



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
- ☒ Interested Parties/Others

And:

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: 6569-6581 N. Van Nuys Boulevard; 14506-14534 W. Kittridge Street

Case No.: CPC-2016-2944-VZC-SPR-DB-CDO
CEQA No.: ENV-2016-2945-EAF
Hearing Held By: Valley Project Planning Hearing Officer for the City Planning Commission
Date: April 13, 2018
Time: 1:00 PM
Place: Marvin Braude Constituent Service Center - First Floor Hearing Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401
Staff Contact: Peggy Malone-Brown, City Planning Associate
6262 Van Nuys Blvd., Room #430
Van Nuys, CA, 91401
Peggy.malone-brown@lacity.org
(818) 374-5036

Council No: CD6 - Nury Martinez
Related Cases: None
Plan Area: Van Nuys-North Sherman Oaks
Zone: [Q]C2-1-L-CDO and [Q]P-1VL-CDO
Plan Overlay: Van Nuys Central Business District Community Design Overlay (CDO)
Land Use: Community Commercial and General Commercial
Applicant: 6569 Van Nuys LLC; Saviers Van Nuys LLC
Representative: Boaz Miodovsky

PROPOSED PROJECT: The project involves demolition of 3 commercial buildings and a surface parking lot, and the construction, use and maintenance of a 6-story mixed-use building providing approximately 157,100 square feet of floor area, including 18,400 square feet of ground floor commercial retail space, and 174 units of apartment housing, including 10 units set aside for Very Low Income households, with 348 residential parking spaces (including 18 mechanical lift spaces) and 67 commercial parking spaces, and 20,489 square feet of open space, constructed to a maximum height of 75 feet (top of loft), on an approximately 56,289 square foot site (1.29 acres). A total of 51,000 cubic yards of soil export is proposed in order to construct two levels of subterranean parking, to a depth of approximately 22 feet below natural grade. A total of 13 non-protected, significant on-site trees will be removed. None of the existing street trees along Van Nuys Boulevard are proposed to be removed or disturbed.

Project Design Features: Because lead and volatile organic compounds were detected in soil samples during preparation of the Phase II Environmental Site Assessment, even though well below screening (significance) levels, a Soil Management Plan will be prepared and submitted to the satisfaction of the Department of Building and Safety, prior to the issuance of any grading permit.

REQUESTED ACTION(S):

1. The City Planning Commission shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2016-2945-MND ("Mitigated Negative Declaration"), and all comments received;
2. A Vesting Zone Change, pursuant to LAMC Section 12.32.Q, from [Q]C2-1L-CDO and [Q]P-1VL-CDO to (T)(Q)RAS4-1L-CDO and (T)(Q)RAS4-1VL-CDO, respectively, and modification of the Van Nuys Central Business District CDO [Q] Condition No. 4.a., to allow the main entry doors of ground floor commercial business to be recessed from the front lot line (i.e., Van Nuys Boulevard) a maximum of 14 feet 9 inches (a total of 177 inches), in lieu of a maximum of 36 inches;
3. A Site Plan Review, pursuant to LAMC Section 16.05, for a development project consisting of 50 or more units;
4. A Density Bonus, pursuant to LAMC Section 12.22 A 25(g)(3), to allow a 23.4% (33 units) increase in density, and one off-menu incentive permitting an additional 25 feet in building height, and an additional three stories within the portion of the site currently zoned [Q]P-1VL-CDO, in lieu of the otherwise maximum permitted height of 50 feet and 3 stories (in the requested RAS4 Zone), and Parking Option No. 1, in exchange for setting aside 10 units (7% of the base density) for Very Low Income Households; and
5. A Design Overlay Approval, pursuant to LAMC Section 13.08.E.3(a), for a project located within the Van Nuys Central Business District (CBD) Design Overlay District.

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.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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.

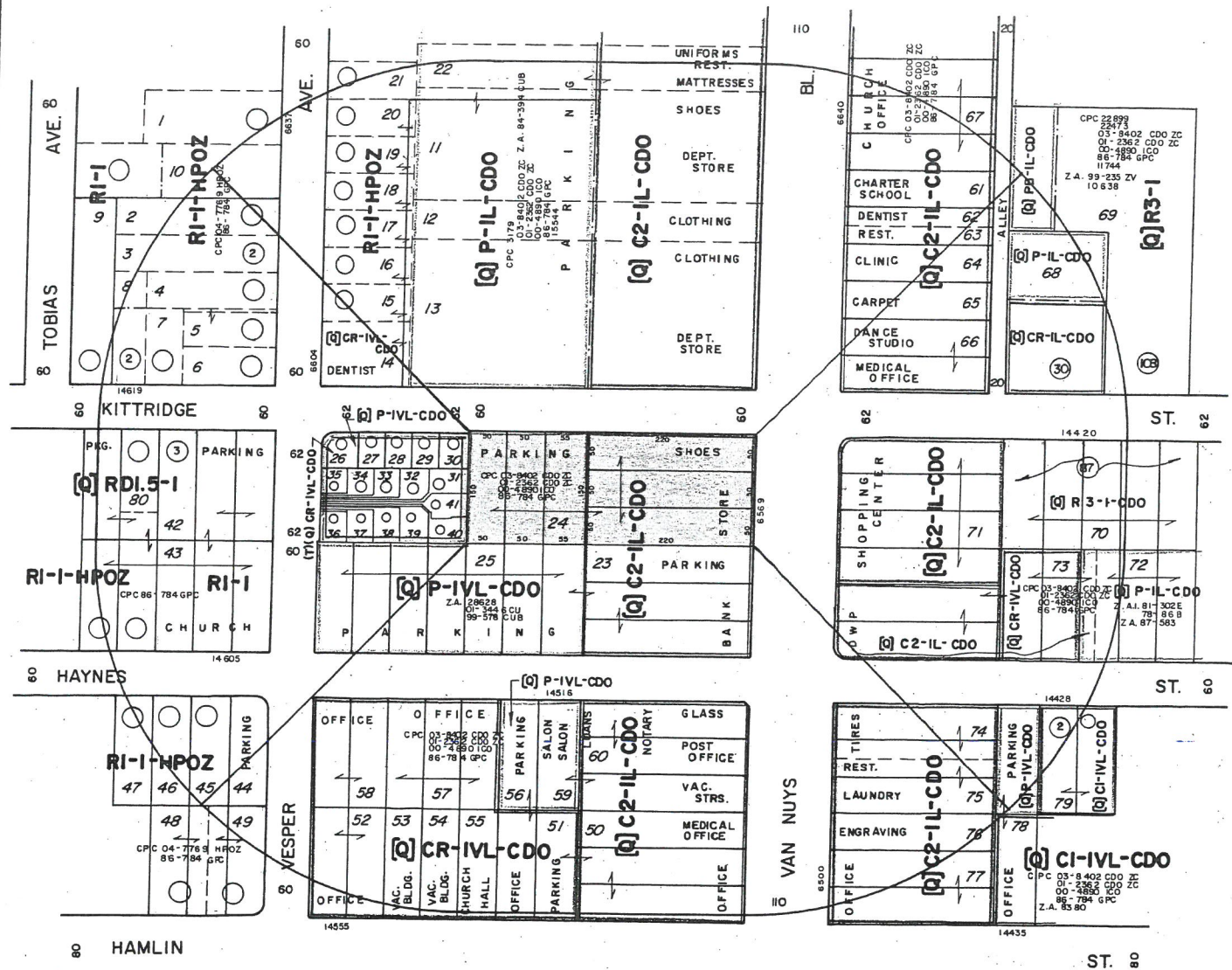
Matters before Commissions:

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original** plus **six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission Meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **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. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting “Commissions & Hearings” and selecting the specific Commission.

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.

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 aenized 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 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.



LEGAL: TRACT 1200,
BLOCK 45, LOTS 1-3 & 7-9
SEE APPLICATION

REQUEST: [Q] P-IVL-CDO & [Q] C2-IL-CDO
TO RAS4

CPC 2016 2944

VAN NUYS CENTRAL BUSINESS DISTRICT-
COMMUNITY DESIGN OVERLAY - (CDO)

VESTING ZONE CHANGE - DENSITY BONUS

NET AC. = 1.29

THOMAS BROS.

PAGE: 532 , GRID: 6/A

C.D. 6 C.T. 1278.06 P.A. 150



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:

DATE: 8-8-16 1-24-18

SCALE: 1" = 100'

USES: FIELD

D.M.: 1808149

W.D. CMS 16-6994