

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Hearing Officer
Date: Tuesday, July 19, 2016
Time: 1:00 p.m.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Staff Contact: Heather Bleemers
Phone No.: (213) 978-0092
Email: Heather.Bleemers@lacity.org

Case No.: CPC-2016-778-VZC
CEQA No.: ENV-2016-779-ND
Incidental Cases: ZA-2016-777-MCUP
Related Cases: N/A
Council No.: 4 – David Ryu
Plan Area: Van Nuys-North Sherman Oaks
Specific Plan: N/A
Certified NC: Sherman Oaks
Neighborhood Council
GPLU: Community Commercial
Zone: (Q)C2-1L-RIO, C2-1L-RIO,
and P-1L-RIO
Applicant: Sherman Oaks Fashion Associates, LP
Representative: Heather Crossner
Latham & Watkins, LLP

PROJECT LOCATION: 14006 West Riverside Drive – Westfield Fashion Center

PROPOSED PROJECT: The project proposes to convert existing retail stores and back-of-house space into a maximum of eight new restaurants at Westfield Fashion Square, in addition to the three currently permitted restaurants. The property is subject to existing (Q) Qualified zoning conditions ("Q Conditions"), implemented by Ordinance No. 170151 (the "Ordinance"), which permitted a maximum of three sit-down restaurants at Fashion Square. The applicant is requesting a Vesting Zone Change to update the existing Q Conditions in the Ordinance to allow eight additional restaurants with hours of operation of Sunday through Thursday from 7:00 am to 11:00 pm, and Friday and Saturday from 7:00 am to 12:00 am. A Conditional Use Permit under Case No. ZA-2016-777-MCUP, has also been requested to allow the on-site sale of alcohol within the proposed restaurants.

- REQUESTED ACTIONS:**
- (1) Pursuant to LAMC Section 12.32-Q.3, a Vesting Zone to modify previously adopted "Q" Condition to allow the addition of eight new restaurants otherwise not permitted under the existing "Q" Condition; and
 - (2) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration (ND) for the above referenced project.

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 decision maker 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.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the:

Los Angeles City Planning Department
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012 (attention: Heather Bleemers)
or by e-mail at: Heather.Bleemers@lacity.org

REVIEW OF FILE: Case file CPC-2016-778-VZC including the application and environmental assessment, are available for public inspection at this location between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Please call Heather Bleemers at (213) 978-0092 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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 request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071