



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 14301 – 14333 W. Ventura Boulevard, 14244 – 14264 W. Moorpark Street, and 4372, 4392 N. Tyrone Avenue

Case No.'s: VTT-74577; CPC-2016-3924-VZC-SPE-BL-SPR-CU-CUB-SPP

Council No: 4 - Ryu

CEQA No.: ENV 2016-3925-MND

Related Cases: DIR-2016-1992-SPP

Hearing Held By: Deputy Advisory Agency and Hearing Officer on behalf of the City Planning Commission

Plan Area Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Date: Tuesday, September 26, 2017

Time 10:00 a.m.

Zone: C2-1VL, [Q]P-1VL

Place: Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
First Floor Conference Room
Van Nuys, CA 91401

Plan Overlay: Ventura/Cahuenga Boulevard Corridor Specific Plan

Land Use: General Commercial

Applicant/ Representative: 14311 Ventura Development, LLC; Brett Wood

Staff Contact: Marianne King
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
818-374-5059
Marianne.king@lacity.org

PROPOSED PROJECT:

The project is the development of an approximate 74,204 square-foot, two-story, mixed-commercial building with two levels of subterranean parking, surface parking, a loading area at the rear, and new landscaping around the site. The building will consist of a 44,729 square-foot podium-style grocery store and 2,052 square foot outdoor patio on the second level with grade level consisting of 17,700 square feet of multi-tenant retail space, 4,900 square feet of restaurant space, 4,195 square feet of office space, and 2,500 square feet for a health club. The building will be 32 feet in height except for a rear portion of the building which will be 38 feet, 10 inches. A total of 325 vehicles spaces and 75 bicycles spaces will be provided. The grocery store will operate 24 hours/daily and restaurant hours will be from 7 a.m. to 11 p.m. Remaining structures on site will be demolished. The property frontage has 17 street trees (non-protected) of which 9 trees will be removed and 8 trees will be relocated. Approximately 69,600 cubic yards of grading and export will occur. All related parcels and a portion of the alley will be merged together as one lot.

REQUESTED ACTION(S):

The Deputy Advisory Agency shall consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record including Mitigated Negative Declaration, No. ENV-2016-3925-MND, Mitigation Monitoring Program, and all comments received, and
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 17.03. and 17.15, a Vesting Tentative Tract Map No. 74577 to permit the merger of multiple lots and a portion of the public alley as one ground lot, designate Ventura Boulevard and Moorpark Street as front yards, and realign the alley further east on Moorpark Street.

The Hearing Officer will, pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently consider the following requests on behalf of the City Planning Commission:

3. Pursuant to LAMC Section 12.32, a Vesting Zone Change from [Q]P-1VL-zoned portion of the site to C2-1VL, and removal of a 15-foot Building Line along Moorpark Street, and
4. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a building height of 38 feet, 10 inches in lieu of 30 feet otherwise required, and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that will result in the creation of more than 50,000 square feet of non-residential floor area and for a change of use which results in a net increase of 1,000 or more average daily trips, and,
6. Pursuant to LAMC Section 12.24 W.27, a grocery store that proposes to operate 24-hours daily in lieu 7 a.m. and 11 p.m. daily for a Commercial Corner Development, and
7. Pursuant to LAMC Section 12.24 W.1, to permit the sale of a full line of alcoholic beverages for on- and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,900 square foot restaurant; and
8. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300
GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions

- **Matters before Commissions:** Written materials not limited as to volume must be received ten (10) days prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to

the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.

- Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

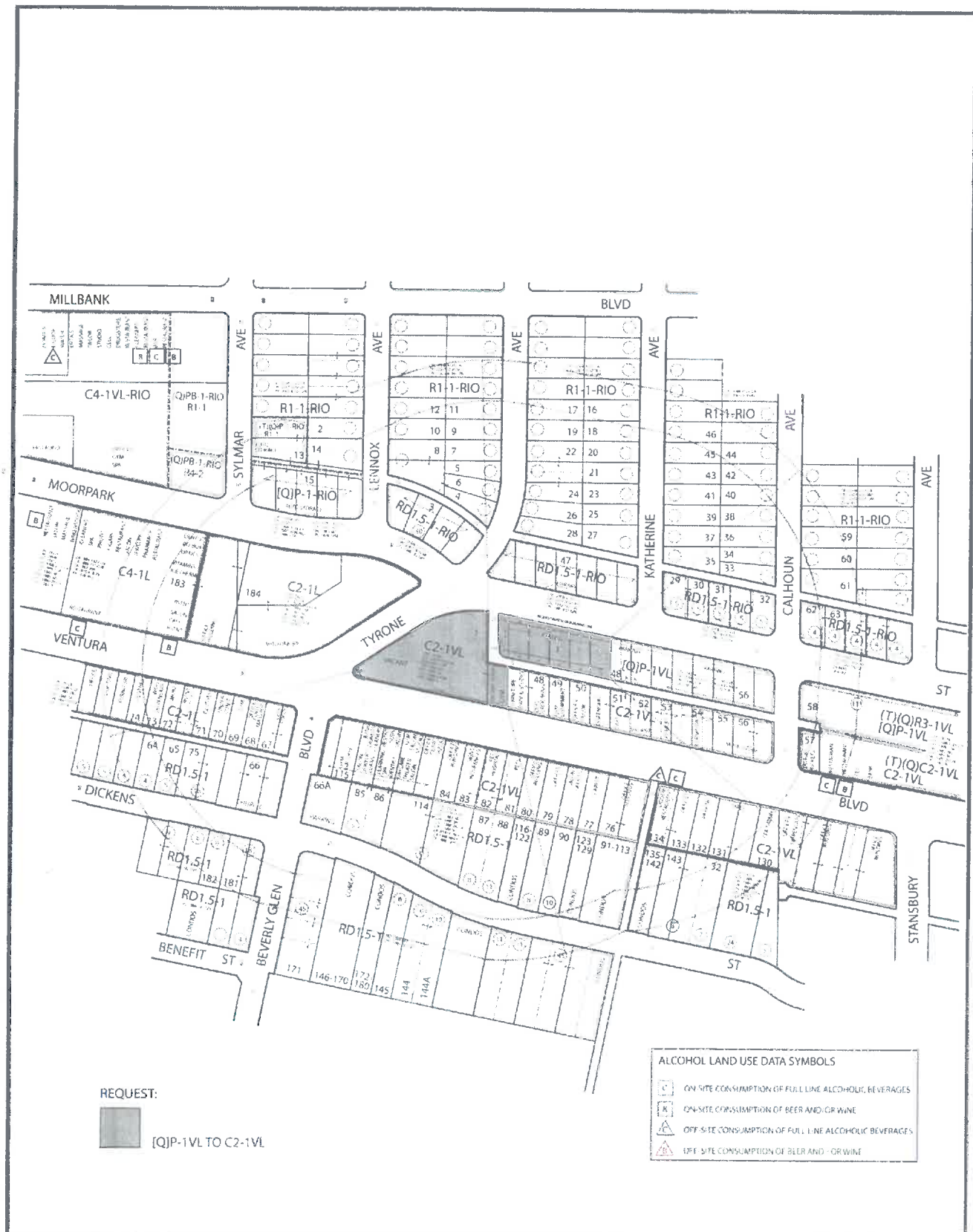
Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.

Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of 7 working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.



CONDITIONAL USE PERMIT/CUB - VESTING TENTATIVE TRACT #74577 - CONDITIONAL USE PERMIT - ZONE CHANGE - BUILDING LINE REMOVAL - SITE PLAN REVIEW - SPECIFIC PLAN EXCEPTION - PROJECT PERMIT COMPLIANCE

QMS Quality Mapping Service
14549 Archwood St. Suite 301
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TRACT: 9275
M.B. 149-15-17
CONTACT: 14311 VENTURA DEVELOPMENT LLC

A.P.N.
2265-019-1001-002, 022-027
CD: 4
CT: 1412.01
PA: 212 SHERMAN OAKS-STUDIO CITY
TOLUCA LAKE CAHUENGA PASS
USES: FIELD

SITE ADDRESS
14311 VENTURA BLVD.
CASE NO:
SCALE: 1"=100'
D.M.: 168B153, 168A151,
168A151, 168A151,
168B153
PHONE: 310-444-7770

DATE: 09-15-16
Updated: 07-11-17
NET AC: 1.82
QMS: 16-327A

