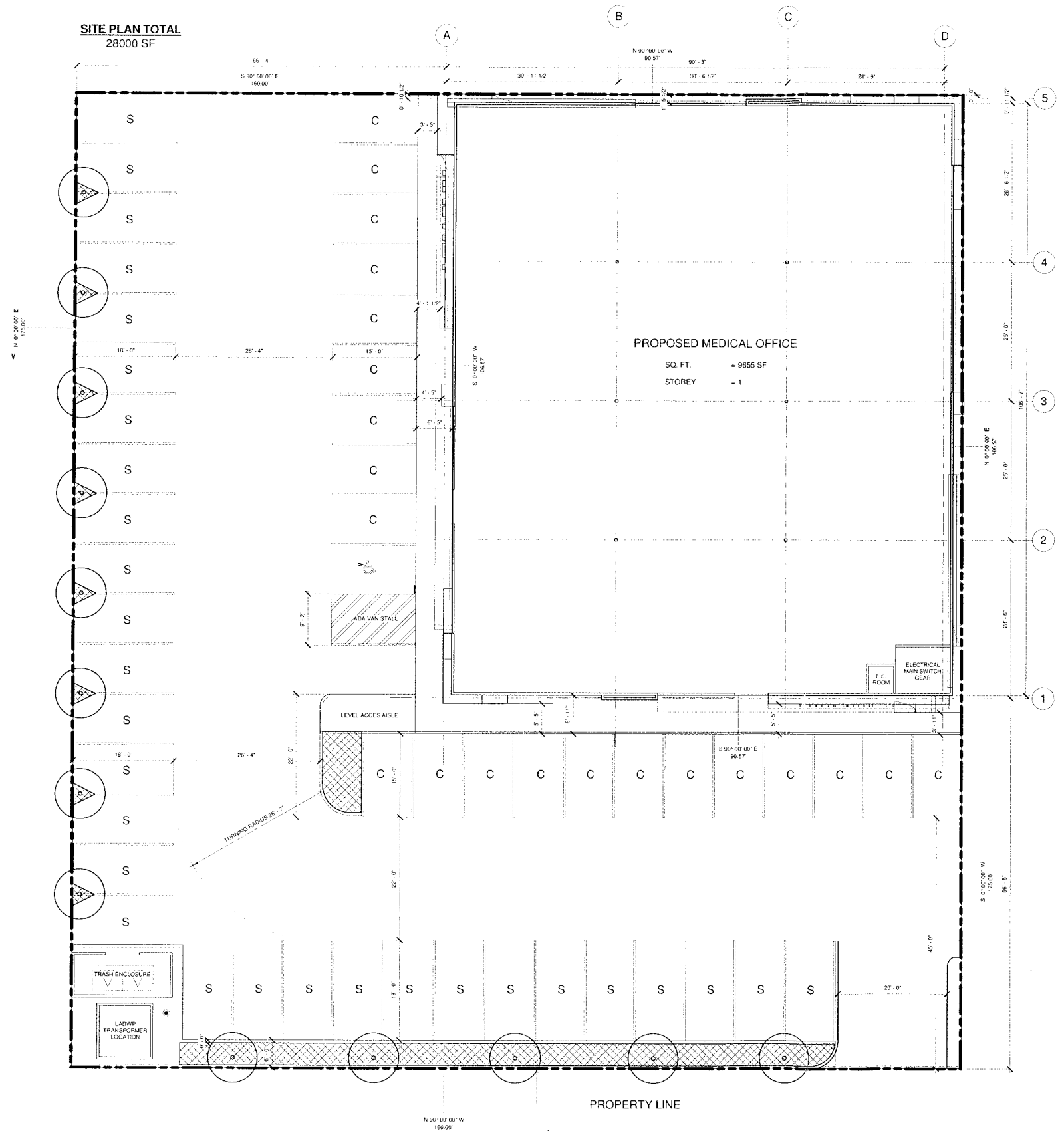
- 2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety; and**

The proposed Developments size, height, are minimal considering the maximum use permitted by the existing Community Plan. Most of the medical office buildings in the West Hills Medical Center are multiple stories. The proposed reduction in rear yard does not adversely affect any property. The operation of the proposed development as a medical office building is entirely compatible with this area and is a further development of the neighborhood with medical service related uses as envisioned by the Community Plan.

- 3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable Community Plan and any applicable specific plan.**

The project is in complete conformance with the General plan. The plan does not contain any provisions that would prohibit the proposed yard adjustment request. There are no Specific Plans in this area.

**SITE PLAN TOTAL**  
28000 SF



**PROPOSED ZONING ADMINISTRATION ADJUSTMENT:**  
**REDUCED YARD**

# LEGAL DESCRIPTION

**TRACT 42749 C, LOT 2**

PARKING REQUIRED 9655 sq ft @ 5/1000 = 48 SPACES

PARKING PROVIDED 51 SPACES

**TOTAL SITE AREA**  
CR1-VL = 10,560 sq ft  
P-1 = 17,432 sq ft

FLOOR AREA RATIO ( CR 1VL ZONE ONLY ) = 91: 1 FAR

- TOTAL LOT SF** = 27993
- CR1 - V - L - ZONE** = 10450
- R1 ZONE** = 17543
- TOTAL GREEN ZONE REQ. :** 2% OF 17543SF = 356SF
- TOTAL GREEN ZONE** = 624.1272 SF
- TOTAL NUMBER OF TREES**= 13

**GROSS BUILDING AREA**  
Area

9655 SF

**PARKING SCHEDULE**

STANDARD	= 30
COMPACT	= 21
<b>TOTAL</b>	<b>= 51</b>

**NOTE:**  
THERE ARE NO BUILDINGS ON ADJOINING PROPERTIES WITHIN 50'-0" OF SUBJECT PROPERTY.

**ZA 2016-0293**



NE & Associates  
2115 Huntington Drive  
San Marino, CA 91108  
626.590.1618



Tristar Realty Group, LLC  
12902 Van Hoy Dr., Suite 301  
Panama, CA 91331

**WEST HILLS**

23115 Sherman Place  
Los Angeles, CA 91307

ID	DESCRIPTION

**PLOT PLAN**

Date Issued: \_\_\_\_\_  
Scale: 1/8" = 1'-0"

**A0.3**

SHEET OF



**WEST HILLS**

23115 Sherman Place  
Los Angeles, CA 91307

NO.	DESCRIPTION

Architectural Drawn By \_\_\_\_\_

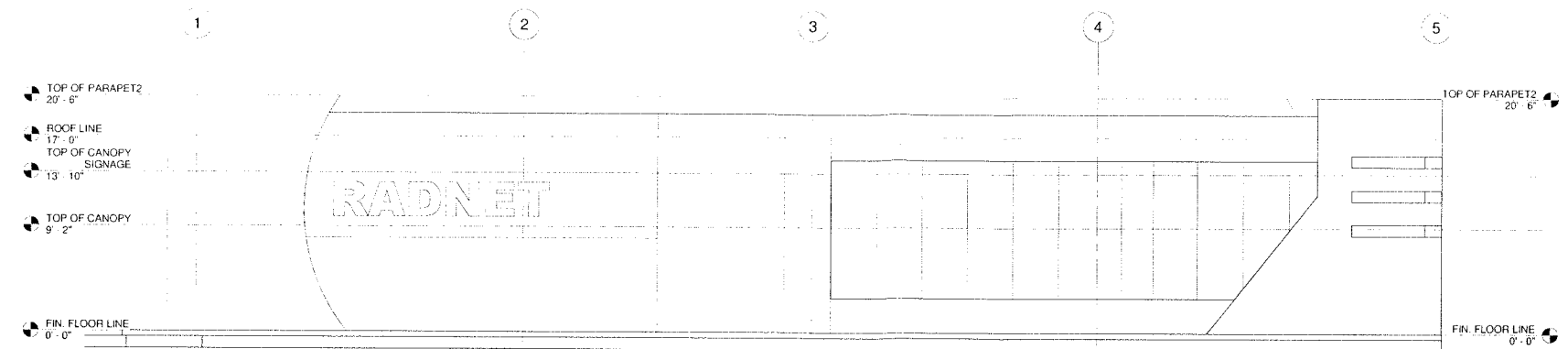
SHEET TITLE  
**PLOT PLAN  
ELEVATIONS**

Date Issued \_\_\_\_\_ Issue Date \_\_\_\_\_  
Scale 3/16" = 1'-0"

**A0.4**

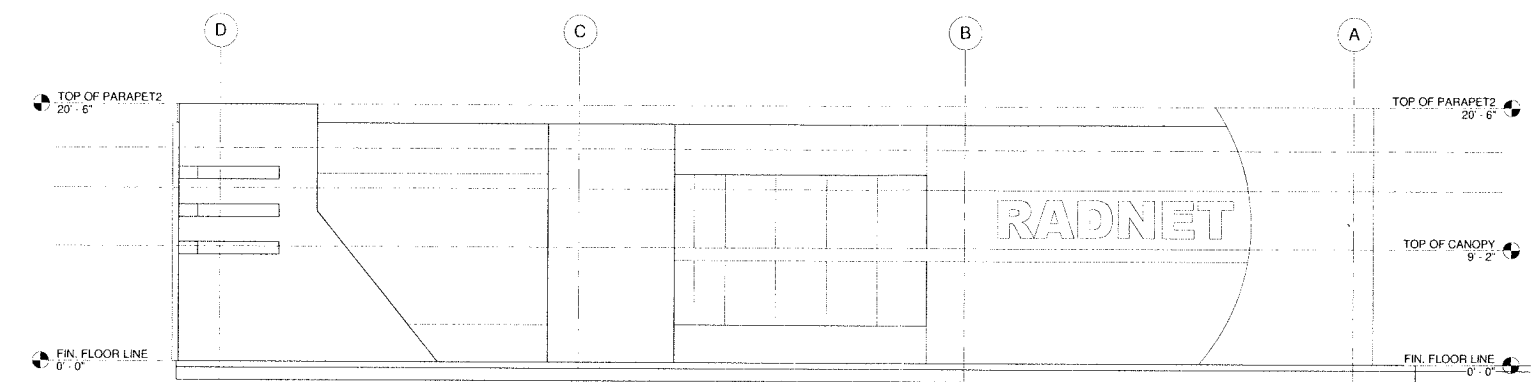
SHEET OF

2/1/2016 3:12:50 PM



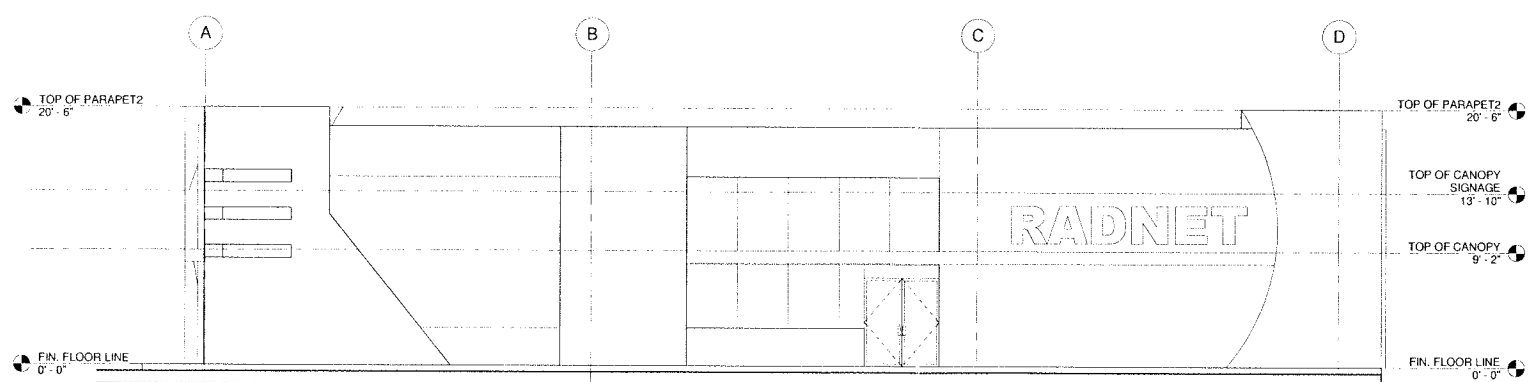
EAST ELEVATION

SCALE 3/16" = 1'-0" 1



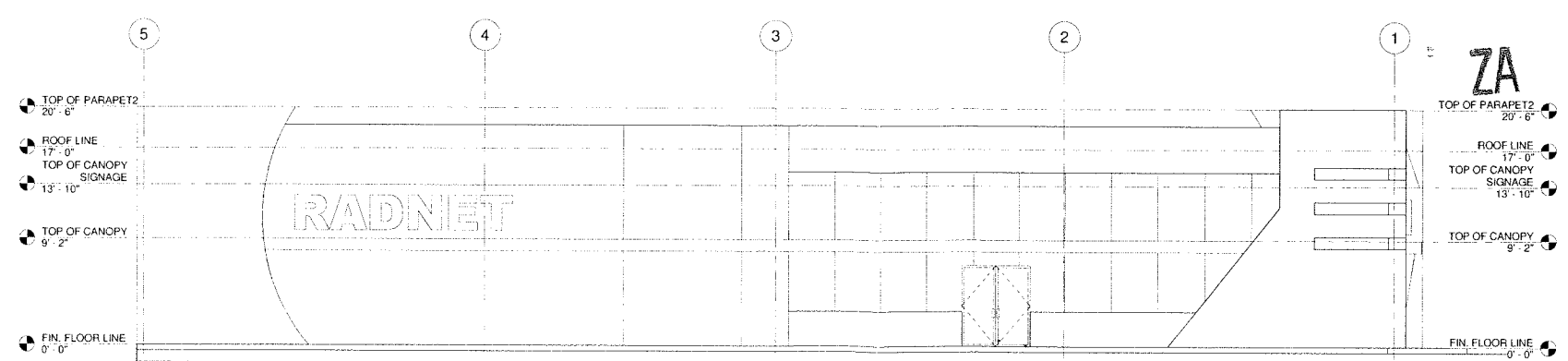
NORTH ELEVATION

SCALE 3/16" = 1'-0" 2



SOUTH ELEVATION

SCALE 3/16" = 1'-0" 3



WEST ELEVATION

SCALE 3/16" = 1'-0" 4