

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

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JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
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DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

December 16th, 2010

NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT NO.
ENV-2004-6000-EIR
STATE CLEARINGHOUSE NO. 2004111068

To: Owners of Property and Occupants and other interested parties

Project Name: Il Villaggio Toscano

SITE LOCATION: 4827 N. Sepulveda Blvd. Sherman Oaks CA 91403

PROJECT DESCRIPTION: The proposed project would include a maximum of 500 multi-family residential units and approximately 55,000 square feet of neighborhood-serving commercial uses in a series of six-story buildings built over a parking podium. Maximum height of the buildings would be approximately 100 feet above finished grade. The combined gross floor area for the residential and neighborhood-serving commercial uses for the proposed project would total approximately 708,659 square feet, with a floor area ratio (FAR) of 3.3:1.

The proposed project would provide a total parking supply of approximately 1,470 parking spaces, consisting of an estimated 1,000 parking spaces for project residents, 250 parking spaces for residential guests, and 220 parking spaces for retail visitors.

The project as designed is intended to achieve a Leadership in Energy and Environmental Design (LEED) silver rating.

To construct the project as proposed, the applicant is requesting:

Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.32 F and Q, the Applicant requests a Vesting Zone and Height District change from (Q) CR-1L, (Q) P-1L, R3-1L and R1-1L to the C2 zone and to Height District 2D to permit the construction of a new mixed use project containing a maximum of 500 residential units and approximately 55,000 square feet of neighborhood serving retail space on a currently vacant 5.1 acre property. While the Height District 2's permitted floor area ratio of 6:1 generates approximately 1,270,602 square feet of development, the proposed project is only seeking a floor area ratio equal to 3:3 or approximately 708,659 square feet. The requested approval creates consistency with the adjacent zoning and General Plan Framework's vision of the site.

- Pursuant to L.A.M.C. Section 11.5.7.F, the Applicant requests the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan ("Specific Plan") sections:
Section 6.B.4 which restricts the floor area of a project to 1.5 to 1. The Applicant is requesting permission to build a project with a floor area ratio of 3.3 to 1.

Section 7.A.2.a which requires an 18-inch setback along the front lot line, which is defined by the Specific Plan to be Sepulveda Boulevard. The Applicant requests a zero setback along the front lot line.

Section 7.B.1 which restricts the maximum lot coverage to 75%. The Applicant requests an exception from this provision in order to design a project whose lot coverage 83% at grade, but drops to 62% percent lot coverage on the podium level which is also the first residential level.

Section 7.D.2.b requires parking structures to have a landscape buffer of 10 feet around the surface perimeter. The Applicant is requesting a 0-foot buffer along the Camarillo frontage for its mixed use project that combines residential and neighborhood serving retail uses as well as parking for each use in a single structure.

Section 7.E.1.b.4 which limits the building heights in this sub-area to 75 feet and 82 feet for mixed use projects. The Applicant is requesting permission to build a 100 foot tall building.

- Pursuant to L.A.M.C. Section 11.5.7 C, the Applicant requests that the Director of Planning approve the project for compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan with the exceptions identified above.
- Pursuant to L.A.M.C. Section 12.24 W 1 the Applicant requests permission to sell a full line of alcoholic beverages for off-site consumption in conjunction with a retail grocery store.
- The Applicant also requests that subsequent to this application, an Administrative Plan Approval process be required once the future tenant of the grocery is selected. Future store layouts must be in substantial compliance, in terms of percent of floor area dedicated to alcohol sales, with the floor plans submitted with this application.

• Pursuant to L.A.M.C. Section 17.01, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. 061216) to merge the land into a single ground lot, with 9 airspace lots, to facilitate the creation of a mixed use development consisting of approximately 500 residential condominiums units with approximately 55,000 square feet of commercial space.

The subdivision will create one ground lot and 9 airspace lots which will include the following uses:

Lot 1: contains the ground lot, fire lane and common access courtyard located proximate to Sepulveda Boulevard.

Lot 2 - 6: contain the commercial uses fronting Sepulveda (except for the grocery store)

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- The Applicant requests permission to vacate La Maida Street and Peach Avenue.
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- The Applicant is requesting that Sepulveda be defined as the front yard and the remaining two yards be defined as side yards.
- Pursuant to L.A.M.C. Section 16.05, the Applicant requests that the decision-maker make the Site Plan Review findings.

In addition to the specific discretionary actions listed above, the Applicant will also need to procure various permits from the City of Los Angeles Department of Building and Safety and other municipal agencies for project construction activities, including but not limited to the following: demolition, excavation, shoring, grading, foundation, haul route, and building permits. Furthermore, the Applicant will be required to provide for construction of on- and off-site street improvements and other infrastructure as required as a condition of project approval.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Aesthetics, Biological Resources, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and

Water Quality, Land Use and Planning, Noise, Population, Housing, and Employment, Public Services (Fire, Police, Public Schools, Parks and Recreation, Libraries), Transportation and Circulation (including Parking) and Utilities/Service Systems (Water Supply, Wastewater, Solid Waste).

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles, CA 90071
- 2) Encino-Tarzana Branch Library: 18231 Ventura Blvd., Tarzana, CA 91356
- 3) Van Nuys Branch Library: 6250 Sylmar Ave., Van Nuys, CA 91401
- 4) Studio City Branch Library: 12511 Moorpark St., Studio City, CA 91604
- 5) Sherman Oaks Branch Library: 14245 Moorpark St., Sherman Oaks, CA 91423

The DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/>] (click on "Environmental" and then "Draft Environmental Impact Reports"). The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Hadar Plafkin** of the City of Los Angeles at (213) 978-1357 to purchase one.

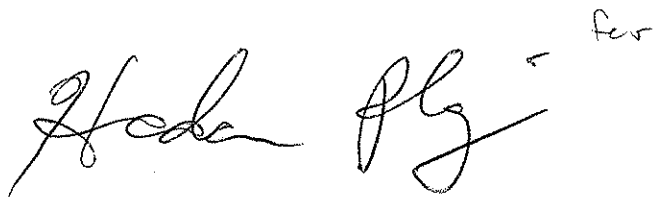
If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **February 7th, 2011**.

Please direct your comments to:

Hadar Plafkin City Planner/Environmental Review Coordinator
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
Hadar.Plafkin@lacity.org (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact **Hadar Plafkin** at the location above.

Michael LoGrande
Director of Planning

A handwritten signature in black ink that reads "Hadar Plafkin". To the right of the signature, there is a small handwritten mark that looks like "fer".

Hadar Plafkin
City Planner, EIR Unit
Division of Land/Environmental Review

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW SECTION
200 N. SPRING Street, #750, Los Angeles, CA 90012

December 16, 2010

TO: Library Reference Desk, Central Library
630 W. 5th Street, Los Angeles, CA 90071

FROM: Hadar Plafkin, Environmental Review Coordinator
Environmental Review Section, Department of City Planning

SUBJECT: EIR No. : ENV-2004-6000-EIR

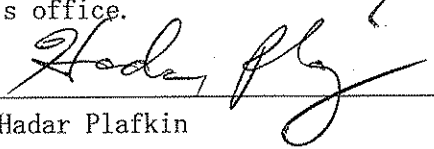
State Clearinghouse No. : 2004111068

Project Name: Il Villaggio Toscano Project

Location: 4827 Sepulveda Boulevard, Sherman Oaks, CA 91403

In accordance with the City's Guidelines for implementation of the California Environmental Quality Act of 1970 adopted by the City Council and revised on July 31, 2002, the attached draft Environmental Impact Report is being placed with your branch for review by interested persons. Additional copies may be obtained by phoning the Environmental Review Section at 213-978-1355.

- (X) This EIR may be discarded after December 16, 2011
- () This case is controversial and may be appealed. Before discarding, please check with this office.


Hadar Plafkin
EIR Unit

CP-1292

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW SECTION
200 N. SPRING Street, #750, Los Angeles, CA 90012

December 16, 2010

TO: Library Reference Desk, Sherman Oaks Branch Library
14245 Moorpark Street, Sherman Oaks, CA 91423

FROM: Hadar Plafkin, Environmental Review Coordinator
Environmental Review Section, Department of City Planning

SUBJECT: EIR No. : ENV-2004-6000-EIR


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EIR Unit

CP-1292

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW SECTION
200 N. SPRING Street, #750, Los Angeles, CA 90012

December 16, 2010

TO: Library Reference Desk, Encino-Tarzana Branch Library
18231 Ventura Blvd., Tarzana, CA 91356

FROM: Hadar Plafkin, Environmental Review Coordinator
Environmental Review Section, Department of City Planning

SUBJECT: EIR No. : ENV-2004-6000-EIR

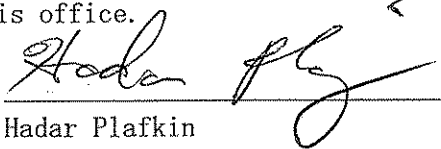
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EIR Unit

CP-1292

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW SECTION
200 N. SPRING Street, #750, Los Angeles, CA 90012

December 16, 2010

TO: Library Reference Desk, Studio City Branch Library
12511 Moorpark Street, Studio City, CA 91604

FROM: Hadar Plafkin, Environmental Review Coordinator
Environmental Review Section, Department of City Planning

SUBJECT: EIR No. : ENV-2004-6000-EIR

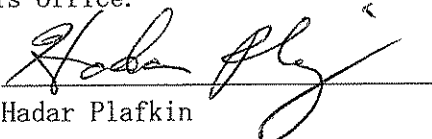
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ENVIRONMENTAL REVIEW SECTION
200 N. SPRING Street, #750, Los Angeles, CA 90012

December 16, 2010

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Environmental Review Section, Department of City Planning

SUBJECT: EIR No. : ENV-2004-6000-EIR

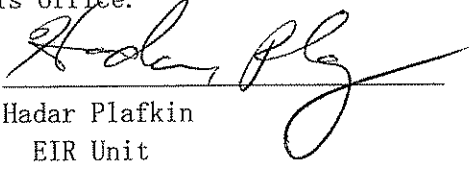
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Hadar Plafkin
EIR Unit

CP-1292

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2004111068

Project Title: IL Villaggio Toscano

Lead Agency: City of Los Angeles/Department of City Planning Contact Person: Hadar Plafkin
 Mailing Address: 200 N. Spring Street Room 750 Phone: 213-978-1357
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Sherman Oaks
 Cross Streets: Sepulveda Boulevard and Camarillo Street Zip Code: 91403
 Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: SR-101/I-405 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 500 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 55,000 Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Regional Commercial

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 16, 2010 Ending Date February 7, 2011

Lead Agency (Complete if applicable):

Consulting Firm: <u>Matrix Environmental</u>	Applicant: <u>M. David Paul & Associates</u>
Address: <u>6701 Center Drive, Ste. 900</u>	Address: <u>100 Wilshire Boulevard, Suite 1600</u>
City/State/Zip: <u>Los Angeles, CA/ 90045</u>	City/State/Zip: <u>Santa Monica, CA 90401</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>310-393-9653</u>
Phone: <u>424-207-5333</u>	

Signature of Lead Agency Representative:  **Date:** 12-7-2010

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF COMPLETION

To: STATE OF CALIFORNIA
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

Project Title Il Villaggio Toscano Project	Case No. ENV-2004-6000-EIR SCH No. 2004111068
Project Location – City Los Angeles/Sherman Oaks	Project Location – County Los Angeles

Description, Nature, Purpose and Beneficiaries of Project: The proposed project would include a maximum of 500 multi-family residential units and approximately 55,000 square feet of neighborhood-serving commercial uses in a series of six-story buildings built over a parking podium. Maximum height of the buildings would be approximately 100 feet above finished grade. The combined gross floor area for the residential and neighborhood-serving commercial uses for the proposed project would total approximately 708,659 square feet, with a floor area ratio (FAR) of 3.3:1.

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Lead Agency

City of Los Angeles,
Department of City Planning

Division

Division of Land

Address Where Copy of EIR is Available

Office of the City Clerk, Room 395, City Hall, 200 N. Spring Street, Los Angeles, CA 90012

Review period (Calendar Dates)**Starting Date:**

December 16, 2010

Ending Date:

February 7, 2011

Contact Person**Title****Area Code/Phone**

Hadar Plafkin

City Planner

213-978-1357

(Send to: County Clerk EIR Desk, 12400 Imperial Highway, Norwalk, CA 90650)