



Memo

To: Planning Department
City of Los Angeles

From: Moe Farrag
Elevated Entitlements

File: 17323 Ventura Boulevard Encino, CA 91316
Date: December 4, 2025

The Applicant requests a Zone Change pursuant to LAMC §13B.1.4 to remove the existing “(Q)” Qualified Condition from the subject parcel and restore the property to its base C4-1VL zoning designation. The action corrects an outdated and impractical zoning boundary that currently restricts medical uses within a portion of an existing, open, contiguous commercial building. No exterior modifications or expansions are proposed; interior tenant improvements and a change of use to a medical office are planned, consistent with the base C4-1VL zoning.

The rear portion of the parcel (northern APN 2257-016-056) will retain the existing (Q) Condition to provide a buffer from adjacent residential uses. While APN 2257-016-001 technically includes a portion zoned RA-1, no residential uses exist on this area, as it currently functions as a parking lot supporting the commercial operations on the site.

This Zone Change ensures zoning consistency with the building configuration, allows reasonable commercial use, preserves neighborhood compatibility, and aligns with the General Plan, Ventura-Cahuenga Boulevard Corridor Specific Plan, and good zoning practice. The removal of the (Q) Condition is CEQA-neutral, with no physical changes to the building or site.