



BOB BLUMENFIELD

Councilmember, Third District

February 16, 2017

RE: CF 17-0070; 22055-22147 West Clarendon Street

To Whom It May Concern:

After reviewing the project proposed at 22055-22147 West Clarendon Street in Woodland Hills (CPC-2015-3686-ZC-HD-DB-SPP-SPR), I would like to offer my support for the redevelopment of that site with the inclusion of one additional condition. This condition (see attached) will provide a community benefit fund of \$300,000 for future streetscape and mobility improvements within the area surrounding the project.

The Woodland Hills-Warner Center Neighborhood Council gave its support to the project in 2016, and included a request that the project be conditioned to account for future improvements and studies that could help to ease the transition and redevelopment of this area. I saw this request as reasonable, and worked with the developer to come to an agreement to include such a fund to help address future needs in the area.

With the addition of this condition I am comfortable offering my support to this project to help address the need for increased housing options including desperately needed affordable housing. If you have any questions please do not hesitate to contact my Senior Planning Deputy, Andrew Pennington at (818)774-4330.

Sincerely,

BOB BLUMENFIELD
Councilmember
City of Los Angeles



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New Condition and Finding:

10. Streetscape Improvements. The developer shall make a contribution of \$300,000, prior to the issuance of any Certificate of Occupancy (Temporary or Final), to be deposited in a new account in the City's Ventura/Cahuenga Boulevard Corridor Specific Plan Fund 523, entitled "Streetscape/Multi-Modal Improvements in Council District Three" for the purpose of providing funding for streetscape elements including, but not limited to, street trees, street lighting, street furniture, street signage, benches, crosswalk enhancements, and multi-modal improvements such as convenient and secure bicycle parking, and to conduct studies related to streetscape and multi-modal improvements. Any funds referenced pursuant to this condition not obligated within five years of payment by Applicant, shall be refunded to the Applicant by the Department of Transportation so long as the refund is specifically authorized by resolution of the City Council.

Project Permit Compliance Findings (Ventura-Cahuenga Boulevard Corridor Specific Plan)

1. The proposed project substantially complies with the applicable regulations, findings, standards, and provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan as follows:

f. Section 7.D: Landscaping.

As per Condition of Approval Number 7, the Project will provide a total of 40 trees (34, 36-inch box size plus 6 existing) along the rear setback area of the northern property line. The landscaping requirement for surface parking lots is one (1) tree for every four (4) parking space ratio. In this case, there are 4 surface parking spaces, therefore a minimum of one (1) tree would be required. Nevertheless, the applicant has proposed three (3) 24-inch box trees to be dispersed among the four surface parking spaces. The project provides an 18 inch to 10 foot landscape buffer along the south property line which will include a variety of trees including California Fan Palms at 18 inch Brown Truck Height, 48" Australian Willows and 36' African sumacs. In this case, there is a landscaping across the entire varied front yard setback (except for driveways and pathways) totaling approximately 4,114 square feet (71%). In addition, the project has been conditioned to provide landscaping in the amount of 1,357 (4%) on the garage roof area. As such, the project complies with the landscaping requirements.

In addition, the Developer will provide \$300,000, prior to the issuance of any Certificate of Occupancy (Temporary or Final), to be deposited in a new account in the City's Ventura/Cahuenga Boulevard Corridor Specific Plan Fund 523, entitled "Streetscape/Multi-Modal Improvements in Council District Three" to provide funding for streetscape elements including, but limited to, street trees, street lighting, street furniture, street signage, benches, crosswalk enhancements, and multi-modal improvements such as convenient and secure bicycle parking, and to conduct studies related to streetscape and multi-modal improvements. These proposed streetscape and multimodal improvements promote, and are consistent with, the objectives of the Woodland Hills Streetscape Plan, as they will enhance the aesthetic of the neighborhood and promote a pedestrian friendly environment.