



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

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
- ☒ Interested Parties/Others

And:

Public Hearing:

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.**

Notice of Availability:

The Final EIR for the project was released on February 23, 2018 and includes responses to comments received during the public review period and includes text revisions to the Draft EIR and Revised Draft EIR in response to input received. Unlike the Draft EIR and Revised Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

Project Site: **14665 Roscoe Boulevard**
(14665-14697 W. Roscoe Blvd., 8300-8406 N. Cedros Ave. and 8321-8413 N. Tobias Ave.)

Case Nos.: VTT-74315
CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD

CEQA No.: ENV-2016-1061-EIR (SCH No. 2016081031)

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

Date: **March 20, 2018**

Time: **9:30 a.m.**

Place: 6262 Van Nuys Boulevard
1st Floor Conference Room
Van Nuys, CA 91401

Staff Contact: Milena Zasadzien, City Planner
200 N. Spring St. Room 750
Los Angeles, CA 90012
Milena.Zasadzien@lacity.org
213-978-1360

Council No: 6 – Martinez

Related Case(s): none

Plan Area: Mission Hills-Panorama City-
North Hills

Zone: *Existing:* [Q]C2-1-CDO and
[Q]P-1-CDO
Proposed: (T)(Q)C2-1-CDO

Plan Overlay: Panorama City Community
Design Overlay

Land Use: Regional Commercial

Applicant: Eran Fields /
The ICON at Panorama, LLC

Representative: Carol Zagaria / PSOMAS

PROPOSED PROJECT:

Original Project: A mixed-use development consisting of up to 422 multi-family residential units and approximately 200,000 square feet of commercial uses, located within seven buildings totaling approximately 584,000 square-feet of floor area on an 8.9-acre site. Two seven-story residential buildings (five stories of residential over two levels of above-ground parking) would be located along the western and northern portions of the site. Commercial uses would be located within five separate one- and two-story buildings on the eastern and southern portions of the site and would be served by a six-level parking structure within the center of the property. The Project includes demolition and removal of three existing vacant commercial buildings totaling 172,500 square feet of floor area and associated surface parking areas.

Recommended Project (Alternative 5 – Reduced Commercial Project): The proposed mixed-use development consists of up to 675 multi-family residential units and approximately 60,000 square feet of commercial uses, located within four buildings totaling approximately 675,000 square-feet of floor area on an 8.9-acre site. Two six- and seven-story residential buildings (four or five stories of residential over two levels of above-ground parking) would be located along the western, northern, and central portions of the site. Commercial uses would be located within two separate one-story buildings on the eastern and southern portions of the site, separated by an approximately 17,000 square-foot plaza, and served by a central surface parking lot and ground-floor parking areas within the residential structures. The Project includes demolition and removal of three existing vacant commercial buildings totaling 172,500 square feet of floor area and associated surface parking areas.

REQUESTED ACTION(S):

The Advisory Agency will consider:

ENV-2016-1061-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2016-1061-EIR (SCH No. 2016081031), dated April 2017, the Revised Draft EIR, dated August 2017, and the Final EIR, dated February 2018 (The ICON at Panorama Project EIR), as well as the whole of the administrative record; and

VTT-74315

2. Pursuant to Sections 17.15 of the Municipal Code, a **Vesting Tentative Tract Map** to vacate the existing alley and for the subdivision of an approximately 8.9-acre (393,571 square foot) site into 6 lots (1 master lots and 5 airspace lots) for a mixed-use development, and a Haul Route for the import of 14,000 cubic yards of soil.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2016-1061-EIR

1. The decision-maker shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2016-1061-EIR (SCH No. 2016081031), dated April 2017, the Revised Draft EIR, dated August 2017, and the Final EIR, dated February 2018 (The ICON at Panorama Project EIR), as well as the whole of the administrative record; and

CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD

2. Pursuant to Section 12.32 of the Municipal Code, a **Vesting Zone Change** from [Q]C2-1-CDO (Commercial Zone) and [Q]P-1-CDO (Parking Zone) to the (T)(Q)C2-1-CDO (Commercial Zone) for the entire site and request to modify the existing [Q] Condition related to signage;
3. Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a **Master Conditional Use Permit** to allow for the sale and dispensing of alcohol for on-site and off-site consumption at five establishments within the commercially developed portion of the project site;
4. Pursuant to Section 12.24-W.27 of the Los Angeles Municipal Code, a **Conditional Use Permit** for a Commercial Corner Development to permit restaurants with extended hours of operation past 11:00 pm, and a maximum building height of 85 feet in lieu of a maximum height of 45 feet;
5. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units;
6. Pursuant to Section 13.08.E.3 of the Municipal Code and the Panorama City Community Design Overlay (Ordinance 175,549), a **Design Review Plan Approval** for a mixed-use development; and
7. Pursuant to Section 12.21.G. of the Municipal Code, a **Director's Decision** for a 10 percent reduction in the required Open Space.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Advisory Agency and Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the EIR, Vesting Zone Change, Master Conditional Use Permit, Site Plan Review, Design Review Plan Approval, and Director's Decision components of the project, which will be considered by the decision-maker, the City Planning Commission, at a tentative date of April 26, 2018.

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

GENERAL INFORMATION

FILE REVIEW - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 9 a.m. to 4 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.** The Final Environmental Impact Report is also available online at <http://planning.lacity.org> (click on "Environmental Review" then "Final EIR"), and hard copies are available at the following Library Branches:

- Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Mid-Valley Regional Library, 16244 Nordhoff Street, North Hills, CA 91343
- Panorama City Branch Library, 14345 Roscoe Boulevard, Panorama City, CA 91402

Environmental Impact Report: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of three parts, the Draft EIR, Revised Draft EIR, and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 47-day public review period from April 6, 2017 to May 22, 2017. A Revised Draft EIR was made available and circulated for public review and comment for an extended 47-day public review period from August 31, 2017 to October 16, 2017. This Notice of Availability of the Final EIR was issued on February 23, 2018. The Final EIR was released on February 23, 2018 and responds to the comments and includes text revisions to the Draft EIR and Revised Draft EIR in response to input received. Unlike the Draft EIR and Revised Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Planning Commission as part of the staff report for the project. The EIR will be submitted to the Advisory Agency, City Planning Commission, and City Council for requested certification and action on the Project.

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. Any materials submitted to the Department 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 - 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 Hearing Officer or Deputy Advisory Agency 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 Hearing Officer or Deputy Advisory Agency 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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (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.

