



## **Planning, Land Use and Mobility Committee Case Report**

PLUM Meetings: April 15, 2021

Case Nos: DIR-2021-1882-SPP  
ENV-2021-1883-CE

Site Location: 5425 Farralone Avenue, Woodland Hills, 91367

Project: The applicant is requesting Project Permit Compliance Review to permit exterior remodeling and façade improvement of a 4604 sqft. Medical Clinic including addition of 2 business wall signs.

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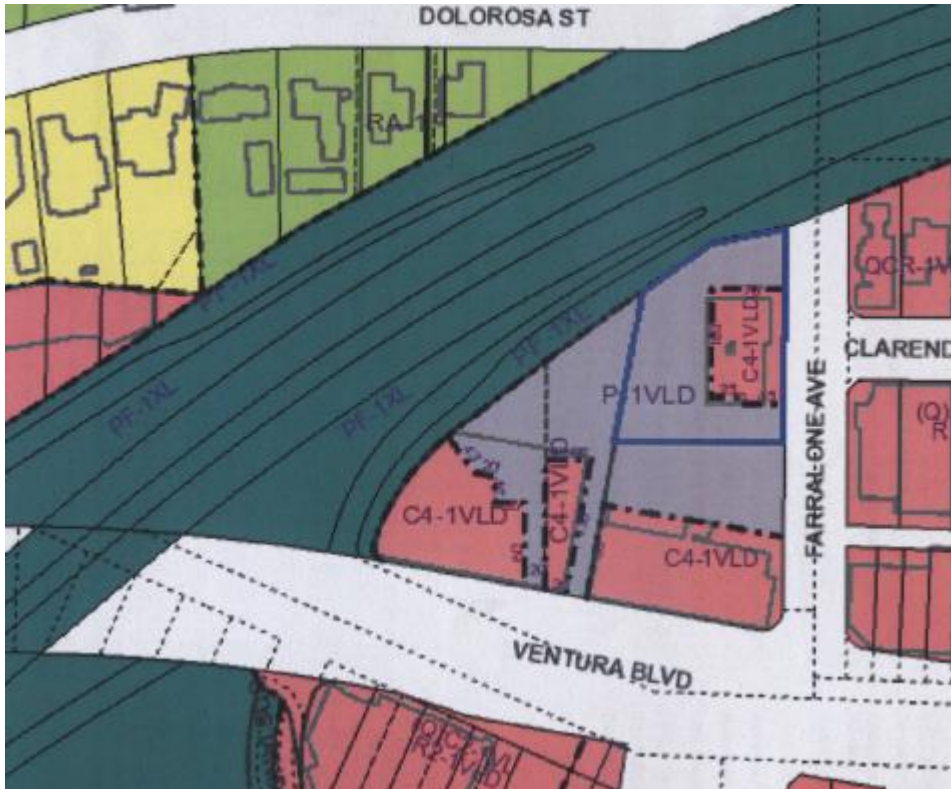
Applicant's Representative: Nick Leathers  
Great Real Estate  
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Submitted By: Henry Rice, WHWCNC PLUM Case Leader

## **PROJECT DESCRIPTION**

The project is located on Farralone Avenue ending at the south side of the Ventura Freeway in the Ventura/ Cahuenga Boulevard Corridor. Adjacent lots are developed with the 101 Freeway to the north and west, a commercial building to the south, and commercial buildings to the east.

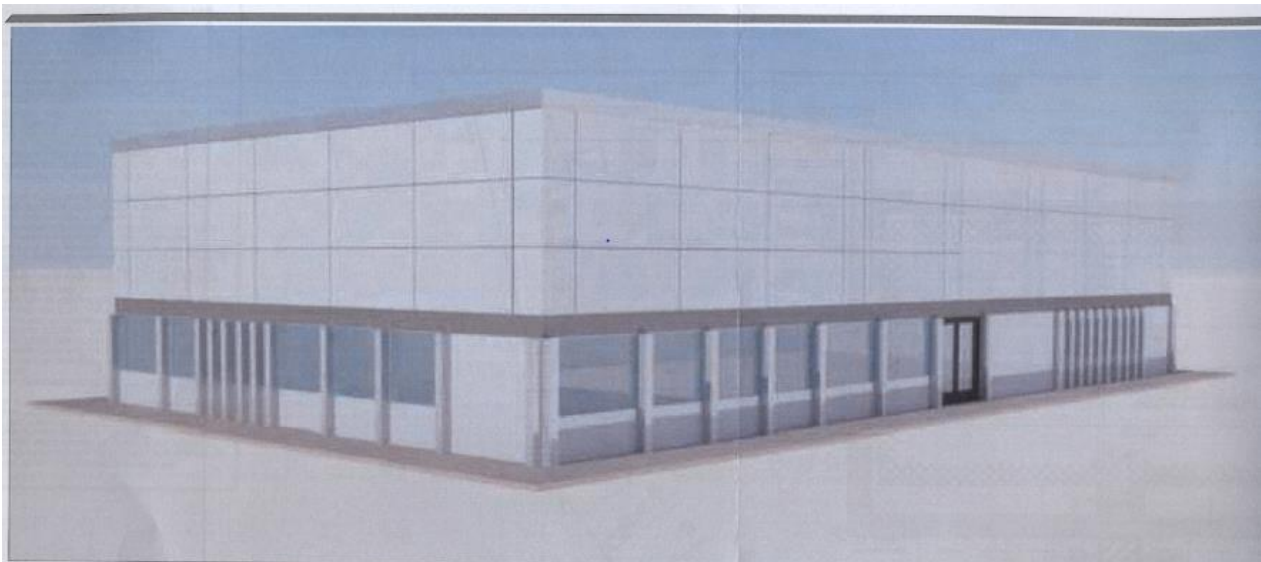


### **Site Location of 5425 Farralone Avenue**

The property is a 26, 259.43 sqft lot with zoning of C4-1VLD containing the building surrounded by parking zone of P-1VLD. The 4,604 sqft. building is currently vacant. The proposed use is as a medical clinic with 46 parking spaces, including 12 compact spaces and 2 handicap spaces .



**5425 Farralone Avenue (existing)**



**5425 Farralone Avenue (proposed)**

## OVERVIEW AND ANALYSIS

The applicant is requesting a Project Permit Compliance Review to permit exterior remodeling and façade improvement of the building with an increase in height to 20'-10". The site has a frontage of 203 feet on Farralone Avenue, therefore a maximum of 406 square feet of wall signs is permitted. Applicant is proposing to add up to a total of approximately 180 sqft. business wall signs. One sign will face Farralone Avenue and the other will face the parking lot in the rear. A small Projecting Pedestrian (blade) sign is also planned on site.



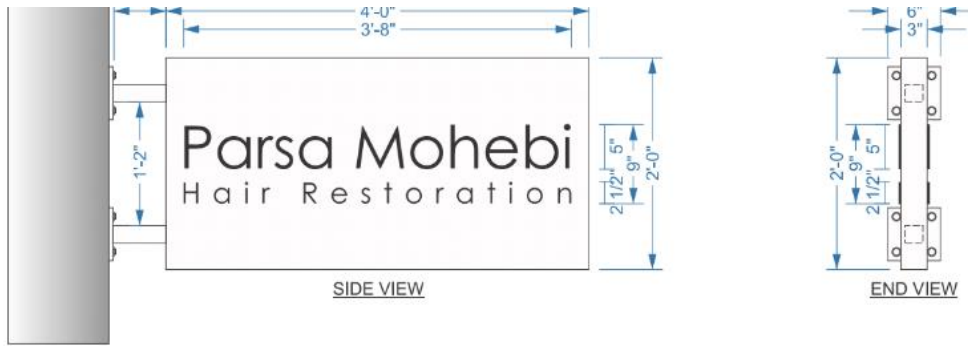
**Location of Proposed New Signs**



Manufacture & Install (1) One Set LED Internally Illuminated Halo-Lit Reversed Channel Letters

**SIGN AREA: 89.63**

**Proposed Signs 1 and 2 (typical)**



**BLADE SIGN** Manufacture & Install (1) One Set LED Internally Illuminated D/S Aluminum Blade Sign Painted Satin White w/ 1/2" Think Acrylic Push-Thru Copy

## **Proposed Projected Pedestrian (blade) Sign**

The building has an existing Floor Area Ratio (FAR) of 0.18:1 in compliance with the Specific Plan and a lot coverage of approximately 28.5 percent of the site in compliance with lot coverage restrictions.

There are no plans to change the building footprint, the layout of the driveway or the layout of the parking lot. The Los Angeles Department of Building and Safety issued a permit on 3/19/20 for change of use from Office to Medical Clinic. A supplemental permit was issued on 2/4/21 to include structural work for foundation and framing. A Certificate of Occupancy is still pending since 9/23/20

## **PROPOSED PLUM MOTION**

*As pertaining to **Case DIR-2021-1882-SPP**, having held 1 public teleconference meeting for the application for Project Permit compliance review, at 5425 Farralone Avenue. Woodland Hills, for exterior remodeling and façade improvement and wall sign installation, the Planning, Land Use and Mobility Committee hereby finds that:*

WHEREAS, based on the plans provided by the applicant, dated 8-10-2020, the proposed project complies with all applicable development requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and,

WHEREAS, a permit was issued on 3/19/20 to change the permitted use from Office to Medical Clinic, a use allowed within the existing zoning of the property; and,

WHEREAS, the applicant does not plan to change the building foot print, the driveway layout or the parking layout; and,

WHEREAS, the proposed roof replacement and the new façade will increase the building height to 20'-10", still below the maximum 45 foot limit; and,

WHEREAS, the new proposed wall signs will be within the size limit of a total of 406 sqft. based on the 203 frontage on Farralone Avenue

WHEREAS, the existing 46 parking spaces, including 2 handicapped spaces, exceeds the minimum requirements of 23 parking spaces.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for exterior remodeling and façade improvement at 5425 Farralone Avenue **receive** the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

Conditions:

1. All plans presented on May 12, 2021 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
2. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
3. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on May 12, 2021.

Motion: Henry Rice  
Second:

Vote:        Aye        Nay        Abstain