



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: 4445-4465 N Lankershim Blvd, 10850-10862 Riverside Drive, 10847-10867 Landale Street

Case No.: CPC-2016-3903-VZC-DB-SPR

CEQA No.: ENV-2016-3904-MND

Hearing Held By: Hearing Officer

Date: February 22, 2019

Time 2 p.m.

Place: Marvin Braude San Fernando Valley
 Constituent Service Center
 6262 Van Nuys Boulevard, Room 1B
 Van Nuys, CA 91401

Staff Contact: Courtney Schoenwald, City Planner
 6262 Van Nuys Boulevard, Room 430
 Van Nuys, CA 91401
 courtney.schoenwald@lacity.org
 (818) 374-9904

Council No: 4- Ryu

Related Cases: ZA-2006-9907-ZAD, ZA-2006-9907-ZAD-PA1, ZA-2006-9907-ZAD-PA2

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

Zone: C2-1VL-RIO, P-1VL-RIO

Plan Overlay: None

Land Use: General Commercial, Low
 Medium Residential

Applicant: Frederick Delijani; SREG, LLC

Representative: Erika Iverson/Brad Rosenheim;
 Rosenheim & Associates, Inc.

PROPOSED PROJECT:

The proposed project consists of the construction, operation, and maintenance of a mixed-use building comprising 179 residential apartment units, including eight (8) affordable units reserved for Very Low Income households, and approximately 5,684 square feet of commercial floor area, with a maximum height of approximately 60 feet (exclusive of roof projections), varying from two to five stories on a 67,315-square foot portion of the site; the Floor Area Ratio is 2.40:1 which is below the allowable 3:1. Off-street parking will be provided at grade and within two subterranean levels for a total of 263 parking spaces. The project provides 19,336 square feet of open space. The site is currently developed with an approximately 62,562-square foot, seven-story building in the northeast portion of the project site, which was approved under Planning Case No. ZA-2006-9907-ZAD-PA1 for a change of use from commercial office to 55 dwelling units and 8,500 square feet of ground floor commercial floor area (the Adaptive Re-use Building). Combined, the Adaptive Re-use Building and new construction will result in 234 apartment units and 14,184 square feet of commercial floor area on the site. A total of 263 auto parking spaces are required and provided onsite for both the Adaptive Re-Use and new construction, and 237 bicycle parking spaces are proposed across both parts of the project site.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the **Mitigated Negative Declaration, No. ENV-2016-3904-MND** ("Mitigated Negative Declaration"), and all comments received;

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 Q, **a Vesting Zone Change** from the C2-1VL-RIO and P-1VL-RIO Zones to the RAS4-1VL-RIO and RD1.5-1VL-RIO Zones for a portion of the Project Site, as follows:
 - a) a Zone Change for Lots 12 –15 of Tract 6815 (approximately 27,986.2 square feet) from P-1VL-RIO to RAS4-1VL-RIO;
 - b) a Zone Change of Lots 2, 7, and 8, and a portion of Lots 3, 4, and 6 of Tract 6815 (approximately 31,967.8 square feet) from C2-1VL-RIO to RAS4-1VL-RIO; and
 - c) a Zone Change of Lot 16, Tract No. 6815 (approximately 6,997 square feet) from P-1VL-RIO to RD1.5-1VL-RIO;
3. Pursuant to LAMC Section 12.22A.25 and Government Code Sections 65915-65918, **a Density Bonus approval** to permit a 20% density bonus with eight dwelling units, or five percent of the total 179 units reserved as restricted affordable units for Very Low Income households, including a request for one on-menu incentive, pursuant to LAMC Section 12.22A.25(f)(5), to permit a 20% increase in height to permit a total height of 60 feet in lieu of the permitted height of 50 feet per the RAS4-1VL Zone;
4. Pursuant to LAMC Section 16.05, **a Site Plan Review**, for a project that results in an increase of 50 or more dwelling units;
5. Pursuant to LAMC Section 12.24 M, **a Plan Approval**, to modify the site plan previously approved under the Zoning Administrator's Determination Case No. ZA-2006-9907-ZAD-PA1

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.**

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, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. 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 materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must 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.

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 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.