





REFERRAL FORMS:

PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Small Lot Subdivision
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance area (CPIO)
• Public Benefit Alternative Compliance
• Density Bonus Off-Menu
• Conditional Use for greater than 35% Density Bonus
• Zone Variance

PROJECT SUMMARY:

1. Address of Subject Property: 14311 Ventura Boulevard

2. Name of Community Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

a. Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Ventura/Cahuenga Boulevard Corridor Specific Plan (Neighborhood & General Commercial Designation; Pedestrian Development District)

3. Project Type (check all that apply)

- [x] New construction [ ] Addition [ ] Renovation [x] Sign
[ ] Change of Use [x] Grading [ ] Density Bonus [ ] Small Lot Subdivision
[ ] Other (describe)

If Change of Use, what is: Existing Use? Proposed Use?

Description of proposed project: The construction, use, and maintenance of an approximately 52,433-square foot podium-style specialty grocery store, with a maximum height of 32'-11" to the top of the parapet, over 2 levels of parking (1 ground level and 1 subterranean level) containing 240 parking spaces on the property located at the northeast corner of Ventura Boulevard and Tyrone Avenue.

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE: (check all that apply)

Specific Plan/SN

- [x] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
[ ] Modification
[ ] Adjustment
[x] Exception
[ ] Amendment
[ ] Interpretation
[ ] Other
[ ] Not a Project



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number CPC 2016-3924-V&C-SPE-BL-SPR-CU-CUB-SPPA-SPP  
 Env. Case Number ENV 2016 - 392 S  
 Application Type See Invoice  
 Case Filed With (Print Name) Daniel Skolnick Date Filed 10/13/16

Application includes letter requesting:

- Waived hearing  Concurrent hearing  Hearing not be scheduled on a specific date (e.g. vacation hold)  
 Related Case Number VTT-74577

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.  
 All terms in this document are applicable to the singular as well as the plural forms of such terms.*

1. **PROJECT LOCATION** 14301, 14303, 14305, 14311, 14315, 14321, 14325, 14333 Ventura Boulevard; 4372, 4392 Tyrone Avenue; 14244, 14250, 14254, 14260, 14264 Moorpark Street, Los Angeles, CA 91423 Unit/Space Number \_\_\_\_\_  
 Legal Description<sup>2</sup> (Lot, Block, Tract) Lot 1 of Tract 24637; Lots 246, 268-272 and FR 273 of Tract 9275  
 Assessor Parcel Number 2265-019-001, -002 and -022 thru -027 Total Lot Area ± 82,514 SF (± 1.89 Acres)

2. **PROJECT DESCRIPTION** Car Wash, Car Care Center, Fast-Food Restaurant/Specialty Retail, & Surface Parking (in process of being demolished per DIR-2016-1992-SPP, ENV-2016-1993-CE)  
 Present Use \_\_\_\_\_  
 Proposed Use Grocery Store with ancillary restaurant  
 Project Name (if applicable) Ventura Boulevard & Tyrone Avenue Redevelopment  
 Describe in detail the characteristics, scope and/or operation of the proposed project The construction, use and maintenance of an approximate 52,433-square foot podium-style specialty grocery store, with a maximum height of 32'-11" to the top of the parapet, over 2 levels of parking (1 ground level and 1 subterranean level) containing 240 parking spaces on the property located at the northeast corner of Ventura Boulevard and Tyrone Street.

Additional information attached  YES  NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e. vacant)  Site is located within 500 feet of a freeway or railroad  
 Site has existing buildings (provide copies of building permits)  Site is located within 500 feet of a sensitive use (e.g. school, park)  
 Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)  Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: ± 52,433 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing section 17.15 Section from which relief is requested (if any): N/A  
 Request: The Applicant requests a Vesting Tentative Tract Map (VTTM-74577) for the merger of the Subject Property and the portion of the alley that bisects the Subject Property into one ground lot. Please see "Attachment B" for additional information regarding this request.

Authorizing section 12.32 F & Q Section from which relief is requested (if any): N/A  
 Request: The Applicant requests a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL Zone to the C2-1VL Zone, and an incidental removal of the 15-foot Building Line located along Moorpark Street, as established by Ordinance No. 97,921.

Authorizing section 12.24 W.27 Section from which relief is requested (if any): N/A  
 Request: The Applicant requests a Conditional Use Permit for a Commercial Corner Development not otherwise subject to a conditional use approval to operate between the hours of 11:00 PM and 7:00 AM daily, for 24-hour operation.

Additional Requests Attached  YES\*  NO \*See "Attachment B" for complete list of requests.

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department



**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) Please see "Attachment A" for a list of previous cases/decisions.

---

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A Ordinance No.: 97,921 (Building Line); 164,742 ([Q] Condition)

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use |  |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

The Applicant is filing a concurrent Vesting Tentative Tract Map (VTTM-74577) to merge the Subject Property and the portion of the public alley tht bisects the Subject Property into one ground lot. Please refer to "Attachment B" for additional details on the proposed Vesting Tentative Tract Map and requests to the Advisory Agency.

---

**5. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

- Development Services Case Management Number CM 2016-0433
- Building and Safety Plan Check Number \_\_\_\_\_
- Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_
- Bureau of Engineering Hillside Referral \_\_\_\_\_
- Housing and Community Investment Department Application Number \_\_\_\_\_
- Bureau of Engineering Revocable Permit Number \_\_\_\_\_
- Other—specify \_\_\_\_\_

**6. PROJECT TEAM INFORMATION (Complete all applicable fields)**

Applicant<sup>5</sup> name Mr. Brett Wood  
Company/Firm 14311 Ventura Development, LLC  
Address: 1318 Broadway Unit/Space Number 2nd Floor  
City Santa Monica State CA Zip Code: 90404  
Telephone (310) 444-7770 x 104 E-mail: bwood@pacificstarcapital.com  
Are you in escrow to purchase the subject property?  YES  NO

Property Owner of Record  Same as applicant  Different from applicant  
Name (if different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Agent/Representative name Mr. Brad Rosenheim / Ms. Jessica Pakdaman  
Company/Firm Rosenheim & Associates, Inc.  
Address: 21600 Oxnard Street Unit/Space Number 630  
City Woodland Hills State CA Zip: 91367  
Telephone (818) 716-2780 / (818) 716-2797 E-mail: brad@raa-inc.com / jessica@raa-inc.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_  
Name \_\_\_\_\_  
Company/Firm \_\_\_\_\_  
Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact for Project Information  Owner  Applicant  
(select only one)  Agent/Representative  Other \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

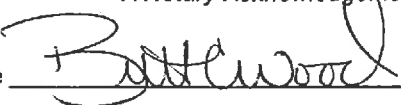
**PROPERTY OWNER**

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgment is available for your convenience on following page.*

Signature 

Date 9/28/16

Print Name Mr. Brett Wood

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 29<sup>th</sup>, 2016 before me, Adam S. Goldman, Notary Public  
(Insert Name of Notary Public and Title)

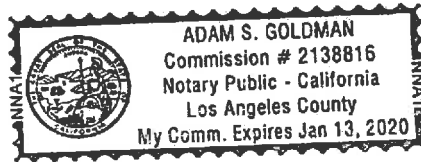
personally appeared Brett Wood who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature  
Adam S. Goldman, Notary Public

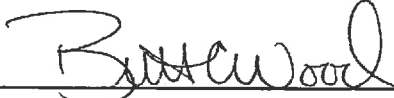
(Seal)



APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - G. I understand that if this application is denied, there is no refund of fees paid.
  - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: 

Date: 9/28/16

Print Name: Mr. Brett Wood



# ATTACHMENT A

## REQUEST/BACKGROUND INFORMATION

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

The Applicant is seeking: a **VESTING TENTATIVE TRACT MAP (VTTM-74577)** for the merger of the Subject Property and the alley that bisects the Subject Property into one ground lot; a **VESTING ZONE CHANGE** on the [QJP-1VL]-zoned portion of the Subject Property to **C2-1VL** and an incidental **BUILDING LINE REMOVAL** of the 15-foot Building Line located along Moorpark Street; a **CONDITIONAL USE PERMIT** for a Commercial Corner Development not otherwise subject to conditional use approval to operate between the hours of 11 p.m. and 7 a.m. daily for 24-hour operation; a **CONDITIONAL USE BEVERAGE** to permit the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an ancillary restaurant; **SPECIFIC PLAN EXCEPTIONS** from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a lot coverage of approximately 68.2% in lieu of the 60% maximum lot coverage permitted, and to permit relief from the 10-foot setback requirement from the roof perimeter for the portion of the building above 25 feet in height; a **PROJECT PERMIT ADJUSTMENT** from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a maximum height of approximately 32 feet-11 inches in lieu of the 30 feet maximum height permitted; a **PROJECT PERMIT COMPLIANCE REVIEW** of the proposed Project under the Ventura/Cahuenga Boulevard Corridor Specific Plan; and **SITE PLAN REVIEW** approval.

#### BACKGROUND

##### *Subject Property*

The Subject Property is bounded by Ventura Boulevard on the south, Tyrone Avenue on the west, Moorpark Street on the north, and an adjacent surface parking and retail on the east. A

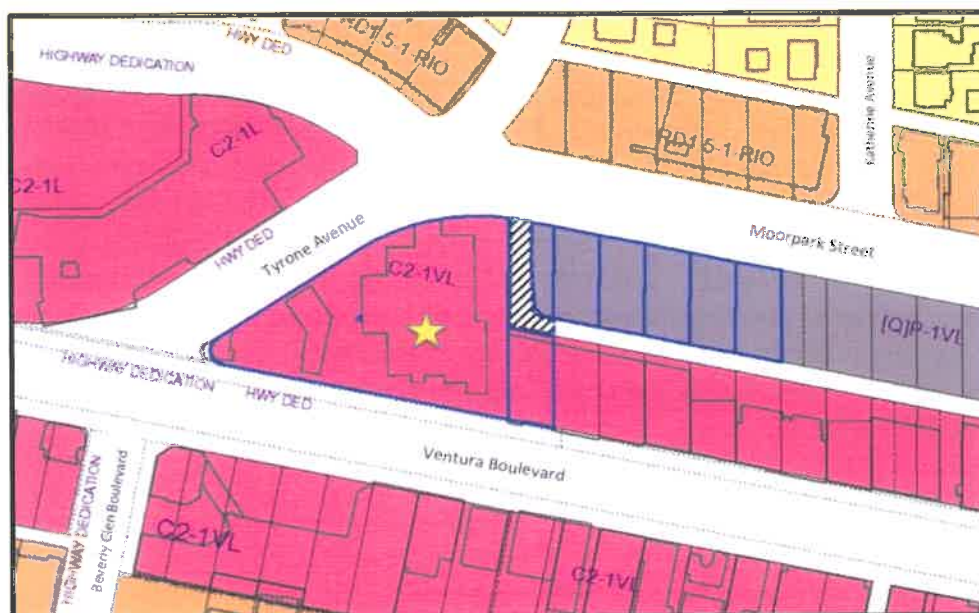


public alley bisects and adjoins the Subject Property, with portions of the alley running north-south and east-west and connecting Moorpark Street to the north and Calhoun Avenue on the east. The Subject Property irregular-shaped and generally level, and encompasses a lot area of approximately 82,514 square feet (1.89 acres), before any dedications and including approximately 3,699 square feet of the adjoining public alley proposed to be merged with the Subject Property. The Subject Property has approximately 383 feet of frontage along Ventura Boulevard, and approximately 644 feet of frontage along the combined northern property lines (approximately 369 feet of frontage along Tyrone Avenue, and approximately 275 feet of frontage along Moorpark Street, east of the public alley).

The Subject Property was most recently improved with structures totaling approximately 23,680 square feet in floor area and a surface parking lot. The structures are in the process of being demolished (as approved under Case No. DIR-2016-1992-SPP) but included an approximately 6,648-square foot car wash, a 10,910-square foot car care center, a 300-square foot fast-food restaurant, and a 5,822-square foot specialty retail space. All demolition will be completed in order to allow for the construction of the proposed Project.

The Subject Property is legally described as Lot 1 of Tract 24637 and Lots 246, 268-272 inclusive of, and Lot FR 273 of, Tract 9275. The Subject Property is zoned C2-1VL and [Q]P-1VL, as shown in **Figure 1** below, and is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan with a General Plan Land Use designation of General Commercial. The Specific Plan designates the Subject Property as Neighborhood and General Commercial, and identifies the Subject Property as being located within a Pedestrian Development District.

**FIGURE 1 - SUBJECT PROPERTY (WITH ZONING)**



Source: ZIMAS

*Project Description*

The proposed Project is the construction of a podium-style specialty grocery store with approximately 52,433-square feet of floor area, which includes approximately 5,328 square feet of associated restaurant floor area. The proposed grocery store will reach a maximum height of 32 feet-11 inches, and will be constructed over 240 parking spaces provided on one level of ground floor parking and one level of subterranean parking. Due to the irregular shape of the Subject Property, the Applicant is requesting the merger of the Subject Property and the portions of the public alley that bisect the Subject Property (as shown in **Figure 1** above) into one lot, in addition to the other discretionary actions summarized on Page 1, to physically allow for the construction of the proposed Project.

**Table 1** below details the development summary for proposed Project. As can be seen in this summary, the proposed Project will substantially comply with the provisions of the LAMC and Specific Plan, with the exception of the requested deviations from the Specific Plan that are part of the instant application.

**TABLE 1 - PROPOSED PROJECT DEVELOPMENT SUMMARY**

<b>Floor Area</b>		
<b>Grocery Store</b>		
Sales Floor		32,587 SF
Back of House		14,518 SF
Restaurant (Indoor)		3,491 SF
Restaurant (Outdoor Seating)		1,837 SF
<b>Total Floor Area</b>		<b>52,433 SF</b>
<b>Floor Area Ratio (FAR)</b>		
Permitted		1:1
Proposed		0.66:1
<b>Lot Coverage</b>		
Permitted		60%
Proposed		68.2%
<b>Building Height</b>		
Permitted		30'
Proposed		32'-11"
<b>Setbacks</b>		
<b>Front Yard (Ventura and Moorpark)</b>		
Required		18"
Provided		4'-6"
<b>Side Yard (Tyrone)</b>		
Required		18"
Provided		18"
<b>Rear Yard</b>		
Required		N/A
Provided		N/A
<b>Parking</b>		
Required		
Grocery Store (1 per 250 SF)		188 spaces
Restaurant (1 per 100 SF)		53 spaces
Subtotal		241 spaces
Bicycle Parking Replacement Reduction		-13 spaces
<b>Total Required</b>		<b>228 spaces</b>
<b>Total Provided</b>		<b>240 spaces</b>
<b>Bicycle Parking</b>		
Required Long Term		26 spaces
Required Short Term		26 spaces
Provided Long Term		26 spaces
Provided Short Term		26 spaces
<i>Source: Heights Venture Architects, MBH, and Evergreen Design Group</i>		

As can be seen in the table above, the proposed Project will provide a total of 240 parking spaces, with a surplus of 12 parking spaces. Vehicular ingress and egress to the Subject Property will be provided by a 30-foot wide driveway located on the Ventura Boulevard frontage and by a 30-foot wide driveway located on the Moorpark Street frontage. As shown in the plans, secondary vehicular access will continue to be provided from the existing public alley that runs from Calhoun Avenue to Moorpark Street. The portion of the alley that bisects the Subject Property is proposed to be merged with the Subject Property and relocated as a private alley or easement for public access purposes, to provide continued connection from Calhoun Avenue to Moorpark Street. On-site circulation will be continuous, with all access driveways on the ground floor providing access to the surface parking area as well as connected to the circular ramp that provides access to subterranean level parking.

The loading area will be accessed through a 30-foot wide driveway off of Moorpark Street that will lead to a fully enclosed dock area within the ground floor of the northernmost portion of the building. As shown on the enclosed Ground Floor Plan (Sheet A1.2) and insisted upon by the Los Angeles Department of Transportation, all truck maneuvers will occur within the Subject Property boundaries, and will not disrupt the flow of traffic on the public streets.

Pedestrian access will be provided through the primary entrance in the lobby on Ventura Boulevard, where patrons will be able to utilize escalators and shopping cart conveyors to access the grocery store on the second floor above. The main entrance will be distinguished by the glass facade along its entire length, and will be easily accessible to pedestrians from Ventura Boulevard. In addition, there will be a secondary pedestrian access point on Ventura Boulevard, east of the main lobby. As can be seen in the enclosed Conceptual Landscape Plan (Sheet LP1.0), the proposed Project will improve the pedestrian experience around the Subject Property with a total of 38 trees, including new trees on-site as well as existing trees to remain and new trees proposed within the public right-of-way along the sidewalk, and through a 9-foot landscape buffer around the perimeter of the ground floor parking area.

### *Surrounding Properties<sup>1</sup>*

The properties surrounding the Subject Property are characterized by generally level topography and improved streets. Surrounding uses include commercial, retail and residential uses located within and outside of the Specific Plan area, as further described below.

The property opposite the Subject Property to the west on Tyrone Avenue is located within the C2-1L Zone, and is designated as Community Commercial by the Specific Plan. It is currently improved with a one to two-story building occupied by a car sales and service center, known as Casa de Cadillac, and an associated surface parking lot.

The properties opposite the Subject Property to the south on Ventura Boulevard are located within the C2-1VL Zone, and are designated as Neighborhood and General Commercial by the Specific Plan. The properties are currently improved with a two-story commercial shopping center occupied by restaurant, professional services, and general retail uses, a two-story office building, and a one-story commercial space occupied by commercial service uses.

---

<sup>1</sup> Source: ZIMAS

The properties adjoining the Subject Property on the east and across the public alley to the south are located within the C2-1VL and [Q]P-1VL Zones, and are designated Neighborhood and General Commercial by the Specific Plan. They are currently improved with one to two-story commercial structures, occupied by specialty retail and service uses, and surface parking.

The properties opposite the Subject Property to the north on Moorpark Street are located within the RD1.5-1-RIO Zone, and are not located within the Specific Plan area. They are currently improved with a one to two-story building occupied by the Los Angeles Public Library, Sherman Oaks Branch, and an associated surface parking lot. Across Moorpark Street to the northwest is a 3-story multifamily residential building, also located in the RD1.5-1-RIO Zone.

## **STREETS AND CIRCULATION**

Ventura Boulevard adjoins the Subject Property to the south, and is designated a Boulevard II by the Mobility Plan 2035. The portion of the street abutting the Subject Property is dedicated to approximately 100 feet in width, and is improved with a concrete curb, gutter, and sidewalk.

Tyrone Avenue adjoins the Subject Property to the west, and is designated an Avenue II by the Mobility Plan 2035. The portion of the street abutting the Subject Property is dedicated to approximately 80 feet in width, and is improved with a concrete curb, gutter, and sidewalk.

Moorpark Street adjoins the Subject Property to the north, and is designated an Avenue II by the Mobility Plan 2035. The portion of the street abutting the Subject Property is dedicated to approximately 80 feet in width, and is improved with a concrete curb.

An alley bisects and adjoins the Subject Property, and is dedicated to approximately 20 feet in width for the portions that run east-west, and approximately 25 feet in width for the portion that runs north-south.

## **PUBLIC TRANSPORTATION OPPORTUNITIES**

The following public transportation opportunities/bus stops are located within an approximately 1,500-foot radius of the Subject Property:

Metro Local Line 155 – To the northwest of the Subject Property on the south side of Moorpark Street, near the intersection of Moorpark Street and Sylmar Avenue, is a bus stop serviced by Metro Line 155, which provides services to and from Sherman Oaks, Valley Village, Studio City and Burbank.

Metro Local Line 233 – To the northwest of the Subject Property on the south side of Moorpark Street, near the intersection of Moorpark Street and Sylmar Avenue, and to the west of the Subject Property on both sides of Ventura Boulevard, near the intersection of Ventura Boulevard and Van Nuys Boulevard, are bus stops serviced by Metro Local Line 233, which provides services to and from Lakeview Terrace, Pacoima, Panorama City, Van Nuys and Sherman Oaks.

Metro Rapid Line 750 – To the west of the Subject Property on both sides of Ventura Boulevard, near the intersection of Ventura Boulevard and Van Nuys Boulevard, are bus stops serviced by Metro Rapid Line 750, which provides services to and from Warner Center, Tarzana, Sherman Oaks and Studio City.

Metro Rapid Line 744 – To the west of the Subject Property on the north side of Ventura Boulevard, near the intersection of Ventura Boulevard and Van Nuys Boulevard, is a bus stop serviced by Metro Rapid Line 744, which provides service to and from Pacoima, Panorama City, Van Nuys, Tarzana, Reseda and Northridge.

Metro Local Line 150/240 – At the southeast corner of the intersection of Ventura Boulevard and Beverly Glen Boulevard to the south of the Subject Property is a bus stop serviced by Metro Line 150/240, which provides services to and from Canoga Park, Woodland Hills, Northridge, Reseda, Tarzana, Encino, Sherman Oaks and Studio City.

Metro Local Line 158 – At the northeast corner of the intersection of Hazeltine Avenue and Ventura Boulevard to the east of the Subject Property is a bus stop serviced by Metro Line 158, which provides services to and from Chatsworth, Northridge, Granada Hills, Arleta, Panorama City, Valley Glen and Sherman Oaks.

Van Nuys/Studio City DASH Bus Line – To the northeast of the Subject Property on both sides of the intersection of Hazeltine Avenue and Milbank Street, are bus stops serviced by the Van Nuys/Studio City DASH Line, which provides services to Studio City, Sherman Oaks, Valley Village and Van Nuys, and with connections to the Metro Orange Line Van Nuys Station.

## ZONING HISTORY

The City's Zoning Information and Map Access System (ZIMAS) lists the following zoning-related actions as pertaining to the Subject Property:

### *Planning Cases*

DIR-2016-1992-SPP – On June 28, 2016, the Director of Planning conditionally approved a Project Permit Compliance Review to permit the grading and remediation of contaminated ground soil, with the removal and replacement of approximately 1,200 cubic yards of soil, and demolition of the previous gas station canopy and four structures on the Subject Property.

CPC-2008-3125-CA – Established the River Improvement Overlay (RIO) Supplemental Use District as a new district for vicinities near rivers and tributaries.

DIR-2002-5873-SPP – The Planning Director approved a Specific Plan Project Permit Compliance for the installation of three new wall signs to serve as identification for the current business tenant.



CPC-1999-1-SP – The Los Angeles City Planning Commission approved amendments to the Ventura/Cahuenga Boulevard Corridor Specific Plan resulting in the adoption of City Ordinance No. 174,052.

CPC-1985-382 – The Los Angeles City Planning Commission approved the establishment of the Ventura/Cahuenga Boulevard Specific Plan resulting in adoption of City Ordinance No. 166,560.

CPC-1985-381 – The Los Angeles City Planning Commission approved amendments to the Ventura/Cahuenga Boulevard Specific Plan resulting in adoption of City Ordinance No. 171,240.

CPC-1980-29224 – The Los Angeles City Planning Commission approved a Height District limitation on several properties in the Sherman Oaks Community Plan Area, including the Subject Property, resulting in the adoption of City Ordinance No. 156,378.

### Ordinances

Ordinance No. 174,052 – Effective August 18, 2001, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan including expansion of pedestrian oriented areas and designation of the Regionally Impacted Area, Pedestrian Development District and Use Restricted Area as well as the adoption and implementation of community streetscape plans.

Ordinance No. 171,240 – Effective September 25, 1996, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan including changes to the unit measure for the Project Impact Free from trips to floor area.

Ordinance No. 166,560 – Effective February 16, 1991, this ordinance established the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Ordinance No. 156,378 – Effective February 12, 1982, this ordinance established the Height District for several properties within the Sherman Oaks Community Plan Area, including the Subject Property, which was designated within Height District 1-VL.

Ordinance No. 59,574 – On November 30, 1927, the City Council adopted this ordinance, establishing a setback line on Ventura Boulevard between Lankershim Boulevard and the westerly City limits.

### *Cases Specific to the Subject Property Lots Zoned [Q]P-1VL*

Ordinance No. 164,742 (SA13) - Effective May 27, 1989, the [Q]P-1VL Zone on a portion of the Subject Property is limited to the uses existing upon the effective date of this ordinance and non-required parking.

Ordinance No. 97,921 – Approved April 2, 1951, this ordinance established a building line on both sides of Moorpark Street, from Moorpark Way to Tyrone Avenue, in the



City of Los Angeles, the boundaries of which include the [Q]P-1VL-zoned portion of the Subject Property fronting on Moorpark.

**GENERAL PLAN**

The Subject Property is located within the adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area with a General Plan land use designation of General Commercial, corresponding to the C1.5, C2, C4, CR, RAS3, RAS4 and P Zones.

###



# ATTACHMENT B

## ENTITLEMENT REQUESTS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

#### REQUESTED ENTITLEMENTS

*The Applicant is seeking:*

1. A **VESTING TENTATIVE TRACT MAP (VTTM-74577)**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger of the Subject Property into one ground lot. As part of VTTM-74577, the Applicant requests the following from the Advisory Agency:
  - a. The merger of a portion of the public alley that bisects the Subject Property, running from existing Lot 246 of Tract 9275 to Moorpark Street to the north;
  - b. Modifications/waivers of the dedication and widening requirements along two street frontages, as follows:
    - i. A 2-foot dedication along Ventura Boulevard, in lieu of 7 feet; and
    - ii. No dedication along Tyrone Avenue, in lieu of 12 feet; and
  - c. Designate Ventura Boulevard and Moorpark Street frontages as front yards, as the Subject Property is a through-lot, and all other yards are side yards.
2. A **VESTING ZONE CHANGE**, pursuant to LAMC Section 12.32 F and 12.32 Q, on the [Q]P-1VL-zoned portion of the Subject Property to **C2-1VL**, and an incidental **BUILDING LINE REMOVAL**, pursuant to LAMC Section 12.32 R, of the 15-foot Building Line located along Moorpark Street, established by Ordinance 97,921;

3. A **CONDITIONAL USE PERMIT**, pursuant to LAMC Section 12.24 W.27, for a Commercial Corner Development not otherwise subject to conditional use approval to operate between the hours of 11 p.m. and 7 a.m. daily for 24-hour operation;
4. A **CONDITIONAL USE BEVERAGE**, pursuant to LAMC Section 12.24 W.1, to permit the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an ancillary restaurant;
5. **SPECIFIC PLAN EXCEPTIONS**, pursuant to LAMC Section 11.5.7 F, from the following requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052):
  - a. From Section 7.B.2, to permit a lot coverage of approximately 68.2% in lieu of the 60% maximum lot coverage permitted; and
  - b. From Section 7.E.1.f, for relief from the 10-foot setback requirement from the roof perimeter for the portion of the building above 25 feet in height.
6. A **PROJECT PERMIT ADJUSTMENT**, pursuant to LAMC Section 11.5.7 E, from Section 7.E.1.b.1 of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052) to permit a maximum height of approximately 32 feet-11 inches in lieu of the 30-foot maximum height permitted, to accommodate rooftop mechanical equipment;
7. A **PROJECT PERMIT COMPLIANCE REVIEW**, pursuant to LAMC Section 11.5.7 C., for the proposed Project under the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052); and
8. **SITE PLAN REVIEW** approval, pursuant to LAMC Section 16.05, for a change of use which results in a net increase of 1,000 or more average daily trips as determined by, and using the trip generation factors promulgated by the Department of Transportation.

###

# ATTACHMENT C

## VESTING TENTATIVE TRACT MAP FINDINGS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **VESTING TENTATIVE TRACT MAP (VTTM-74577)**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger of the Subject Property into one ground lot. As part of VTTM-74577, the Applicant requests the following from the Advisory Agency:

- a. The merger of a portion of the public alley that bisects the Subject Property, running from existing Lot 246 of Tract 9275 to Moorpark Street to the north;
- b. Modifications/waivers of the dedication and widening requirements along two street frontages, as follows:
  - i. A 2-foot dedication along Ventura Boulevard, in lieu of 7 feet; and
  - ii. No dedication along Tyrone Avenue, in lieu of 12 feet; and
- c. Designate Ventura Boulevard and Moorpark Street frontages as front yards, as the Subject Property is a through-lot, and all other yards are side yards.

#### VESTING TENTATIVE TRACT MAP FINDINGS

The following information has been developed to support the request for **Vesting Tentative Tract Map (“VTTM”) No. 74577**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, and Pursuant to the Subdivision Map Act & Government Code Sections 66473.1, 66474.60, 66474.61 & 66474.63.

- 1. The proposed subdivision is consistent with the applicable general and specific plans.**

The General Plan Framework Element sets out to guide the long-term growth and development of the City of Los Angeles through its goals, objectives, and policies, which are implemented through individual Community Plans and Specific Plans. Each element of the

General Plan addresses a different, but equally important, component of development that must be viewed in the context of development on a citywide basis. As such, it is essential for proposed developments to meet the intent of the applicable elements to implement the City’s vision for its future. The proposed Project has been designed to provide a use that will be consistent with the purposes, intent, and provisions of the General Plan and applicable Community and Specific Plans. The proposed subdivision is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan (the “Community Plan”) and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”).

The legal standard that governs determinations of consistency with land use plans provides that a project must only be in “harmony” with the applicable land use plan to be consistent with that plan. (See *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 717-18.) As the Court explained in *Sequoyah Hills Homeowners Assn.*, “state law does not require an exact match between a proposed subdivision and the applicable general plan.” (Id. at p. 717.) To be “consistent” with a general plan, a project must be “compatible with the objectives, policies, general land uses, and programs specified in the applicable plan,” meaning, the project must be “in agreement or harmony with the applicable plan.” (Id. at pp. 717-18; see also *Greenebaum v. City of Los Angeles* (1984) 153 Cal.App.3d 391, 406; *San Franciscans Upholding the Downtown Plan v. the City and County of San Francisco* (2002) 102 Cal.App.4th 656, 678.) Further, “[a]n action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” (*Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 817.) A review of the relevant and applicable General Plan goals, objectives, policy, with which the proposed Project is compatible, is presented below.

### General Plan Framework Element

The General Plan Framework Element provides the strategies and policies related to long-term growth citywide. The proposed subdivision request will allow for the construction, use, and maintenance of an approximately 52,433-square foot neighborhood-serving grocery store on the Subject Property. The proposed Project, including its use, design, and the subdivision request is in conformance with the following purposes of the General Plan Framework:

**GOAL 3A:** *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.*

- Objective 3.1:** *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
- Objective 3.2:** *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*
- Policy 3.2.4:** *Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.*
- Objective 3.4:** *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhood districts.*
- GOAL 3H:** *Lower-intensity, highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.*
- Policy 3.12.1:** *Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.*
- GOAL 3K:** *Transit stations to function as a primary focal point of the City's development.*
- Objective 3.15:** *Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.*
- GOAL 5A:** *A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.*
- Objective 5.2:** *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*
- Objective 5.5:** *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*



- GOAL 7A:** *A vibrant economically revitalized City.*
- GOAL 7B:** *A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*
- Objective 7.2:** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*
- GOAL 7C:** *A City with thriving and expanding businesses.*
- Objective 7.3:** *Maintain and enhance the existing businesses in the City.*

The proposed subdivision is in harmony with the General Plan Framework Element because it will allow the proposed specialty grocery store to be constructed on the Subject Property, in place of an underutilized, antiquated, and generally less desirable use. The proposed Project meets the intention to provide viable commercial developments that revitalize the economy of the City and local community, and to expand and encourage developments within commercial corridors that are well served by public transit and function as commercial centers for the surrounding community. The proposed Project is ideally located within the existing Ventura Boulevard commercial corridor, and in close proximity (well within approximately 1,500 feet) of several public transportation opportunities and a mix of multi-family and single-family residential neighborhoods with medium to high density. As such, the proposed Project will help enhance the livability of this neighborhood, as it will provide a convenient, necessary, and beneficial use for the employees, residents, and patrons of the area.

Additionally, the proposed Project will substantially improve the aesthetic value of the Subject Property, and the portion of the commercial corridor in which it is located. As shown on the enclosed Landscape Plans (Sheet LP1.0), the Subject Property will include well designed landscaping and screening consistent with the Sherman Oaks Streetscape Plan and Design Guidelines, to ensure that the proposed Project is compatible with adjacent properties and uses. The proposed Project will employ a variety of high quality building materials, architectural articulations, and landscaping to add visual interest, activate adjacent streets, and create compatibility with neighboring properties and use. The proposed Project is designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby entrance on Ventura Boulevard and a combined total of 52 long-term and short-term bicycle parking spaces.

The proposed Project will furthermore be compatible with the adjacent uses and will preserve the character of residential districts because the surrounding uses are comprised of a mix of retail, commercial, professional, and service uses. The Subject Property is also well buffered from any sensitive uses since there are no abutting residential properties. The proposed Project utilizes commercially zoned land located within a highway- and transit-oriented node that already functions as a local commercial district for the community.

The proposed Project is consistent with the intent of the “General Commercial” section of the Framework Element for the use of the Subject Property as a neighborhood grocery store, and will revitalize and reinvigorate this key corner of the Ventura Boulevard commercial corridor by capturing customers and patrons from the local area as well as those already passing by the

Subject Property on their way to and from other destinations. The proposed neighborhood-serving use will be an asset to the community that will help attract future investment and will overall stimulate and support the local economy through greater job opportunities, market demand for specialty food products, and tax revenues. Moreover, the proposed Project will be a symbiotic use for the existing commercial corridor, as it will be convenient use for those that already work, live, and visit the existing retail and commercial uses, while also attracting and encouraging patronage of surrounding uses. As such, the proposed subdivision that will allow a neighborhood-serving specialty grocery store is consistent with the General Plan Framework Element.

**General Plan Mobility Element (Mobility Plan 2035)**

The Mobility Plan 2035 is the element of the General Plan that defines the high-level priorities for Los Angeles’s transportation system, in the context of development, environmental constraints, public health issues, access, and infrastructure. The proposed Project helps to meet the following policies set forth by the Mobility Plan 2035.

- Policy 2.10:*        *Facilitate the provision of adequate on and off-street loading areas.*
- Policy 3.3:*        *Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*
- Policy 3.8:*        *Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.*
- Policy 3.9:*        *Discourage the vacation of public rights-of-way.*
- Policy 5.2:*        *Support ways to reduce vehicle miles traveled (VMT) per capita.*

The proposed Project aligns with these policies of the Mobility Plan 2035 because it will promote alternative modes of transportation, including biking, walking, and the use of public transit. The proposed Project provides a total of 52 combined long-term and short-term bicycle parking spaces, and has several pedestrian entrances. The proposed Project is centrally located along an existing commercial corridor with a mix of commercial, retail, and professional uses, and is located in close proximity to multi-family and single-family residential neighborhoods. Additionally, the following public transportation services are located within a 1,500-foot radius of the Subject Property: Metro Local Line 155 Bus, Metro Local Line 233 Bus, Metro Rapid Line 750 Bus, Metro Rapid Line 744 Bus, Metro Local Line 150/240 Bus, Metro Local Line 158 Bus, and the Van Nuys/Studio City DASH Bus Line.

As a result of its location, the proposed specialty grocery store will be convenient for the substantial populations that work, live, and visit the Sherman Oaks community. Due to the Subject Property’s proximity to public transportation and convenient location, the proposed Project has the potential to result in fewer vehicle trips and to attract consumers who already pass through the area during their daily routine.

Additionally, the proposed Project will provide adequate on-site loading areas, including a 740-square foot enclosed loading dock for deliveries. As shown on the enclosed Ground Floor Level Plan (Sheet A1.2), all truck maneuvers will occur within property lines in order to reduce any potentially adverse impacts to circulation on the adjacent street.

While the proposed Project will merge a portion of the abutting public alley, the Applicant will also provide an alley easement for public use and access that will provide the same ingress and egress functions of the existing alley, with through access from Moorpark Street to the existing alley. The alley easement for public use will also provide a connection to the vehicular circulation route on-site. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same public circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store.

#### **Health and Wellness Element (Plan for a Healthy Los Angeles)**

As part of the General Plan, the Plan for a Healthy Los Angeles provides guidelines to help create healthier and more sustainable communities throughout Los Angeles, and to promote public health agenda in the context of new development. The proposed Project for a neighborhood-serving grocery store along an existing commercial corridor is consistent with several of the goals within this element, as follows:

- Policy 4.2:** *Promote the development of a local food system and industry that will increase access to affordable and fresh food in underserved communities, create jobs and economic opportunities, attract tourism, and reduce distribution costs and pollution associated with transporting foods over long distances.*
- Policy 4.4:** *Pursue funding, public, private, and nonprofit partnerships, and develop financial land use and similar incentives and programs to encourage the equitable availability of healthy, affordable food outlets within close proximity of all residences.*
- Policy 4.6:** *Encourage the conservation of resources throughout the food cycle.*
- Policy 4.7:** *Foster and promote local initiatives and partnerships that empower, educate, and train Angelenos to grow and eat healthy food.*

The proposed Project meets these goals by utilizing commercially zoned infill land for a commercial use that will stimulate the local and citywide economy in close proximity to several transit services, and provide a more healthful living environment. The proposed Project for an approximately 52,433-square foot grocery store located within an urbanized commercial corridor meets the instant policies related to food and health issues and policies within Los Angeles. Chapter 4 of the “Plan for a Healthy Los Angeles” states, “Research indicates that food retail options have a significant effect on residents’ health. Residents with greater access to grocery stores stocked with affordable, health food are more likely to have healthier diets, and in turn, have better health outcomes”<sup>1</sup>. The proposed Project’s location on a major commercial thoroughfare, Ventura Boulevard, that is well-served by public transportation services, will help to meet these policies since it will increase access to fresh food for local residents living in close proximity to the Project and numerous patrons and visitors of this commercial corridor.

In addition to their regular full line of grocery products, the proposed grocery operator also provides an in-house brand of organic food products, which is competitively and affordably priced. This product line still meets the operator’s high quality standards, with no artificial flavorings, colorings, sweeteners, preservatives and hydrogenated fats. As such, affordable, healthy foods will be more available and accessible to those who live and work nearby the proposed Project, as well as visitors and patrons of the existing commercial corridor where it is located. The availability of these healthier, high quality, and affordable foods will improve the general welfare of these populations, with potentially greater health outcomes in the long term.

Additionally, the proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The proposed Project will include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Specific Plan Streetscape Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines. The proposed Project will also create opportunities for jobs within the local economy and greater Los Angeles economy, by increasing demand for on-site staff as well as demand for goods and services to meet the operational needs of a typical grocery store.

Moreover, the proposed grocery store operator’s practices meet several of the aforementioned policies. The proposed operator strives to achieve the following: selling the highest quality natural and organic products available, supporting team member employee happiness, practicing and advancing environmental stewardship, serving and supporting local and global communities, and promoting the health of stakeholders through healthy eating education. The operator’s grocery model focuses on sustainable, organic, and responsibly-sourced food, and strives to ensure that a range of diet needs are met through their products, and will provide a wide array of fresh food and product options, including affordable, specialty, and high-end products. As such, the proposed Project will help ensure that a range of affordable and

---

<sup>1</sup> Page 67, Chapter 4: “Food that Nourishes the Body, Soul, and Environment” of the Health and Wellness Element of the General Plan, the “*Plan for a Healthy Los Angeles*”.

specialty fresh food products are available to a greater number of Los Angeles residents, and will promote healthier foods and a more environmentally sustainable food cycle, consistent with the goals of the Health and Wellness Element of the General Plan.

**The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan**

The proposed grocery store use is also consistent with the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which is a component of the Land Use Element of the General Plan, as follows:

**Residential**

- Policy 1-1.4*** *Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.*
- Policy 1-1.6*** *The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.*
- Policy 1-3.1*** *Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.*
- Policy 1-5.1*** *Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.*
- Policy 1-5.4*** *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

**Commercial**

- GOAL 2:*** *A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.*
- Objective 2-1:*** *To conserve and strengthen viable commercial development.*
- Policy 2-1.1:*** *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*
- Policy 2-1.2:*** *Protect commercially planned/zoned areas outside transit and pedestrian orientated districts from encroachment by residential only development.*
- Policy 2-1.3:*** *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

*Policy 2-3.2: New development needs to add to and enhance the existing pedestrian street activity.*

*Policy 2-3.3: Ensure that commercial infill projects achieve harmony with the best of existing development.*

**Objective 2-4:** *To enhance the appearance of commercial districts.*

*Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.*

*Policy 2-4.2: Preserve community character, scale, and architectural diversity.*

*Policy 2-4.3: Improve safety and aesthetics of parking areas in commercial areas.*

### **Parking**

**GOAL 15:** *A sufficient system of well designed and convenient on-street parking and off-street parking facilities throughout the plan area.*

**Objective 15-1:** *To provide parking in appropriate locations in accord with Citywide standards and community needs.*

*Policy 15-1.1: Consolidate parking where appropriate, to minimize the number of ingress and egress points onto Major and Secondary Highways.*

*Policy 15-1.3: New parking lots and new parking garages shall be developed in accordance with design standards.*

The proposed Project includes development of a community-serving specialty grocery store along Ventura Boulevard on land that is zoned and designated for such use in an urbanized portion of the City that contains a variety of commercial and residential land uses. The proposed Project will not impinge on any residential neighborhoods but rather will provide a neighborhood servicing use while improving this corner property through design and landscaping. The proposed Project is in harmony with the goal to create a strong and competitive commercial sector, as the proposed specialty grocery store is a commercial use that will revitalize this portion of the Ventura Boulevard commercial corridor and serve the members of the community. As a result, the proposed Project will help to preserve the character of the district, and will be an aesthetic and economic improvement for this portion of the commercial corridor. The proposed specialty grocery store will meet the demand for organic, natural, and health foods, and will provide healthy market competition for existing grocery stores in the vicinity, strengthening the viability of the local economy. The P Zone that the proposed Project will eliminate would not have permitted the proposed viable commercial development, in direct contrast to the stated goals and objectives of the Community Plan and the Community Plan designation of the Subject Property.

Additionally, the proposed new specialty grocery store has been designed to be compatible with the adjacent properties and mix of commercial, retail, service, and professional



uses, and to enhance the existing built environment along this corridor. The proposed Project will substantially improve the aesthetic value of the Subject Property with landscaping, high-quality building materials, and a thoughtful design that encourages the utilization of multi-modal transportation with pedestrian oriented-entrances and a combined total of 52 long-term and short-term bicycle parking spaces. The new, modernized grocery store will substantially screen the ground floor level parking, as well as the parking circulation ramp, with extensive landscaping that is consistent with the Sherman Oaks Streetscape Plan and Design Guidelines. Moreover, the proposed restaurant component of the Project will help activate this corner with connectivity to the street and pedestrian activity.

The Project proposes to eliminate a total of 8 existing curb cuts and provide a total of two new curb cuts for vehicular/customer access to the grocery store, with one along Ventura Boulevard and one along Moorpark Street. The proposed Project will incorporate sufficient off-street parking facilities for the proposed uses on site, with 240 parking spaces, 12 spaces in excess of the 228 parking spaces required. The proposed Project will also provide safe and convenient vehicular ingress and egress, with an entrance on Ventura Boulevard and Moorpark Street, and will provide a fully enclosed loading dock area in order to mitigate any potential negative impacts associated with those activities. As part of the instant request, the Project will merge a portion of the adjacent public alley with the Subject Property, but will maintain the existing function and circulation of the public alley by providing an alley easement for public use and access.

### **The Ventura/Cahuenga Boulevard Corridor Specific Plan**

The Ventura/Cahuenga Boulevard Corridor Specific Plan is also a part of the Land Use Element of the General Plan, and sets forth purposes for the uses and types of development desired for the community. With the exception of the Specific Plan Exceptions relative to lot coverage and step backs for the portions of the building above 25 feet in height (See *Attachment G – Specific Plan Exception Findings*) and the Project Permit Adjustment relative to building height (See *Attachment H – Project Permit Adjustment Findings*), the proposed Project is substantially consistent with the Specific Plan. The proposed Project is consistent with the following applicable purposes:

- Purpose A:** To assure that an equilibrium is maintained between the transportation infrastructure and land use development in the Corridor and within each separate community of the Ventura/Cahuenga Boulevard Corridor Specific Plan area.*
- Purpose C:** To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.*
- Purpose D:** To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.*



- Purpose G:** *To enhance the plan area landscaping by providing guidelines and a process for a coordinated landscaping program of public and private property for the Specific Plan’s communities.*
- Purpose H:** *To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.*
- Purpose M:** *To preserve alleys, wherever possible, in the corridor to facilitate traffic flow.*

The Subject Property is Community Plan designated for General Commercial Land Uses, which corresponds to the proposed C2-1VL Zone, and is located within the Neighborhood and General Commercial Plan Designation area of the Specific Plan. With regard to use, the Specific Plan limits, regulates, and prohibits certain uses, such as automotive uses, and drive-through establishments. The Subject Property is located within a Pedestrian Development District of the Specific Plan, which specifically does not permit these types of uses. Other than these identified uses, the Specific Plan defers to the uses permitted by the underlying zone and land use designation set forth in the regulations of the LAMC.

The proposed Project for an approximately 52,433-square foot grocery store is in harmony with the Subject Property’s land use designation of General Commercial under the Community Plan as well as the C2-1VL Zone. As part of the instant request, the Applicant is seeking a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL to the C2-1VL Zone, consistent with the zoning designation of the remainder of the Subject Property and the Community Plan designation. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. The proposed Project will also replace previous improvements on site, including a car care center and car wash, which are uses that are not desired within the Specific Plan area.

Additionally, the Specific Plan defines the Neighborhood and General Commercial Plan designation as “a focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services”<sup>2</sup>. Consistent with these intents, the proposed Project is for a neighborhood-serving grocery store that will provide goods and services for the surrounding multi-family and single-family residential neighborhoods within approximately 1,500 feet of the Subject Property. As such, the proposed Project fulfills the intent for the use of the Subject Property in the context of the Specific Plan.

Furthermore, the proposed Project is centrally located along the Ventura Boulevard commercial corridor in close proximity to several public transportation opportunities and major thoroughfares. The proposed Project will be a convenient use for many of the workers, residents, and visitors of the local community, as well as for patrons of the adjacent retail, commercial, and professional uses. The proposed Project will fulfill a substantial demand for organic, natural,

---

<sup>2</sup> Page 6, Section 4: Definitions, Ventura/Cahuenga Boulevard Corridor Specific Plan.

and health food products in which the grocery store operator specializes, and will boost the local economy with greater job opportunities and increased tax revenues.

The Applicant will also provide an alley easement for public use and access that will provide the same ingress and egress functions as the existing alley, with through access from Moorpark Street to the existing alley. The alley easement for public use will also provide a connection to the on-site vehicular circulation. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store.

The proposed Project will enhance the built environment along this corridor and will replace underutilized and less desirable uses. As shown on the enclosed Landscape Plans (Sheet LP1.0), the Subject Property will include landscaping and screening consistent with the Sherman Oaks Streetscape Plan and Design Guidelines, to ensure that the proposed Project is compatible with adjacent properties and uses. The proposed Project is designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby entrance on Ventura Boulevard and a combined total of 52 long-term and short-term bicycle parking spaces. The proposed Project for a neighborhood-serving grocery store is in compliance with the intent of the Specific Plan for the use of the Subject Property, and will revitalize and reinvigorate this key corner of the Sherman Oaks Ventura Boulevard commercial corridor by attracting new customers and patrons.

In consideration of the above with regards to the Goals, Objectives, and Policies of the General Plan Framework Element, Mobility Element, the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, and the Ventura/Cahuenga Boulevard Corridor Specific Plan, the proposed Project for a new grocery store located in an urbanized area on an existing commercial corridor that is well served by transit aligns with the intent and policies of all elements of the General Plan and related planning documents.

**2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

As described in Finding 1 above, the proposed subdivision and proposed Project is consistent with the General Plan, Community Plan, Specific Plan, and any other applicable zoning provisions and policies. The design of the proposed Project is similarly consistent with the General Plan since it is consistent with the applicable design guidelines of the Community Plan and Specific Plan for commercial development. The proposed Project is for a new, approximately 52,433-square foot retail grocery store over two levels of parking, with one ground level and one subterranean level within the proposed C2-1VL Zone.

**The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Design Policies for Commercial Uses**

The Community Plan, a component of the General Plan, sets forth design policies and standards for commercial developments in order to promote a pleasant built environment that maintains visual continuity of streetscapes, and encourages pedestrian and economic activity. The design of the proposed subdivision is consistent with these guidelines, as follows:

***Site Planning:***

Structures shall be oriented towards the main commercial street where a parcel is located and shall avoid pedestrian/vehicular conflicts by:

Providing front pedestrian entrances for businesses fronting on main commercial streets.

Providing landscaping strips between driveways and walkways accessing the rear of properties.

***Height and Building Design:***

No structure should exceed two stories in height within 15 feet and 30 feet of front and rear property lines, respectively.

Maximizing the area devoted to transparent building elements, for front facades and facades facing rear parking.

Requiring the enclosure of trash areas for all projects.

***Parking Structures:***

Designing parking structure exteriors to match the style, materials and color of the main building.

Landscaping to screen parking structures not architecturally integrated with the main building.

***Light and Glare:***

Installing on-site lighting along all pedestrian walkways and vehicular access ways.

Shielding and directing of on-site lighting onto driveways and walkways, directed away from adjacent residential uses.

The proposed Project meets these guidelines, as it is oriented towards Ventura Boulevard to encourage multi-modal forms of transportation, to accommodate pedestrian activity and access, and to ensure compatibility with surrounding properties and uses. The proposed Project is a podium-style grocery store over ground level and one subterranean level of parking. While the proposed Project will minimally exceed 30 feet in height pursuant to a request for a Project Permit Adjustment, the structure will not exceed two stories, and is consistent with the heights permitted in the vicinity. The proposed Project has been designed to substantially screen the

parking structure from view by pedestrians and adjacent buildings with a variety of plants and trees. As shown in the Landscape Plan (Sheet LP1.0), the Project proposes to provide a total of 38 trees on-site and within the public right-of-way, and will locate several of these trees around the perimeter of the parking structure with minimal spacing between them in order to adequately buffer the parking structure from adjacent uses.

With regards to trash areas, the proposed Project aligns with the guideline to ensure trash areas are buffered and screened from sidewalks, streets, or residential uses, and are designed to be compatible with the architecture of new and existing buildings. As shown on the enclosed Ground Level Plan (Sheet A1.2), the on-site trash area will be located along the proposed alley, and will be enclosed with 6-foot high masonry walls with a stucco exterior and to be accessed by a secured gate. This location and enclosure will ensure that the trash area is not a nuisance to pedestrian or residential areas, and will diminish adverse impacts to those areas with regards to odor and aesthetics.

The proposed Project has also been designed to accommodate and encourage alternative modes of transportation, with safe bicycle and pedestrian access. The proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The Subject Property is located within walking distance of several multi-family and single-family residential neighborhoods, as well as commercial and office uses, making it a convenient location for the nature of the use. The proposed Project will also include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Sherman Oaks Streetscape Plan and Design Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines.

The proposed Project will provide lighting that is directed on site and will not be directed towards adjacent properties. Lighting for the proposed parking structure will also be directed only towards the parking structure and will not produce glare onto adjacent uses.

### **The Sherman Oaks Streetscape Plan and Design Guidelines**

The design of the proposed subdivision also complies with the Sherman Oaks Streetscape Plan and Design Guidelines, which were specifically created for the Sherman Oaks area of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Subject Property is located within Subarea D of the Streetscape Guidelines, which has its own distinct street tree, planting, and design recommendations.

In compliance with these guidelines, the proposed Project will provide eight Maidenhair Trees, which is a tree species included in the recommended street tree list. The Maidenhair Tree is specifically recommended for Subarea D, as shown in Table 1 (Section 2.2.1), and the proposed Project will provide eight Evergreen Pear and fourteen Drake Elms in addition to these recommended trees. Section 2.3 of the Streetscape Guidelines also recommends that Projects extend the plantings and improvements to Off-Boulevard/Extended Streetscape areas, which are streets crossing or abutting Ventura Boulevard. In harmony with this guideline, the proposed

Project will continue the tree schedule throughout the Subject Property and along its Off-Boulevard frontages on Tyrone Avenue and Moorpark Street. Additionally, the Streetscape Guidelines provide “On-Site Improvement Standards and Design Guidelines”, of which the following are applicable to the proposed Project.

***Section 6.3: Lighting***

*Lighting should be directed onto the site, and be adequately aimed and shielded so as to not spill over to adjacent properties, especially in to areas planned and zoned for residential uses.*

*Lighting in parking structures should be sited and designed to reduce glare and be directed to only light the parking structure.*

***Section 6.4.1: Parking Lot/Structure Landscaping***

*Parking areas should be adequately buffered/screened from adjacent rights-of-way and less intense uses.*

*Parking structures shall integrate with the design of the building they serve.*

*Parking structures and garages shall be screened with shrubs and various plant species within the roof, façade, or setbacks, and may incorporate planters, planter boxes, trellises, etc, as part of the landscape design.*

*The view of parking areas shall be softened from adjacent uses, buffered, and concealed from view with sufficient planting material.*

***Section 6.6.1: On-Site Circulation and Access***

*Driveways, loading docks/areas, and trash areas should not be located adjacent to areas planned and zoned for less intensive uses. Where this is not feasible, a landscape/architectural buffer zone should be provided between the areas.*

*Loading docks and areas should be designed to adequately accommodate the maneuvering, parking, and waiting areas for the size of delivery and loading vehicles to be used at the site.*

*Trash areas should be buffered and screened from sidewalks, streets, or residential uses, and should be designed to be compatible with the architecture of new and existing buildings.*

The proposed Project will provide lighting that is directed on site and will not be directed towards adjacent properties, including residential uses. Lighting for the associated parking structure will also be directed only towards the parking structure and will not produce glare onto adjacent uses.



Also accordant with these guidelines, the proposed Project's parking area will be adequately buffered and screened from adjacent rights-of-way and less intensive uses with sufficient planting material, including shrubs and trees within the setbacks that are incorporated with the landscaped design. As shown on the enclosed Landscape Plan (Sheet LP1.0), the proposed Project will substantially screen the parking structure from view with a variety of plants and trees. In total, the proposes to provide a total of 38 trees on-site and within the public right-of-way, and will locate several of these trees around the perimeter of the parking structure with minimal spacing between them in order to adequately buffer the parking structure from adjacent uses.

Additionally, the ground floor façade of the parking structure has been designed to be integrated with the design of the building for which it serves in order to provide greater aesthetic continuity. As shown on the enclosed Elevation Plans (Sheet A2.0-A2.1), perforated metal panels are proposed along the upper portions of the building's exterior. The ground-floor parking level is proposed to be screened with similar perforated metal panels so as to integrate the parking screening with the grocery store design and facade.

The proposed Project will include loading docks on-site that will accommodate the maneuvering, parking, and waiting areas for delivery and loading vehicles. As shown on the enclosed Ground Level Plan (Sheet A1.2), the loading dock for delivery, loading, and unloading activities normally associated with a grocery store use will be located within the ground floor parking structure on the Subject Property's Moorpark Street frontage. As demonstrated on the plans, all truck maneuvers will be able to occur within the Subject Property's boundaries, and the loading dock will be fully enclosed in order to diminish the potentially adverse impacts associated with these activities, such as sound and aesthetics, on adjacent properties. Additionally, the proposed Project will comply with permitted delivery hours under the Commercial Corner Conditions of Operation, which are from 7:00 AM to 8:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday and Sunday, and will include landscape screening around the parking structure to further reduce impacts to adjacent properties.

With regards to trash areas, the proposed Project aligns with the guideline to ensure trash areas are buffered and screened from sidewalks, streets, or residential uses, and to be designed to be compatible with the architecture of new and existing buildings. As shown on the enclosed Ground Level Plan (Sheet A1.2), the on-site trash area will be located on the ground level adjacent to the public alley, and will be enclosed with 6-foot high masonry walls with a stucco exterior, to be accessed by a secured gate. This location and enclosure will ensure that the trash area is not a nuisance to pedestrian or residential areas, and will diminish adverse impacts to those areas with regards to odor and aesthetics

As stated above, the design of the proposed subdivision is consistent with the applicable Community Plan and Specific Plan, which are components of the General Plan Land Use Element. Additionally, the design of the subdivision will allow for the merger of a portion of the abutting public alley in order to accommodate the layout of the proposed Project.

This proposed alley design will be consistent with the intent of the Community Plan and Specific Plan. The Applicant will provide an alley easement for public use and access that will provide the same ingress and egress functions as the existing alley proposed to be merged into

the Subject Property. The alley easement for public use will also provide a connection to the on-site vehicular circulation. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store. The easement will also ensure that the proposed Project will be conveniently and functionally accessible to the public, and will allow a use that is consistent with the intent of the General Plan, Community Plan, and Specific Plan to be physically accommodated on-site. As such, the design of the proposed subdivision is in conformance with the goals and guidelines of the General Plan, Community Plan, and Specific Plan.

**3. The site is physically suitable for the type of development.**

The Subject Property is physically suitable for the proposed commercial development of an approximately 52,433-square foot grocery store over one level of ground floor parking and one level of subterranean parking. The Subject Property is an irregular-shaped, generally level parcel of land with a gross lot area of approximately 78,801.89 square feet (1.8 acres), before any dedications or merger. The gross lot area after the merger of the Subject Property with a portion of the public alley totaling approximately 3,699 square feet of area, is approximately 82,514 square feet, and the net lot area after the requested dedications and merger of this portion of the public alley is approximately 80,891 square feet. The Subject Property has approximately 365.6 feet of frontage along Ventura Boulevard, approximately 351.58 feet of frontage along Tyrone Avenue, and approximately 274.53 feet of frontage along Moorpark Street. The Subject Property is bisected from north to south by a public alley, with Lot 246 of Tract 9275 abutting to the south, Moorpark Street to the north, Lot 1 of Tract 24637 abutting to the west, and Lot FR 273 of Tract 9275 abutting to the east.

The Subject Property was most previously improved with 6 retail and commercial structures, totaling approximately 23,680 square feet in floor area, and associated surface parking, which are in the process of being demolished. These structures include an approximately 6,648-square foot car wash, a 10,910-square foot car care center, a 300-square foot restaurant, and a 5,822-square foot specialty retail space. The Subject Property is physically suitable for the proposed Project construction, as it is located in a developed, urbanized area that has substantial demand for a grocery store use, and is located along a commercial corridor with existing uses that are compatible with the proposed use.

The proposed Project will revitalize a currently underutilized parcel of commercially zoned land that is advantageously located along an existing corridor that supports and encourages a variety of commercial and retail uses. The surrounding uses of the Subject Property include one to three story structures occupied with car sales, car services, public library,

restaurant, fitness, professional services, general retail, and parking uses. The closest residential use is a multi-family residential building located at the northwest corner of the intersection of Tyrone Avenue and Moorpark Street, and the residentially zoned property directly opposite the Subject Property on Moorpark Street is the Sherman Oaks Branch of the Los Angeles Public Library. The proposed Project will be in harmony with the adjacent existing commercial and retail uses, and is well buffered from the closest residential neighborhoods. The proposed Project will revitalize this portion of the Ventura/Cahuenga Boulevard Corridor, and improve the quality of life for both current and future residents, employees, and patrons of the area.

The Subject Property's location, in an area rich with transit opportunities, also makes this property physically suitable for the proposed grocery store use. As detailed in *Attachment A – Request/Background Information*, the Subject Property is within 1,500 feet of the following public transportation services: Metro Local Line 155 Bus, Metro Local Line 233 Bus, Metro Rapid Line 750 Bus, Metro Rapid Line 744 Bus, Metro Local Line 150/240 Bus, Metro Local Line 158 Bus, and the Van Nuys/Studio City DASH Bus Line. These public transportation services will connect a wider population to the Subject Property, and will provide greater access to the benefits of a grocery store use. The proposed Project will also provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The advantageous location of the proposed Project will also attract residents, employees, and patrons of the community to utilize the existing commercial services available in the local area, providing a boost to the local economy, and quite possibly reducing vehicular trips by capturing customers and patrons from the local area as well as those already passing by the Subject Property on their way to and from other destinations. The Subject Property's close proximity to public transportation and inclusion of multi-modal-friendly features creates an opportune location for a neighborhood-serving commercial use such as the proposed grocery store.

Moreover, the design of the building, will further encourage the use of existing transit services, and enhance the connectivity of the proposed Project to the public realm. The proposed Project includes various design elements that promote pedestrian circulation and connectivity to the surrounding area, including the prominent pedestrian street entrances located along Ventura Boulevard and an open restaurant deck on the second story. The proposed Project is also consistent with the design elements addressed in the Community Plan, Specific Plan Streetscape Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines.

Given the nature of the proposed use, the location along a major commercial corridor, the surrounding uses, and the proximity to public transit opportunities, the Subject Property is physically suitable for the proposed subdivision and improvements.

**4. The site is physically suitable for the proposed density of development.**

Density of development is typically a measure related to residential uses, and the proposed Project is for a non-residential use therefore, this measure does not necessarily apply. However, a more appropriate measure for the proposed Project would be the proposed intensity of development, as detailed below.



In conjunction with the proposed subdivision, the Applicant is seeking a Vesting Zone Change from the [Q]P-1VL to the C2-1VL Zone for approximately 27,291.3 square feet (0.6 acres) of the Subject Property. As a result of the Vesting Zone Change and the merger of an approximately 3,699-square foot portion of the abutting public alley, the Subject Property will have a gross lot area of approximately 82,514 square feet within the C2-1VL Zone. After the proposed merger and dedications as well as the required yard/setback areas, the Subject Property will have a net buildable lot area of approximately 79,304 square feet.

The C2-1VL Zone generally permits a maximum Floor Area Ratio (“FAR”) of 1.5:1 under the zoning regulations of the LAMC. However, the Subject Property is located within a Neighborhood and General Commercial Plan Designation area of the Specific Plan, and is thus limited to a maximum FAR of 1:1, which would permit a building with maximum floor area of approximately 79,304 square feet. The proposed Project falls well below both of these development limitations, with a proposed FAR of 0.66:1, for approximately 52,433 square feet of floor area. As measured by the permitted and proposed FAR of the zoning regulations of the LAMC and the limitations of the Specific Plan, the proposed Project’s intensity of development is physically suitable for the Subject Property and far less than otherwise permitted.

**5. The design of the subdivision or the type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The proposed design of the subdivision and related improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Subject Property is located in a highly urbanized area of the City of Los Angeles and is currently improved with a variety of buildings, cement paving, and minimal landscaping. Previous uses included a car wash, car care center, a restaurant, and specialty retail. Given that the proposed Project will be an urban infill development on a property previously used for commercial purposes, the proposed Project will not cause substantial environmental damage that would injure fish or wildlife or their habitat.

Based on the current conditions of the Subject Property, the instant Project will have no impact on biological resources, including candidate, sensitive, or special status species and their habitats, riparian habitats, wetlands, migratory fish or bird species, or adopted conservation plans. The proposed Project has undergone an analysis of its potential environmental impacts through the completion of an Expanded Mitigated Negative Declaration (“MND”). Any potential environmental impacts from the proposed Project are identified, analyzed, and mitigated. Specific measures adopted as part of the MND will mitigate and reduce the severity of potential adverse environmental damage and any potential impact to fish or wildlife or their habitat.

**6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

The design of the proposed subdivision and improvements will not likely cause serious public health problems. The proposed Project will provide safe and convenient vehicular ingress

and egress, with access to the Subject Property provided by a 30-foot wide driveway located off of Ventura Boulevard and by a 30-foot wide driveway located off of Moorpark Street. As shown in the plans, secondary vehicular access will be provided from the existing public alley that will continue to be accessed from Calhoun Avenue to the east. While the portion of the alley that bisects the Subject Property is proposed to be merged with the Subject Property, the proposed Project will maintain the existing function and circulation of the public alley by providing an alley easement for public use and access. This design will function as a relocation of the existing alley, as it will provide a continued connection between the public alley and Moorpark Street.

On-site circulation will be continuous, with all access drives on the ground floor connected throughout, as well as connected to the circular ramp that provides access to the subterranean parking level. The thoughtful design of the on-site vehicular circulation will not cause any public health problems, as vehicles will be able to safely and easily travel from the parking area to adjacent streets with continuous access. The proposed Project will also provide a fully enclosed loading dock area in order to mitigate any potential negative impacts associated with those activities. As shown on the enclosed Ground Floor Level Plan (Sheet A1.2), all truck maneuvers will occur within property lines in order to reduce any potentially adverse impacts to circulation on the adjacent street.

With regards to trash areas, the proposed Project aligns with the guideline to ensure trash areas are buffered and screened from sidewalks, streets, or residential uses, and are designed to be compatible with the architecture of new and existing buildings. As shown on the enclosed Ground Level Plan (Sheet A1.2), the on-site trash area will be located along the proposed alley, and will be enclosed with 6-foot high masonry walls with a stucco exterior and to be accessed by a secured gate. This location and enclosure will ensure that the trash area is not a nuisance to pedestrian or residential areas, and will diminish adverse impacts to those areas with regards to odor and aesthetics. The enclosed design of the trash areas will also help to prevent or mitigate any potential public health problems with pests or rodents.

The proposed Project has also been designed to accommodate and encourage alternative modes of transportation, with safe bicycle and pedestrian access. The proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. Pedestrian access will be provided through the primary lobby entrance on Ventura Boulevard, where patrons will be able to utilize escalators and shopping cart conveyors to access the grocery store on the second floor above. The main entrance will be distinguished by the glass facade along its entire length, and will be easily accessible to pedestrians from Ventura Boulevard and patrons that have parked within both levels of the connected parking structure. In addition, there will be a secondary pedestrian access point on Ventura Boulevard, east of the main lobby.

The design of the proposed Project is also in harmony with the designation of the Subject Property as a Pedestrian Development District within the Specific Plan, which are designated areas where greater pedestrian activity is encouraged. In order to further promote safe pedestrian access to the Subject Property and ensure a more pedestrian-friendly environment overall, the proposed Project will eliminate eight of the existing curb cuts around the perimeter of the

property and proposes a total of two proposed curb cuts along the street. In addition, the proposed Project will provide a paved sidewalk along Moorpark Street, where there is currently no improved sidewalk, and connect the project to all sidewalks with landscaped setbacks and trees. The design and improvements will reduce the potential for public health hazards with regards to pedestrian safety, and produce an environment that encourages greater pedestrian activity.

As a result of its location, the proposed specialty grocery store will be convenient for the substantial populations that work, live, and visit the Sherman Oaks community. Due to the Subject Property's proximity to public transportation and convenient location, the proposed Project has the potential to result in fewer vehicle trips and to attract consumers who already pass through the area during their daily routine. This will be a potential benefit to the public health of the community in improving air quality.

With regards to the Health and Wellness Element of the General Plan (Plan for a Healthy Los Angeles), the proposed Project is also consistent with the aims to provide a use that will provide greater access to healthy natural and organic foods that are sustainably/locally sourced, as detailed in Finding 1 above. As such, the nature of the proposed Project's use will not cause public health problems, but will potentially have beneficial effects for public health.

The proposed Project will also undergo an analysis of its potential environmental impacts through completion of an Expanded Mitigated Negative Declaration ("MND"). Any potential public health matters resulting from the proposed project will be identified and analyzed. To the extent feasible, the MND will identify mitigation measures to reduce the severity of potential public health problems associated with the proposed subdivision. As such, the design of the subdivision, which will provide safe circulation for pedestrians and vehicles, will not cause public health problems.

**7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

The instant subdivision request seeks to merge a portion of the public alley with the Subject Property. The portion of the public alley that will be merged is approximately 3,699 square feet in total, and currently bisects the Subject Property from north to south, with Lot 246 of Tract 9275 abutting to the south, Moorpark Street to the north, Lot 1 of Tract 24637 abutting to the west, and Lot FR 273 of Tract 9275 abutting to the east.

As shown on the enclosed plans, the Applicant will provide an alley easement for public use and access that will provide the same ingress and egress functions as the existing alley, with through access from Moorpark Street to the existing alley. The alley easement for public use will also provide a connection to the on-site vehicular circulation. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the

function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store.

The alley easement for public use will ensure that the new alley will continue to function in the same manner as the existing public alley and the existing circulation route will not be disrupted. As such, the easement will also ensure that the access through and use of the property within the proposed subdivision will not conflict with the design of the subdivision and improvements, but will instead be conveniently and functionally accessible by the public.

The instant request for the waiver of dedications also will not conflict with any easements for the access through of use of the property. Therefore, the proposed Project will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

**8. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

To the extent feasible, the design of the proposed subdivision will provide future passive or natural heating or cooling opportunities in the subdivision. The proposed Project will include features such as, but not limited to, building materials such as Solarban 60 glass, architectural features, and landscaping that will minimize glare and reflected heat, and will provide shade and reduce heat gain. Additionally, the proposed Project will comply with the Green Building Code provisions, which, among other things, are intended to improve the energy performance standards of new construction.

**MODIFICATIONS/WAIVERS OF THE DEDICATION AND WIDENING REQUIREMENTS**

As part of the proposed subdivision, the Applicant requests waivers/modifications of the required dedications<sup>3</sup> along the Subject Property's frontages along Ventura Boulevard and Tyrone Avenue, but will provide the dedication anticipated along the Moorpark Street frontage.

Ventura Boulevard

Ventura Boulevard is a designated Boulevard II under the Mobility Plan 2035. City Standards under the Mobility Plan require a 55-foot half public right-of-way for Boulevard II designations. However, the Specific Plan Appendix requires a 57-foot half public right-of-way width for the eastern leg of the Ventura Boulevard/Beverly Glen intersection, including a 45-foot half roadway and 12-foot sidewalk. The north side of Ventura Boulevard, where it adjoins the Subject Property, is currently improved to a 50-foot half public right-of-way width, including a 35-foot half roadway and 15-foot sidewalk. As such, a 7-foot dedication would be required per the Specific Plan.

---

<sup>3</sup> Required dedications as per the *Mobility Plan 2035 and Ventura/Cahuenga Boulevard Corridor Specific Plan Appendix (Ventura/Cahuenga Boulevard Corridor Specific Plan Dedication Requirements, page 2 of 4, June 19, 1991.)*

A 57-foot half public right-of-way width is typically required by the Specific Plan Appendix for streets that have the potential for double left-turn lanes. However, given that it is unlikely that two westbound left-turn lanes on Ventura Boulevard adjacent to the Subject Property would be improved in the future because Beverly Glen Boulevard south of Ventura Boulevard provides only one southbound lane and therefore cannot receive two lanes of left-turn traffic from Ventura Boulevard, the Applicant is requesting to provide a 2-foot dedication in lieu of 7 feet. This would result in a half public right-of-way requirement of 52 feet, consistent with the street standard for a single (and not a double) left-turn lane section, with a 17-foot sidewalk/parkway that would provide an enhanced pedestrian experience along the Subject Property. The 52-foot half public right-of-way width would be consistent with the Specific Plan half right-of-way requirements for other sections of Ventura Boulevard that provide a single left-turn lane.

Tyrone Avenue

Tyrone Avenue is a designated Avenue II under the Mobility Plan 2035. City Standards require a 43-foot half public right-of-way width for Avenue II designations. The east side of Tyrone Avenue, where it adjoins the Subject Property, has a current half public right-of-way width of 40 feet, including a 28-foot half roadway and 12-foot sidewalk. As such, a 3-foot dedication would be required under the Mobility Plan 2035. However, the Specific Plan Appendix requires a half public right-of-way width of 52 feet for the northern leg of the Ventura Boulevard/Beverly Glen intersection, including a 40-foot half roadway width and a 12-foot sidewalk. As such, the Specific Plan would require a 12-foot dedication.

The Applicant is requesting to provide no dedication along Tyrone Avenue, and to retain the current half roadway and sidewalk width. The existing 28-foot half roadway is consistent with the Avenue II standard. The current cross-section of Tyrone Avenue north of Ventura Boulevard (with two northbound through lanes, one southbound through lane and a center left-turn lane) aligns with the same cross-section of Beverly Glen Boulevard south of Ventura Boulevard. Thus, there are no additional travel lanes that can be physically provided on Tyrone Avenue adjacent to the Subject Property as it would otherwise cause a misalignment with Beverly Glen Boulevard. With respect to the sidewalk, as the improvement requirements under the Specific Plan prevail over the Mobility Plan 2035, the existing 12-foot sidewalk would also be retained along Tyrone Avenue adjacent to the Subject Property, and thus, no additional dedication is needed.

Moorpark Street

Moorpark Street is a designated Avenue II under the Mobility Plan 2035. The Specific Plan is silent regarding the dedications required along Moorpark Street. City Standards require a 43-foot half public right-of-way width, including a 28-foot half roadway and 15-foot sidewalk for Avenue II designations. The south side of Moorpark Street, where it adjoins the Subject Property, is currently improved to a 40-foot half right-of-way width, including a 28-foot half roadway and no improved sidewalk. As such, a 3-foot dedication would be required. The Applicant will provide this 3-foot dedication, and will improve a 15-foot sidewalk along the Subject Property.

###



# ATTACHMENT D

## VESTING ZONE CHANGE FINDINGS

VENTURA/TYRONE REDEVELOPMENT PROJECT  
14311 Ventura Boulevard  
Sherman Oaks, CA 91423

### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **VESTING ZONE CHANGE**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.32 F and 12.32 Q, on the [Q]P-1VL-zoned portion of the Subject Property to **C2-1VL**, and an incidental **BUILDING LINE REMOVAL**, pursuant to LAMC Section 12.32 R, of the 15-foot Building Line located along Moorpark Street, established by Ordinance No. 97,921;

### FINDINGS

The following information has been developed pursuant to the City of Los Angeles’ *CP-7774: Special Instructions for: Zone Change (ZC), Height District Change (HD), Building Line (BL), Supplemental Use Districts*, and pursuant to LAMC Section 12.32 F, 12.32 Q, and 12.32 R:

### ZONE CHANGE FINDINGS

1. **Why is the Zone Change request beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice?**

The instant request is for a Vesting Zone Change to C2-1VL on the approximately 27,296-square foot portion of the Subject Property, currently zoned [Q]P-1VL and a concurrent Building Line Removal in order to allow the construction and operation of an approximately 52,433-square foot specialty retail grocery store. The Vesting Zone Change would unify the zoning of the Subject Property, consistent with the existing C2-1VL zoning on the majority of the Subject Property encompassing approximately 51,519 square feet of lot area. The requested Vesting Zone Change is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice for the reasons discussed below.

The proposed grocery store is anticipated to be operated as a specialty grocery store that strives to provide the highest quality natural and organic foods that are responsibly and sustainably sourced, and also aims to provide specialty health food products to meet a wide range of dietary needs. As a leader in the grocery industry with respect to providing organic and



natural foods, the proposed operator will help meet **public necessity** and demand for these specialized types of goods. While there are existing grocery stores located within the Sherman Oaks community, the proposed grocery operator is a unique retailer that carries the widest range of health-food products, dietary supplements, organic foods, and specialty food products that most other grocers do not.

In addition to the extensive line of food products, the proposed Project will include an approximately 5,358-square foot ancillary restaurant, inclusive of an approximately 1,837-square foot covered outdoor dining area on the second floor. This restaurant will be uniquely perched at the southwest corner of the building, overlooking the intersection of Ventura Boulevard and Tyrone Avenue. The associated restaurant use will activate this corner, and foster connectivity with the existing commercial corridor on Ventura Boulevard, as patrons will be able to enjoy, interact with, and observe the community in action. The proposed restaurant will also be beneficial in terms of both public necessity and convenience because it will meet a need for a neighborhood-serving restaurant that is conveniently available to residents of the surrounding neighborhoods, local businesses and patrons of the grocery store for use before, during, or after their shopping activities.

It can also be argued that a sophisticated operator of specialty grocery stores, such as in the instant case, carefully determines the need and demand for a new store in a particular community. The operator has chosen Sherman Oaks and the Subject Property because of their research and confidence in the need and market demand for their particular specialty grocery store. This clearly demonstrates that the proposed use meets the public necessity and thus, the Vesting Zone Change necessary to accommodate this use also meets the public necessity test.

With regards to **public convenience**, the proposed Project will be conveniently located along the Ventura Boulevard commercial corridor, in close proximity to existing commercial and retail uses, multi-family and single-family residential neighborhoods, and several public transportation opportunities. In terms of public transit, the following transportation services are located within a 1,500-foot radius of the Subject Property:

Metro Local Line 155 – To the northwest of the Subject Property on Moorpark Street is a bus stop serviced by Metro Line 155, which provides services to and from Sherman Oaks, Valley Village, Studio City and Burbank.

Metro Local Line 233 – To the northwest of the Subject Property on Moorpark Street and to the west of the Subject Property on Ventura Boulevard are bus stops serviced by Metro Local Line 233, which provides services to and from Lakeview Terrace, Pacoima, Panorama City, Van Nuys and Sherman Oaks.

Metro Rapid Line 750 – To the west of the Subject Property on Ventura Boulevard are bus stops serviced by Metro Rapid Line 750, which provides services to and from Warner Center, Tarzana, Sherman Oaks and Studio City.

Metro Rapid Line 744 – To the west of the Subject Property on Ventura Boulevard is a



bus stop serviced by Metro Rapid Line 744, which provides service to and from Pacoima, Panorama City, Van Nuys, Tarzana, Reseda and Northridge.

Metro Local Line 150/240 – At the southeast corner of the intersection of Ventura Boulevard and Beverly Glen Boulevard to the south of the Subject Property is a bus stop serviced by Metro Line 150/240, which provides services to and from Canoga Park, Woodland Hills, Northridge, Reseda, Tarzana, Encino, Sherman Oaks and Studio City.

Metro Local Line 158 – At the northeast corner of the intersection of Hazeltine Avenue and Ventura Boulevard to the east of the Subject Property is a bus stop serviced by Metro Line 158, which provides services to and from Chatsworth, Northridge, Granada Hills, Arleta, Panorama City, Valley Glen and Sherman Oaks.

Van Nuys/Studio City DASH Bus Line – To the northeast of the Subject Property on both sides of the intersection of Hazeltine Avenue and Milbank Street, is a bus stop serviced by the Van Nuys/Studio City DASH Line, which provides services to Studio City, Sherman Oaks, Valley Village and Van Nuys, and with connections to the Metro Orange Line Van Nuys Station.

In addition to these public transportation services, the Subject Property is located in close proximity to the 101 Ventura Freeway and 405 Freeway, as well as major surface street thoroughfares, including Ventura Boulevard, Van Nuys Boulevard and Sepulveda Boulevard. Moreover, within approximately 1,500 feet of the Subject Property are substantial multi-family and single-family residential communities, as well as professional office centers and commercial uses, all of which will make this use convenient for the numerous people that already pass through and patronize the area. The proposed Project will be a convenient pass-by stop for employees, shoppers, and residents within the context of their daily routine, and will no doubt become an indispensable amenity for community. Additionally, the proposed Project has been designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby on Ventura Boulevard and a total of 52 long-term and short-term bicycle parking spaces. These features make the use more accessible and convenient for those utilizing alternative modes of transportation. The Subject Property is centrally located within the Ventura Boulevard urbanized commercial corridor and will be readily accessible to the plethora of motorists, employees and residents of this vibrant and active community..

The proposed Project will also be beneficial with respect to the **general welfare** because it will increase the economic viability of the community in which it is located. The proposed grocery store and ancillary restaurant use will create a significant number of on-site jobs, including but not limited to: cooks, janitors, waiters, cashiers, managers, stockroom workers, security guards, customer service representatives, and workers within the produce, seafood, deli, and bakery departments. In addition to local jobs, the proposed Project will increase demand for goods delivery and transportation services, grocery brokers, and food product vendors, which will in turn stimulate the wider regional and state economy. Since the proposed grocery operator specializes in natural and organic foods and locally sourced produce and foods, the proposed Project will also create a more robust market demand for these types of goods that will benefit

local organic farmers and natural and health food vendors. The proposed Project will also provide a benefit in the form of additional tax revenues for the City, both through the grocery store and restaurant uses, and through the revitalized local commercial environment as a by-product of the development of a quality new structure and business.

Moreover, the proposed Project will benefit the general welfare of the public, and in particular the local community, because it will provide greater access to a wide array of healthy, affordable, fresh foods with many organic, natural, and specialty options. In addition to their regular full line of grocery products, the proposed grocery operator also provides an in-house brand of organic food products, which is competitively and affordably priced. This product line still meets the operator's high quality standards, with no artificial flavorings, colorings, sweeteners, preservatives and hydrogenated fats. As such, affordable, healthy foods will be more available and accessible to those who live and work nearby the proposed Project, as well as to visitors and patrons of the existing commercial corridor where it is located. The availability of these healthier, high quality, and affordable foods will improve the general welfare of these populations, with potentially greater health outcomes in the long term.

With further respect to both convenience and general welfare, the proposed Project has also been designed to accommodate and encourage alternative modes of transportation. The proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The Subject Property is located within walking distance – approximately 1,500 feet – of several multi-family and single-family residential neighborhoods, as well as commercial and office uses, making it a convenient location for the nature of the use. The proposed Project will also include various design elements that promote pedestrian circulation and connectivity to the surrounding area, including the pedestrian entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Sherman Oaks Streetscape Plan and Design Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines.

With respect to **good zoning practice**, the proposed Project's use and design is substantially consistent with the purposes of the General Plan, Community Plan, and Specific Plan. With the exception of the deviations requested pursuant to the LAMC and the Specific Plan in conjunction with the instant application, the Project has been designed in substantial conformance with applicable zoning and development limitations. Additionally, the proposed Project is consistent with the land use designation of the Subject Property and sound zoning practices, as it will provide a desirable and beneficial commercial use on commercially zoned property that does not encroach upon or impact residentially zoned properties or neighborhoods.

As part of the instant request, the Applicant is seeking a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL to the C2-1VL Zone, consistent with the zoning designation of the entire Subject Property. Concurrent with this Vesting Zone Change, the Applicant is seeking to remove the 15-foot Building Line located along Moorpark Street. The Subject Property is designated for General Commercial Land Uses, which corresponds to the proposed C2-1VL Zone, and is located within the Neighborhood and General Commercial Plan

Designation area of the Specific Plan. The proposed Vesting Zone Change will eliminate the antiquated P Zone on the Subject Property and permit the C2 Zone across the entire site. The Vesting Zone Change is requested on only a fraction of the Subject Property, an approximately 27,296-square foot portion that is currently zoned [Q]P-1VL. The Vesting Zone Change would unify the zoning of the Subject Property, consistent with the existing C2-1VL zoning on the majority of the Subject Property encompassing approximately 51,519 square feet of lot area. This is good zoning practice in consideration of the location of the Subject Property along a commercial corridor where adjoining commercial properties are within the same zone and land use designation. Moreover, the proposed Project will replace an underutilized surface parking lot that is a visual blight to the neighborhood, with a much more beneficial and attractively designed community oriented use which house all required parking within the development.

With regards to use, the Specific Plan only limits and regulates certain uses that are not desirable for a community/neighborhood land-use designated area; thus automotive uses and drive-through establishments are prohibited on the Subject Property. Other than these certain uses, the Specific Plan defers to the uses permitted by the underlying zone and land use designation set forth in the regulations of the LAMC. The proposed approximately 52,433-square foot grocery store and ancillary restaurant are in harmony with the Subject Property's land use designation of General Commercial, which "applies to a diversity of retail sales and services, and auto-oriented uses comparable to those currently allowed in the 'C2' zone"<sup>1</sup>. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. The proposed Project will also replace previous improvements on site, including a car care center and car wash, uses that are generally not considered desirable within this Specific Plan area. While the P Zone is only intended to permit parking, the proposed Vesting Zone Change will still allow for a parking use, and will provide sufficient parking to meet Specific Plan requirements.

Additionally, the Specific Plan defines the Neighborhood and General Commercial Plan designation as "a focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services"<sup>2</sup>. Consistent with these intents, the proposed Project is a neighborhood-serving grocery store that will provide goods and services for the surrounding multi-family, single-family residential and commercial neighborhoods. The C2 Zone encourages this type of use, and the proposed Project will further revitalize and strengthen the viability of this commercial corridor. As such, the proposed Project is in conformance with the zoning and land use designations on the Subject Property, and makes good zoning sense.

The proposed Vesting Zone Change and Building Line Removal that allows the grocery store use is also consistent the Land Use Element of the General Plan (please refer to *Attachment C – Vesting Tentative Tract Map Findings*, for a discussion of General Plan consistency in

---

<sup>1</sup> Chapter 3 – Land Use, General Commercial Areas: <http://cityplanning.lacity.org/cwd/framwvk/chapters/03/03207.htm>

<sup>2</sup> Page 6, Section 4: Definitions, Ventura/Cahuenga Boulevard Corridor Specific Plan.

greater detail), meeting several purposes of the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, as follows:

**GOAL 2:** *A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.*

**Objective 2-1:** *To conserve and strengthen viable commercial development.*

**Policy 2-1.1:** *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

**Policy 2-1.3:** *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

**Policy 2-3.2:** *New development needs to add to and enhance the existing pedestrian street activity.*

**Policy 2-3.3:** *Ensure that commercial infill projects achieve harmony with the best of existing development.*

**Objective 2-4:** *To enhance the appearance of commercial districts.*

**Policy 2-4.1:** *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

**Policy 2-4.2:** *Preserve community character, scale, and architectural diversity.*

**Policy 2-4.3:** *Improve safety and aesthetics of parking areas in commercial areas.*

**GOAL 15:** *A sufficient system of well designed and convenient on-street parking and off-street parking facilities throughout the plan area.*

**Objective 15-1:** *To provide parking in appropriate locations in accord with Citywide standards and community needs.*

**Policy 15-1.3:** *New parking lots and new parking garages shall be developed in accordance with design standards.*

The proposed Vesting Zone Change and Building Line Removal are in harmony with the goal to create a strong and competitive commercial sector, as the proposed specialty grocery store is a commercial use that will further revitalize this portion of the Ventura Boulevard commercial corridor and serve the members of the community. The proposed Project is also consistent with the intent to locate a neighborhood-serving commercial use on an infill parcel of land located within an existing commercial corridor, rather than encroaching on residentially zoned land. As a result, the proposed Project will help to preserve the character of the district, and will be an aesthetic and economic improvement for this portion of the commercial corridor. The proposed specialty grocery store will meet the demand for organic, natural, and health foods,

and will provide healthy market competition for existing grocery stores in the vicinity, strengthening the viability of the local economy. The P-zoned portion of the Subject Property, that this Vesting Zone Change request proposes to change to C2-1VL, would not have permitted the proposed specialty grocery store, in direct contrast to the stated goals and objectives of the Community Plan.

The proposed new specialty grocery store has been designed to be compatible with the adjacent properties and mix of commercial, retail, service, and professional uses, and to enhance the existing built environment along this corridor. The proposed Project will substantially improve the aesthetic value of the Subject Property with landscaping, high-quality building materials, and a thoughtful design that encourages the utilization of multi-modal transportation with pedestrian oriented-entrances with a total of 52 long-term and short-term bicycle parking spaces. The new, modernized grocery store will substantially screen the ground floor level parking, as well as the access ramp to subterranean parking, with extensive landscaping and building screening materials that are consistent with the Sherman Oaks Streetscape Plan and Design Guidelines. Moreover, the proposed restaurant component of the Project will help activate this important corner with connectivity to the street and pedestrian activity.

The proposed Project will incorporate sufficient off-street parking facilities providing 240 parking spaces, 12 spaces in excess of the 228 parking spaces required. The proposed Project will also provide safe and convenient vehicular ingress and egress, with vehicular entrances on Ventura Boulevard and Moorpark Street, and will provide a fully enclosed loading dock area in order to mitigate any potential negative impacts associated with those activities. As part of the instant request, the Project will merge a portion of the bisecting public alley with the Subject Property, but will maintain the existing function and circulation of the public alley by providing a private alley/easement for public use and access.

The proposed grocery store will revitalize this sub-area of the Ventura Boulevard commercial corridor by attracting new customers and patrons, and will be conveniently located for those that work, live, and patronize in the community. The requested Vesting Zone Change will allow for the smaller portion of the Subject Property currently zoned [Q]P-1VL to be rezoned to C2-1VL consistent with the current zoning of the majority of the Subject Property. The proposed Vesting Zone Change and Building Line Removal would permit for a community beneficial use on the Subject Property consistent with the above intents of the Community Plan. In light of the details stated herein, the instant request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice.

## **ADDITIONAL BUILDING LINE FINDINGS**

**a. Provide a brief statement concerning: (a) the setback of any buildings currently on the property involved; and (b) the setbacks of buildings on properties abutting that portion of the street on which the building line is to be removed, changed, or established; and**

Approved on April 3, 1951, Ordinance No. 97,921 established a 15-foot building line on both sides of Moorpark Street, from Moorpark Way to Tyrone Avenue, which includes the portion of the Subject Property known as Lots 268 to FR 273 inclusive of Tract 9275. Regarding

the setback of any buildings currently on the property involved, the portion of the Subject Property on which the building line exists is currently located within the [Q]P-1VL Zone and is improved with a surface parking lot. As a result, there are no buildings on the property involved, and no associated building setbacks. Regarding the setbacks of buildings on properties abutting that portion of the street on which the building line is to be removed, the abutting property to the east is also located within the [Q]P-1VL Zone and is improved with a surface parking lot, with no buildings or building setbacks. The abutting property to the west is a public alley, which will be merged with the Subject Property, and to which the building line does not apply.

**b. Provide a statement explaining what original deed restrictions concerning the location of buildings and setbacks, if any, were placed on the property involved and the date these restrictions expire.**

It appears there are no original deed restrictions concerning the location of buildings and setbacks on the property involved, and as such, this is not applicable to the Subject Property or the instant request.

###

# ATTACHMENT E

## CONDITIONAL USE FINDINGS COMMERCIAL CORNER DEVELOPMENT

VENTURA/TYRONE REDEVELOPMENT PROJECT  
14311 Ventura Boulevard  
Sherman Oaks, CA 91423

### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With regards to the instant request, the Applicant is seeking a **CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24.W.27, for a Commercial Corner Development not otherwise subject to conditional use approval to operate between the hours of 11 p.m. and 7 a.m. daily for 24-hour operation.

### CONDITIONAL USE FINDINGS

The following information has been developed pursuant to the City of Los Angeles Special Instructions for Conditional Use Permit (CUZ) Commercial Corner Developments and Mini-Shopping Center, and LAMC Sections 12.22.A.23 and 12.24.W.27.

- a. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed Project is the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store (including an ancillary restaurant) over two levels of parking, with one ground level and one subterranean level, which will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community. The Subject Property is irregular shaped and is currently comprised of multiple lots within the C2-1VL and [Q]P-1VL Zone, which are proposed to be consolidated into one lot under a unified C2-1VL zoning. The Subject Property was most recently improved with structures occupied with automotive (car care and car wash) uses, a fast-food restaurant and specialty retail, and associated surface parking. These structures are in the process of being demolished proposed Project will replace these previously existing uses with a new neighborhood-serving use that will benefit the community and immediate vicinity by



revitalizing this corner of Ventura Boulevard and Tyrone Avenue, offering a variety of organic produce and health and household products and a restaurant to users of the area, and additional employment opportunities.

As further detailed in Finding 2 below, the proposed Project will enhance the built environment in the surrounding neighborhood with an attractive, podium-style building design and associated landscaping that is sensitive to surrounding properties. As for the function it will perform and service it will provide to the community and city, the proposed specialty grocery store will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen, and an ancillary bona fide restaurant. The specialty grocery store will also help boost the local economy with greater job opportunities (both during building construction and operation) and increased tax revenues. A wide range of employment positions, from entry level to managerial, will be necessary to staff the grocery store. The grocery store expects to employ up to approximately 200 people to staff the numerous departments and provide customer service to patrons. As such, the new grocery store will add viable employment opportunities to the Community.

New development of the Subject Property to provide a high-end, full service specialty grocery store will be a benefit to the community and will revitalize the northeast corner of Ventura Boulevard and Tyrone Avenue by providing uses that are beneficial to the neighborhood. The overall product offering will provide a range of goods and services to the local community. The retail grocery is requesting to be open for 24 hours, daily to meet the needs of the surrounding community and ensure that local customers have convenient access to their neighborhood grocery store as needed.

**b. That the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed Project location, height, operations and other significant features will be compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The proposed Project is located along a major commercial corridor, Ventura Boulevard, which is zoned and designated for uses such as the proposed grocery store. The Subject Property located at the northeast corner of Ventura Boulevard and Tyrone Avenue is designated for Neighborhood and General commercial uses to service the commercial needs of the surrounding communities. The proposed Project will be consistent with the Neighborhood and General commercial designation and provides a high-end specialty grocery store unlike any other in the immediate vicinity and incorporates the needs of the surrounding community.

Surrounding properties are improved with uses compatible with the proposed Project, including commercial, retail and multifamily residential uses. The property opposite the Subject Property to the west on Tyrone Avenue is located within the C2-1L Zone, and is designated as Community Commercial by the Specific Plan. It is currently improved with a one to two-story building occupied by a car sales and service center, known as Casa de Cadillac, and an associated surface parking lot. The properties opposite the Subject Property to the south on



Ventura Boulevard are located within the C2-1VL Zone, and are designated as Neighborhood and General Commercial by the Specific Plan. The properties are currently improved with a two-story commercial shopping center occupied by restaurant, professional services, and general retail uses, a two-story office building, and a one-story commercial space occupied by commercial service uses. The properties adjoining the Subject Property on the east and across the public alley to the south are located within the C2-1VL and [Q]P-1VL Zones, and are designated Neighborhood and General Commercial by the Specific Plan. They are currently improved with one to two-story commercial structures, occupied by specialty retail and service uses, and surface parking. The properties opposite the Subject Property to the north on Moorpark Street are located within the RD1.5-1-RIO Zone, and are not located within the Specific Plan area. Across the street to the north is a one to two-story building occupied by the Los Angeles Public Library, Sherman Oaks Branch, and an associated surface parking lot. Across the street to the northwest (caddy corner to the Subject Property) is a 3-story multifamily residential building.

The proposed Project is a podium-style building that will reach a maximum height of 32 feet-11 inches. The primary entrance to the grocery store building will be situated facing Ventura Boulevard and will provide convenient pedestrian access from the street, surface parking and below grade lot. Through this main entrance, patrons will be able to utilize escalators and shopping cart conveyors to access the grocery store on the second floor above. The main entrance will be distinguished by the glass facade along its entire length, and will be easily accessible to pedestrians from Ventura Boulevard and patrons that have parked within both levels of the connected parking structure. In addition, there will be a secondary pedestrian access point to the east of the main entrance area, along Ventura Boulevard.

The proposed Project is designed to meet the guidelines described in the Specific Plan (see *Attachment I – Project Permit Compliance Review Findings*). The proposed Project will include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Walkability Checklist, and the Citywide Commercial Design Guidelines.

The proposed Project will provide 240 automobile parking spaces and 26 long-term bicycle spaces and 26 short-term bicycle spaces. Vehicular ingress and egress to the Subject Property is provided by a 30-foot wide driveway along Ventura Boulevard frontage, and by a 30-foot wide driveway along Moorpark Street. As the proposed Project request the merger of portions of an existing public alley that bisects the Subject Property, secondary access will be provided via an on-site private alley/easement for public access that provides continued connection between the portion of the existing alley to remain and Moorpark Street to the north. The new private alley with will continue to provide the same ingress and egress functions as the portion of the public alley that will be merged with the Subject Property. On-site circulation will be continuous, with all access drives on the ground floor connected throughout, as well as connected to the circular subterranean ramp that provides access to subterranean level parking. Additionally, there will be a 30-foot wide driveway that provides access for trucks to the loading dock, which is fully enclosed within the ground floor of the northernmost portion of the building.

As shown on the enclosed Ground Floor Plan (Sheet A1.2), all truck maneuvers will occur within the Subject Property boundaries, and will not disrupt the flow of circulation since there is a separate driveway for loading, unloading, and delivery activities.

The operational characteristics will be compatible with the surrounding neighborhood. The Grocery Store will operate 24 hours, daily. Delivery activities will only occur between the hours of 7:00 AM and 8:00 PM, Monday through Friday, and between 10:00 AM and 4:00 PM on Saturday and Sundays. There will be one security guard on-site during the store business hours.

As detailed above, the proposed building and its activities will be compatible with the surrounding properties and uses. The proposed Project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store will not be detrimental to the properties in the immediate vicinity and the store will operate with due regard for the adjacent uses. As such, the proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties and the surrounding neighborhood.

**c. That the project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Subject Property is located within the adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan (the "Community Plan"), which designates the Subject Property for General Commercial land uses corresponding to the C1.5, C2, C4, CR, RAS3, RAS4 and P Zones. The proposed Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, which designated the Subject Property for Neighborhood and General Commercial land uses. The proposed Project is consistent with the Community Plan and Specific Plan land use designation.

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. Community Plans "...are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community. Generally, the Community Plan is also intended to guide development in order to create a healthful and pleasant environment. Further, the Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community."

According to the Community Plan, Sherman Oaks is characterized by "a mix of low level and high rise commercial and office developments along Ventura Boulevard" (Page I-2), and the goals of the Ventura/Cahuenga Boulevard Corridor Specific Plan are "to assure an equilibrium between the transportation infrastructure and land use development...provide for an effective local circulation system; promote attractive and harmonious site design for multifamily and commercial development... promote and encourage the development of pedestrian activity, while reducing traffic congestion; and maintain the distinct character of each of the five Specific Plan communities located within its boundaries" (Page I-2). The proposed Project will meet

several tenets of the Community Plan and Specific Plan, in support of these overarching goals and visions for commercial development in the Sherman Oaks community.

The requested specialty grocery use is in conformance with the objectives of the Community Plan for Commercial Land Uses. Specifically, Goal 2 is “a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”. The establishment of a full service grocery store will serve the needs of the community and will overall provide products in conformance with the Community Plan Goal to provide a strong and competitive commercial sector. The proposed hours of operation, 24 hours a day, will ensure that local customers have convenient access in regards to their shopping needs.

With respect to the Specific Plan, the Ventura/Cahuenga Boulevard Corridor Specific Plan was most recently adopted in 2001 to identify and regulate development within the boundaries of the Specific Plan area. The purposes identified in Section 2 of the Specific Plan pertinent to the proposed Project include Purpose D, which is “To assure a balance of commercial land uses in the Specific area that will address the needs of the surrounding communities and greater regional area.” Further consistent with the Specific Plan, the grocery store will activate the street frontage on Ventura Boulevard and enhance the area with its designation as a Pedestrian Development District by creating pedestrian access along Ventura Boulevard. The proposed grocery store is a neighborhood-serving use and will provide customers additional amenities as compared to a standard grocery store with its variety of organic produce and health foods and products in addition to a bona-fide restaurant. The proposed Project includes an attractive development and landscaping, ultimately creating an aesthetically pleasing development that will revitalize this commercial area. The Project proposes 24-hour, daily operation to provide the community with a retail grocery store conveniently located nearby to residences, businesses, and organizations. Therefore, approval of a 24-hour, daily operation for the proposed retail grocery store would be desirable to the public convenience and welfare.

As demonstrated by the references above, the proposed grocery store will be in conformance with the purpose, intent, and provisions of the General Plan, Community Plan and Specific Plan (Please refer to *Attachment C – Vesting Tentative Tract Map Findings*, for a discussion of General Plan consistency in greater detail). Establishment of a full service specialty grocery store and ancillary restaurant at this location will benefit the surrounding residents and nearby business owners, offering products unlike products offered by other grocery stores in the immediate vicinity, and attracting customers to the area for both the proposed grocery store and adjacent commercial businesses.

**d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

A traffic impact study, dated January 28, 2016, and a traffic analysis addendum, dated July 19, 2016, conducted and prepared by Linscott, Law, and Greenspan Engineers (“LLG”) for

the proposed Project found that the Project is not expected to create any significant impacts at the studied intersections. On July 25, 2016, the Los Angeles Department of Transportation (“LADOT”) issued a Traffic Assessment for the proposed Project concurring with LLG’s conclusion and finding that the conceptual site plans submitted with the request will be acceptable to LADOT’s standards. Thus, the proposed Project and Project’s ingress and egress access plan (which is described in more detail in the Findings above) will not create a traffic hazard or cause significant disruption or congestion on adjacent streets. A copy of LADOT’s Traffic Assessment is submitted with the instant application and may be referred to for additional details.

**e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The proposed Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan and within the Sherman Oaks community, which is generally developed with commercial buildings containing uses such as restaurants, retail, and general and medical offices. Similar to the Subject Property, the properties along Ventura Boulevard are generally zoned for commercial uses as the Specific Plan encourages commercial land uses along this corridor to address the needs of the local community, and are located to the north or south of properties zoned for or improved with residential uses. As such, it is not uncommon to find a concentration of Mini-Shopping Centers and Commercial Corner Developments on corner properties located on Ventura Boulevard. Nonetheless, the proposed Project will not create or add to a detrimental concentration of such uses in the Subject Property vicinity.

The proposed Project will consist of a retail grocery store and ancillary restaurant occupied by a single tenant, and therefore does not fall the category of a Mini-Shopping Center or strip mall development. However, as the proposed Project does meet the definition of a Commercial Corner Development, it is subject to the Development Standards and Hours of Operation under LAMC Section 12.22.A.23, which have been established to protect adjacent residential properties. The proposed Project has been designed in full compliance with these provisions to ensure compatibility with and sensitivity to the RD1.5-zoned properties to the north, with the exception of seeking 24/7 operations for the grocery store, and will not be detrimental to surrounding uses. Properties immediately surrounding the Subject Property include a car dealership across the street to the west, a fast-food restaurant across the street to the southwest, a 2-story commercial shopping center across the street to the south and a 3-story office building immediately to the east of that, retail uses and a surface parking lot adjoining to the east, a public library across the street to the north and a 3-story multifamily residential building across the street to the northwest.

Taking into account the location of the Subject Property in an established, urbanized commercial district, the applicable Commercial Corner Development Standards and Conditions of Operation which will be complied with within the proposed project, and the compatibility of the Project with surrounding uses, the proposed Project will not contribute to a detrimental

concentration of Mini-Shopping Centers or Commercial Corner Developments in the immediate vicinity.

**f. Are you going to develop any or all of the following? (Yes/No)**

- 1) A drive-thru fast food establishment?     No
  - 2) A business open any time between 11 p.m. and 7 a.m.?   Yes
  - 3) A multi-residential use?     No
  - 4) An amusement enterprise as enumerated in Sec. 12.14 A. of the Los Angeles Municipal Code?     No
  - 5) An automobile laundry or washrack?     No
  - 6) A commercial swimming pool?   No
- If yes to any of the above, please explain.

The proposed Project requests operations 24 hours a day, daily.

**g. How many parking spaces are being provided?     240     Standard?   240   (including 8 Handicap accessible spaces) Compact?   0**

**h. What is the Height   ± 32'-11"   and number of stories   2   of the Project?**

**i. List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:**

Grocery Store   47,105 square feet (90% of total development)  
Restaurant     5,328 square feet (10% of total development)  
Total Floor Area 52,422 square feet

The hours of operation proposed for these uses is 24 hours a day, 7 days a week.

**j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.**

Security measures will include a security camera system and will nighttime security lighting. Additionally, one security guard will be on-site during store business hours. These security measures will help prevent any loitering, theft, or vandalism to the existing office complex.

**k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.**

Not applicable.

**a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.**

Not applicable.

b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:

1) Exterior walls.

See Sheets A2.0 and A2.1 (“Exterior Elevations”).

2) Lighting plans.

The proposed Project will be sufficiently lighted on the exterior and perimeter of the building and within the indoor parking areas. All on-site lighting will be shielded down and directed on-site to prevent spillover on adjacent properties. Lighting fixtures are yet to be determined, but typical lighting features include sconces, mounted wall-packs, ambient, bollards, and shielded light poles.

3) Landscaped and irrigated areas in the parking area.

See Sheet LP1.0 (“Conceptual Landscape Plan”) for landscaped and irrigated areas within the parking area.

4) Location of trash storage area(s).

See Sheet A.1.2 (“Ground Level Plan”) for location of trash storage areas.

5) Location of other storage area(s).

See Sheets A.1.1 (“Basement Plan”), A.1.2 (“Ground Level Plan”) and INT 1.0 (“Interior Layout”) for locations of other storage areas.

6) Parking layout indicating striping, landscaping, and driveways.

See Sheets A1.1 (“Basement Plan”) and A1.2 (“Ground Level Plan”) for parking layout including striping, landscaping, and driveways.

3. In addition, specify each and every requirement of Section 12.22 A.23. of the LAMC that you cannot or do not comply with, and explain.

The proposed Project meets all applicable Development Standards and Conditions of Operation under LAMC Section 12.22.A.23. The instant request detailed herein is for a Conditional Use, pursuant to LAMC Section 12.24.W.27, for a Commercial Corner Development not otherwise subject to conditional use approval to allow for the hours of operations between 11 p.m. and 7 a.m. daily for 24-hour operation.

###



# ATTACHMENT F

## CONDITIONAL USE (CUB) FOR ALCOHOL ADDITIONAL INFORMATION/FINDINGS

**VENTURA/TYRONE REDEVELOPMENT PROJECT**  
14311 Ventura Boulevard  
Sherman Oaks, CA 91423

### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **CONDITIONAL USE**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, for the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an ancillary restaurant.

### ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to the City of Los Angeles’ *Special Instructions for Alcohol (CUB)* (City Planning Form No. CP-7773, dated April 24, 2012) and LAMC Section 12.24 W.1:

### GENERAL CONDITIONAL USE FINDINGS

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed Project includes the construction, use and maintenance of an approximately 52,433-square foot specialty grocery store over two levels (one ground level and one subterranean level) of parking, located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community of the City of Los Angeles (“the Community Plan”). A restaurant will be located within the grocery store, which will be ancillary to the primary grocery store operations. The Applicant is seeking a Conditional Use for the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with a specialty grocery store and for on-site consumption in conjunction with the operation of the ancillary restaurant.





The Subject Property is currently improved with vacated structures formerly occupied with automotive (car care and car wash) uses, a fast-food restaurant and specialty retail, and associated surface parking. The proposed Project will replace these previously existing uses with a new neighborhood-serving use that will benefit the community and immediate vicinity by revitalizing this corner of Ventura Boulevard and Tyrone Avenue, offering a variety of organic produce and health and household products and a restaurant to users of the area, as well as additional employment opportunities.

As further detailed in Finding 2 below, the proposed Project will enhance the built environment in the surrounding neighborhood with an attractive, podium-style building design and associated landscaping that is sensitive to surrounding properties. As for the function it will perform and service it will provide to the community and city, the proposed specialty grocery store will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen, and an ancillary bona fide restaurant. The specialty grocery store will also help boost the local economy with greater job opportunities (both during building construction and operation) and increased tax revenues. A wide range of employment positions, from entry level to managerial, will be necessary to staff the grocery store. The grocery store expects to employ approximately 200 people to staff the numerous departments and restaurant and provide customer service to patrons, with no more than approximately 35-45 employees per shift. As such, the new grocery store will add viable employment opportunities to the Community.

New development of the Subject Property to provide a high-end, full service specialty grocery store will be a benefit to the community and will revitalize the northeast corner of Ventura Boulevard and Tyrone Avenue by providing uses that are beneficial to the neighborhood. The overall product offering, which includes alcohol sales for off-site consumption in conjunction with the grocery store operations and alcohol sales for on-site consumption in conjunction with the restaurant, will provide a range of goods and services to the local community.

- 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed Project location, height, operations and other significant features will be compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The proposed Project is located along a major commercial corridor, Ventura Boulevard, which is zoned and designated for uses such as the proposed grocery store. The Subject Property located at the northeast corner of Ventura Boulevard and Tyrone Avenue is designated for Neighborhood and General commercial uses under the Specific Plan to service the commercial needs of the surrounding communities. The proposed Project will be consistent with the Neighborhood and General commercial designation and provides a high-end specialty grocery store unlike any other in the immediate vicinity and incorporates the needs of the surrounding community.

Surrounding properties are improved with uses compatible with the proposed Project, including commercial, retail and multifamily residential uses. The property opposite the Subject Property to the west on Tyrone Avenue is located within the C2-1L Zone, and is designated as



Community Commercial by the Specific Plan. It is currently improved with a one to two-story building occupied by a car sales and service center, known as Casa de Cadillac, and an associated surface parking lot. The properties opposite the Subject Property to the south on Ventura Boulevard are located within the C2-1VL Zone, and are designated as Neighborhood and General Commercial by the Specific Plan. The properties are currently improved with a two-story commercial shopping center occupied by restaurant, professional services, and general retail uses, a two-story office building, and a one-story commercial space occupied by commercial service uses. The properties adjoining the Subject Property on the east and across the public alley to the south are located within the C2-1VL and [Q]P-1VL Zones, and are designated Neighborhood and General Commercial by the Specific Plan. They are currently improved with one to two-story commercial structures, occupied by specialty retail and service uses, and surface parking. The properties opposite the Subject Property to the north on Moorpark Street are located within the RD1.5-1-RIO Zone, and are not located within the Specific Plan area. Across the street to the north is a one to two-story building occupied by the Los Angeles Public Library, Sherman Oaks Branch, and an associated surface parking lot. Across the street to the northwest (caddy corner to the Subject Property) is a 3-story multifamily residential building.

The proposed Project is a podium-style building that will reach a maximum height of 32 feet-11 inches. The primary entrance to the grocery store building will be situated facing Ventura Boulevard and will provide convenient pedestrian access from the street, surface parking and below grade lot. Through this main entrance, patrons will be able to utilize escalators and shopping cart conveyors to access the grocery store on the second floor above. The main entrance will be distinguished by the glass facade along its entire length, and will be easily accessible to pedestrians from Ventura Boulevard and patrons that have parked within both levels of the connected parking structure. In addition, there will be a secondary pedestrian access point to the east of the main entrance area, along Ventura Boulevard.

The proposed Project is designed to meet the guidelines described in the Specific Plan (see *Attachment I – Project Permit Compliance Review Findings*). The proposed Project will include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Walkability Checklist, and the Citywide Commercial Design Guidelines.

The proposed Project will provide 240 automobile parking spaces and 26 long-term bicycle spaces and 26 short-term bicycle spaces. Vehicular ingress and egress to the Subject Property is provided by a 30-foot wide driveway along Ventura Boulevard frontage, and by a 30-foot wide driveway along Moorpark Street. As the proposed Project request the merger of portions of an existing public alley that bisects the Subject Property, secondary access will be provided via an on-site private alley/easement for public access that provides continued connection between the portion of the existing alley to remain and Moorpark Street to the north. The new private alley with will continue to provide the same ingress and egress functions as the portion of the public alley that will be merged with the Subject Property. On-site circulation will be continuous, with all access drives on the ground floor connected throughout, as well as connected to the circular subterranean ramp that provides access to subterranean level parking. Additionally, there will be a 30-foot wide driveway that provides access for trucks to the loading



dock, which is fully enclosed within the ground floor of the northernmost portion of the building. As shown on the enclosed Ground Floor Plan (Sheet A1.2), all truck maneuvers will occur within the Subject Property boundaries, and will not disrupt the flow of circulation since there is a separate driveway for loading, unloading, and delivery activities.

The operational characteristics will be compatible with the surrounding neighborhood. The Grocery Store will operate 24 hours, daily, with alcohol sales only between the hours of 6 AM and 2 AM daily. Delivery activities will only occur between the hours of 7:00 AM and 8:00 PM, Monday through Friday, and between 10:00 AM and 4:00 PM on Saturday and Sundays. There will be one security guard on-site during the store business hours.

The subject request is for the sale of a full line of alcohol for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the restaurant. Shelves containing the alcohol for off-site sales will be located in the middle and westerly portions of the sales floor, and all alcohol products that are not on display will be kept in backroom storage areas and will not be accessible to customers, in the form of sample tastings. At times, promotional and instructional alcohol tastings will be offered on-site on the grocery store sales floor. The alcohol products for on-site consumption will be housed within the restaurant, stored out of customer reach, and will be handled only by restaurant employees while serving alcohol.

As detailed above, the proposed building and its activities will be compatible with the surrounding properties and uses. The proposed Project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store and ancillary restaurant featuring the sale of alcohol will not be detrimental to the properties in the immediate vicinity and the store will operate with due regard for the adjacent uses. As such, the proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties and the surrounding neighborhood.

**3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Subject Property is located within the adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan (the "Community Plan"), which designates the Subject Property for General Commercial land uses corresponding to the C1.5, C2, C4, CR, RAS3, RAS4 and P Zones. The proposed Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, which designated the Subject Property for Neighborhood and General Commercial land uses. The proposed Project is consistent with the Community Plan and Specific Plan land use designation.

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. Community Plans "...are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community. Generally, the Community Plan is also intended to guide development in order to create a healthful and pleasant environment. Further, the Community



Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.”

According to the Community Plan, Sherman Oaks is characterized by “a mix of low level and high rise commercial and office developments along Ventura Boulevard” (Page I-2), and the goals of the Ventura/Cahuenga Boulevard Corridor Specific Plan are “to assure an equilibrium between the transportation infrastructure and land use development...provide for an effective local circulation system; promote attractive and harmonious site design for multifamily and commercial development... promote and encourage the development of pedestrian activity, while reducing traffic congestion; and maintain the distinct character of each of the five Specific Plan communities located within its boundaries” (Page I-2). The proposed Project will meet several tenets of the Community Plan and Specific Plan, in support of these overarching goals and visions for commercial development in the Sherman Oaks community.

The requested specialty grocery use is in conformance with the objectives of the Community Plan for Commercial Land Uses. Specifically, Goal 2 is “a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”. The establishment of a full service grocery store will serve the needs of the community and will overall provide products in conformance with the Community Plan Goal to provide a strong and competitive commercial sector. The establishment of a full service grocery store will serve the needs of the community. The sale of alcohol for off-site consumption and on-site consumption represents a small portion of the overall sales of the grocery store; however, it is a necessary component of the overall product offering and in conformance with the Community Plan Goal to provide a strong and competitive commercial sector.

With respect to the Ventura/Cahuenga Boulevard Corridor Specific Plan, while the proposed Project is seeking some deviations from the Specific Plan (as further detailed in *Attachments G and H*), the proposed Project is substantially consistent with the Specific Plan. The Specific Plan was most recently adopted in 2001 to identify and regulate development within the boundaries of the Specific Plan area. The purposes identified in Section 2 of the Specific Plan pertinent to the proposed Project include Purpose D, which is “To assure a balance of commercial land uses in the Specific area that will address the needs of the surrounding communities and greater regional area.” Further consistent with the Specific Plan, the grocery store will activate the street frontage on Ventura Boulevard and enhance the area with its designation as a Pedestrian Development District by creating pedestrian access along Ventura Boulevard. The proposed grocery store is a neighborhood-serving use and will provide customers additional amenities as compared to a standard grocery store with its variety of organic produce and health foods and products in addition to a bona-fide restaurant. The proposed Project includes an attractive development and landscaping, ultimately creating an aesthetically pleasing development that will revitalize this commercial area.

As demonstrated by the references above, the proposed grocery store will be in conformance with the purpose, intent, and provisions of the General Plan, Community Plan and Specific Plan (Please refer to *Attachment C – Vesting Tentative Tract Map Findings*, for a discussion of General Plan consistency in greater detail). Establishment of a full service specialty grocery store and ancillary restaurant at this location will benefit the surrounding





residents and nearby business owners, offering products unlike products offered by other grocery stores in the immediate vicinity, and attracting customers to the area for both the proposed grocery store and adjacent commercial businesses.

## ADDITIONAL FINDINGS

### **1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The approval of the requested Conditional Use for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the specialty grocery store and for on-site alcohol consumption in conjunction with the operations of the ancillary restaurant will not adversely affect the welfare of the surrounding community. The proposed Project will provide a neighborhood serving use accessible to the entire community and will incorporate attractive commercial development design features.

As described in the findings above, the specialty grocery store will offer a wide range of goods and services, including specialized produce, meat and deli departments. There will be an in-store bakery and kitchen selling prepared meal items for take out. The grocery store will also offer a sit-down bona fide restaurant for patrons. These various departments will require numerous employment positions and present an opportunity for new jobs in the community.

The proposed Project provides an opportunity to revitalize the Subject Property as it is currently improved with vacated commercial structures, formerly occupied with automotive care, car wash, fast-food and retail uses, and associated surface parking. The proposed grocery store will provide customers with a high-end retail service unlike any other retail grocery stores within the immediate vicinity, and will feature a bona fide ancillary restaurant. Surrounding commercial retail uses are independently operated and comprise a variety of services including restaurants, commercial and professional uses. The addition of these neighborhood serving uses will attract local residents to the area and revive a designated Neighborhood and General Commercial property with a new, attractive development that community resident's desire.

The success of the proposed specialty grocery store depends on its ability to provide a wide range of goods and services. Consumers at large grocery retailers expect that alcohol will be available along with everyday household food and supplies. The off-site sale of alcohol for the grocery store and the on-site sale of alcohol for the restaurant represent a small portion of the overall store sales, but is a critical component of the overall product offering. The overall product offering will ensure return customers and the viability of the grocery store into the future. Additionally, the addition of the restaurant within the grocery store will provide local customers an amenity that is not available in most retail grocery stores. As such, the granting of the subject request will not adversely affect welfare of the community and, as outlined above, will benefit the economic vitality of the Sherman Oaks community.

### **2. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

The approval of the application will not result in or contribute to an undue concentration of such establishment. Generally, overconcentration is considered undue when the addition of a



license will have adverse impacts to the surrounding neighborhood. In the case of the proposed Project, the use and operations will not have an adverse impact on the surrounding community as the proposed specialty retail grocery store will operate with due regard to the neighborhood, as specified in more detail in Finding 1 above and Finding 3 below.

The Subject Property is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area of the City of Los Angeles, on land designated for Neighborhood and General Commercial uses under the Specific Plan. Consistent with this designation, the proposed Project is a neighborhood-serving specialty grocery store and ancillary restaurant, which are uses that customarily include the sale of alcohol as an amenity to customers and which customers will expect. The off-site alcohol sales will be incidental to the operation of the retail grocery store, which primarily offers a full line of groceries, health foods and products, and the on-site sales will be incidental to the operations of the restaurant, allowing customers to enjoy beverages while they dine. The on-site instructional tastings of a full line of alcohol will allow vendors to promote their products while customers shop.

As the proposed Project is located in an urbanized area and on a major commercial corridor – Ventura Boulevard – which features other neighborhood-serving, commercial uses, including grocery stores, restaurants, and bars which typically include alcohol sales, the requested Conditional Use is appropriate and compatible with such existing uses and will not have an adverse impact on these uses or nearby residential uses. It is not uncommon to find alcohol-serving establishments in an urban, Neighborhood and General Commercial designated area. The Subject Property is located within Census Tract 1412.01. The California Department of Alcoholic Beverage Control (“ABC”) indicates, on its License Query System (<http://www.abc.ca.gov/datport/AHCountyCT.asp>), that there is an overconcentration of on-sale and off-sale licenses in Census Tract 1412.01, with 10 on-sale licenses (where 3 on-sale licenses are allowed in the census tract) and 3 off-sale licenses (where 2 off-sale licenses are allowed). However, as stated previously, such overconcentration is not uncommon and is expected and typical in an urban, developed commercial area such as the one the Subject Property is located in. Nonetheless, a letter of public convenience or necessity will be requested for the proposed Project in response to the overconcentration.

Additionally, the ABC has confirmed that the Subject Property is not located within a high crime reporting district. Statistics from the Los Angeles Police Department reveal that in Crime Reporting District No. 985, which has jurisdiction over the Subject Property, a total of 201 offenses were committed in 2014 in comparison to the citywide average of 179 crimes and the high crime-reporting district with an average of 215 crimes for the same period. The Subject Property not being located in a high crime district further supports that there will not be an undue concentration of alcohol-serving establishments and that the requested Condition Use action will not have adverse impacts to the surrounding neighborhood.

**3. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

Approval of the subject request will not detrimentally affect the nearby residential uses. As the Subject Property is predominantly surrounded by commercial, retail and restaurant uses along Ventura Boulevard, the only immediate residential zones are located across Moorpark Street to the north, with the only residential use being a 3-story, multifamily residential building



caddy corner to the Subject Property to the northwest. As shown on the proposed Site Plan, the proposed Project will be oriented towards Ventura Boulevard. As situated, the customer activities associated with the grocery store will occur along the street frontage of Ventura Boulevard and coincide with the Neighborhood and General commercial land use designation, consistent with the commercial uses that characterize Ventura Boulevard.

The operations of the grocery store will ensure that the sale of alcohol for off-site consumption, the on-site instructional tastings, and the sale of alcohol for on-site consumption with the operation of the restaurant will not adversely affect the residential uses in the near vicinity. The hours of operation proposed for the grocery store and restaurant are 24 hours a day, daily. However, alcohol sale hours will adhere to state law, occurring between the hours of 6 AM and 2 AM daily, and will be secondary to the operations of the specialty grocery store and restaurant. One security guard will be on-site during store business hours.

The granting of the subject request will not be detrimental to the nearby residential uses. Development of the Subject Property with a specialty grocery store is consistent with the pattern and proximity of commercial development along Ventura Boulevard and to the residential uses in the immediate vicinity to the north and south of the boulevard, and will provide the surrounding residents with a neighborhood amenity. The operational characteristics and provision for on-site security will ensure that the Project operates in due regard for the adjacent uses.

#### **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in?**

The total square footage (floor area) for the proposed Project is approximately 52,433 square feet, including 5,328 square feet of restaurant area. The total 5,328 square feet of restaurant area includes approximately 3,491 square feet of indoor area and approximately 1,837 square feet of covered, outdoor area.

- b. What is the total square footage of the space the establishment will occupy?**

Same as above.

- c. What is the total occupancy load of the space as determined by the Fire Department?**

The occupancy load permitted, based on a 15 net load factor, is 355 seats, including 233 indoor seats and 122 outdoor seats. The proposed restaurant will provide a total of 355 seats.

- d. What is the total number of seats that will be provided indoors? Outdoors?**

The Project will provide 233 seats indoors and 122 seats outdoors, for a total of 355 seats.

- e. If there is an outdoor area, will there be an option to consume alcohol outdoors?**

Yes.





- f. **If there is an outdoor area, is it on private property or the public right-of-way, or both?**

Private property.

- i. **If an outdoor area is on the public right-of-way, has a revocable permit been obtained?**

Not applicable.

- g. **Are you adding floor area? If yes, how much is enclosed? Outdoors?**

Structures with a total of approximately 23,680 square feet of floor area currently exist, or most recently existed, on the Subject Property and are in the process of being demolished. The Project includes the new construction of a 52,433-square foot specialty grocery store, including approximately 5,328 square feet of restaurant area of which approximately 1,837 square feet will be provided as a covered outdoor patio. As such, the proposed Project results in a net increase of only approximately 28,753 square feet of floor area.

- h. **Parking**

- i. **How many parking spaces are available on the site?**

240 parking spaces will be provided on site, exceeding the minimum number of parking spaces required for the grocery and restaurant uses.

- ii. **Are they shared or designated for the subject use?**

The 240 parking spaces will be designated for the subject use.

- iii. **If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

The Ventura/Cahuenga Boulevard Corridor Specific Plan determines the parking requirements for the proposed Project, at a rate of 1 parking space per 250 square feet of floor area for commercial (grocery) uses and 1 parking space per 100 square feet for restaurant uses.

- iv. **Have any arrangements been made to provide parking off-site?**

Not applicable.

1. **If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

Not applicable.

**Note:** *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*

2. **Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**



Not applicable.

3. **Will valet service be available? Will the service be for a charge?**

No.

- i. **Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?**

The site is within 1,000 feet of the following sensitive uses:

- i. Sherman Oaks Methodist Church, 14401 Dickens Street Sherman Oaks, 91423
- ii. Sherman Oaks Library, 14245 Moorpark Street, Sherman Oaks, 91423

- j. **For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17?**

Not applicable.

#### QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. **What are the proposed hours of operation and which days of the week will the establishment be open?**

The grocery store and restaurant will operate 24 hours a day, 7 days a week.

- b. **Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify:**

No.

*Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. **Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?**

There will not be a minimum age requirement for entry to the grocery store or restaurant. However, state law governing minimum age requirements for the service of alcohol will be fully complied with.

- d. **Will there be any accessory retail uses on the site? What will be sold?**

Yes, the subject request is conjunction with the operation of a specialty retail grocery store.

- e. **Security**

- i. **How many employees will you have on the site at any given time?**

There will be approximately 35-45 employees on-site at any given time (per shift).



ii. **Will security guards be provided on-site?**

There will be one security guard on-site during store business hours.

1. **If yes, how many and when?**

One security guard will be on-site during store business hours.

iii. **Has LAPD issued any citations or violations? If yes, please provide copies.**

No.

f. **Alcohol**

i. **Will there be beer & wine only, or a full-line of alcoholic beverages available?**

A full-line of alcoholic beverages will be available for off-site consumption and on-site instructional tastings in conjunction with the grocery store operations and for on-site consumption with the operation of the restaurant.

ii. **Will “fortified” wine (greater than 16% alcohol) be sold?**

Yes.

iii. **Will alcohol be consumed on any adjacent property under the control of the applicant?**

For the restaurant operations, alcohol will only be consumed within the restaurant or in the outdoor patio seating area connected to the restaurant.

iv. **Will there be signs visible from the exterior that advertise the availability of alcohol?**

No.

v. **Food**

1. **Will there be a kitchen on the site?**

Yes, in conjunction with the both the grocery store and the restaurant.

2. **Will alcohol be sold without a food order?**

Yes.

3. **Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

No.

4. **Provide a copy of the menu if food is to be served.**

Please see sample restaurant menu, attached.



vi. **On-Site**

1. **Will a bar or cocktail lounge be maintained incidental to a restaurant?**

Not Applicable.

- a. **If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.**

Not Applicable.

2. **Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?**

No off-site sales will occur for the restaurant. Off-site sales will occur for the grocery store only.

- a. **If yes, a request for off-site sales of alcohol is required as well.**

The subject request includes a request for off-site sales of a full line of alcohol in conjunction with the operation of the grocery store.

3. **Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?**

Yes, the restaurant will offer a Happy Hour in conjunction with its normal operations.

In addition, the grocery store will offer on-site instructional tastings for a full line of alcoholic beverages. This function is typical to a grocery store, and will allow customers to sample tastings provided by alcoholic beverage vendors.

vii. **Off-Site**

1. **Will cups, glasses or other containers be sold which might be used for the consumption of alcohol off the premises?**

Yes, the grocery store will sell packages of cups and glasses in the housewares section; however, staff will ensure those containers are not used for on-site consumption of alcohol.

2. **Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?**

Yes.

- viii. **Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.**





**CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages?**

This is a request for off-site sales of alcohol in conjunction with a grocery store and on-site sales of alcohol in conjunction with an ancillary restaurant located within the grocery store.

- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

The proposed restaurant is a bona-fide eating place.

- 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem; or, b. if issuance would result in, or add to an undue concentration of licenses.**

Not applicable.

- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.**

The Applicant will seek this approval.

###



**Whole Foods Restaurant Menu**

Vegan (v)

Vegetarian (vg)

**Bruschetta**

Choose 2 for \$7 or 4 for \$13

Whipped Goat Cheese, Roasted Beets, Pistachio (vg)	Blue Cheese, Cahill Date Butter, Marcona Almond (vg)	Hummus, Tomato, Radish, Pickled Red Onion (v)
Fresh Mozzarella, Tomato Jam(vg)	Avocado, Feta, Olive, Cherry Tomato (vg)	Salami, Olive, Roasted Pepper, Remoulade

**Cheese and Charcuterie**

- Cheese Board** \$10
- Supreme Brie, Maytag Blue, Drunken Goat and Fordham Seaside Cheddar, Olives, Baguette
- Antipasto Board** \$11
- St. Andrew, Maytag Blue, Truffle Mouse, Applegate Genoa Salami, Olives, Baguette

**Nosh**

- Mary's Chicken Wings or Crispy Tofu** \$9
- Choose From Spicy Peanut "Satay" (v), Barbecue (v) or Buffalo (vg)
- Tepary Bean Hummus** \$7
- Roasted Garlic, Pine Nuts, Flatbread, Assorted Crudite (v)
- Blackened Green Beans** \$7
- Remoulade (v)
- Green Chili Beer Cheese Dip** \$8
- Local Brew, Sriracha, Scallion, Pretzel Bread (vg)
- "Tots"** \$8
- Cheese and Scallion Potato Croquettes, Smoked Paprika Aioli (vg)
- Edamame** \$3
- Soy Dipping Sauce (v)



## Greens

*Add Chicken \$6 or Salmon \$8*

<b>Chopped Salad</b>	\$8
Arugula, Kale, Cabbage, Beet, Avocado, Quinoa, Tepary Beans, Radish, Pickled Onion, Cranberry, Pepitas, Lemon Vinaigrette (v)	
<b>Southwest Wedge</b>	\$8
Iceberg, Bacon, Tomato, Red Onion, Chipotle Blue Cheese, Crispy Tortilla Strips	
<b>Charred Cauliflower Salad</b>	\$7
Feta, Arugula, Parsley, Olives, Pine Nuts, Tahini (vg)	
<b>Kale Caesar</b>	\$8
Parmesan, Croutons (vg)	

## Sandwiches

*Comes with Choice of Simple Greens or French Fries*

<b>Playa Vista Burger</b>	\$11
Charred Beef Burger, Cheddar, Shredded Iceberg, Onion, Pickles, Smoked Paprika Aioli *Sub Green Chile Beer Cheese for Cheddar (\$1)	
<b>Avocado &amp; Beet Naan "Taco"</b>	\$10
Feta, Tomato, Tepary Bean, Cabbage, Pickled Onion, Radish, Olive Crema, Pepitas (vg)	
<b>Rotisserie Chicken Salad</b>	\$11
Whipped Goat Cheese, Tomato, Onion, Pine Nuts, Arugula, Green Goddess	
<b>Spiced Black Bean &amp; Farro Burger</b>	\$10
House Made Patty, Kale "Slaw", Tomato Jam, Remoulade (v)	





# ATTACHMENT G

## SPECIFIC PLAN EXCEPTION FINDINGS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking the following **SPECIFIC PLAN EXCEPTIONS**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 11.5.7.F, from the following requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052):

- a. From Section 7.B.2, to permit a lot coverage of approximately 68.2% in lieu of the 60% maximum lot coverage permitted; and
- b. From Section 7.E.1.f, for relief from the 10-foot setback requirement from the roof perimeter for the portion of the building above 25 feet in height.

#### SPECIFIC PLAN EXCEPTION FINDINGS

The following information has been developed pursuant to LAMC Section 11.5.7 F, *CP-7777 Special Instructions for Exception from Geographically Specific Plan as Prescribed by the City Planning Commission*, and the filing instructions for the Ventura/Cahuenga Boulevard Corridor Specific Plan, established by Ordinance No. 174,052:

#### ADDITIONAL INFORMATION

- a. Date property was acquired November 4, 2015 (Month/Day/Year)
- b. Applicant requests an exception from the provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan. (State name of geographically specific plan).
- c. From Section 7.B.2, to permit a lot coverage of approximately 68.2% in lieu of the maximum 60% lot coverage otherwise permitted, and From Section 7.E.1.f, for relief from the 10-foot setback requirement from the roof perimeter for the portion of the building above 25

feet in height. (State the provision of the geographically specific plan from which the exception is being requested).

- 1. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.**

The strict application of the Ventura/Cahuenga Boulevard Corridor Specific Plan (“the Specific Plan”) with regards to lot coverage and setback would result in practical difficulties and unnecessary hardships that are inconsistent with the general purpose and intent of the Specific Plan. The proposed Project is substantially consistent with the purposes and intents of the Specific Plan with regards to the use and type of development, and would not be feasible without the granting of the instant exception requests. The Subject Property is designated for General Commercial land uses under the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan (the “Community Plan”), which corresponds to the C2 Zone, and is located within the Neighborhood and General Commercial Plan Designation area of the Specific Plan. Consistent with the corresponding zoning under the Community Plan, the Subject Property is predominantly zoned C2-1VL and seeks an associated Vesting Zone Change on a smaller portion of the Subject Property from the [QJP-1VL to the C2-1VL Zone. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. Additionally, the Specific Plan defines the Neighborhood and General Commercial Plan designation as “a focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services”<sup>1</sup>. Consistent with these intended uses, the proposed Project is a neighborhood-serving grocery store that will provide goods and services for the surrounding multi-family and single-family residential neighborhoods as well as nearby businesses. The proposed Project will also replace the car care center and car wash which were most recently improved on the Subject Property and which are uses that are not desired within the Specific Plan area. As such, the proposed 52,433-square foot specialty grocery store significantly complies with the intent for the use of the Subject Property in the context of the General Plan and significantly complies with the intent of the Specific Plan.

The strict application of the lot coverage limitations of the Specific Plan would create unnecessary hardships for a proposed use that is consistent with the intent of the Specific Plan, and would create practical difficulties due to the unique physical constraints of the Subject Property and the operational and functional needs of the proposed use. The Subject Property is an irregular-shaped parcel of land with a lot area of approximately 82,514 square feet, pre-dedication and including the 3,699-square foot area of the alley proposed to be merged with the Subject Property. The Subject Property has approximately 383 feet of frontage along Ventura Boulevard, and approximately 644 feet of frontage along the combined northwestern and

---

<sup>1</sup> Page 6, Section 4: Definitions, Ventura/Cahuenga Boulevard Corridor Specific Plan.

northern property lines (approximately 369 feet of frontage along Tyrone Avenue and approximately 275 feet of frontage along Moorpark Street, east of the public alley). Portions of the Subject Property are bisected by a public alley, which runs from north to south and from east to west, requested to be merged with the Subject Property as part of the associated Vesting Tentative Tract Map No. 74577.<sup>2</sup> The Specific Plan limits lot coverage of the Subject Property to 60% and limits FAR to 1:1. While the proposed Project exceeds the permitted 60% lot coverage, it is well below the maximum permitted Floor Area Ratio (FAR) of 1:1, with a proposed FAR of approximately 0.66:1. The instant request for a Specific Plan Exception for 68.2% lot coverage in lieu of the 60% lot coverage permitted is necessary due to the substantial physical constraints of the Subject Property caused by its unusual shape and high water table. As opposed to being a regular shape which is typical of other properties, the Subject Property is irregular and unusually shaped with a curved frontage along Tyrone Avenue and a portion that extends further on the east-west axis along Moorpark Street, creating practical difficulties in accommodating the layout of the proposed grocery store and associated uses, including parking, ingress and egress points, and adequate loading areas. A high water table exists underneath the Subject Property which prevents the grocery store from physically going underground more than one level for parking beyond the 14 feet proposed in the subterranean level and necessitates the additional required parking to be provided on the ground level.<sup>3</sup> Due to these conditions, there is no alternative option but to provide the grocery store on the podium level and encompass slightly more lot coverage than the 60% permitted.

The irregular and unusual shape of the Subject Property creates site-specific circumstances that present substantial practical difficulties for the proposed Project to adequately accommodate the grocery store and its ancillary areas for parking circulation and a loading dock that are essential to its normal functions. The building footprint for the proposed grocery store must be of an adequate size to permit its normal functions and operations, creating further physical constraints. The proposed Project's lot coverage is comprised of approximately 52,433 square feet of floor area, 3,103 square feet for internal vertical circulation, and 740 square feet for the loading dock area, for a total of 56,276 square feet of building area on an approximately 82,514 square feet of lot area. These areas are essential to the grocery store's functions as they allow for the ingress and egress of patrons to the subterranean parking level, and for the loading and unloading of food and supply deliveries. With only 60% lot coverage permitted, the proposed grocery store would be further limited and would not function as intended because the building footprint for the proposed grocery store must be of adequate size and requires a certain floor layout to permit its normal operations. This is in part because a typical grocery store needs

---

<sup>2</sup> As part of the Vesting Tentative Tract Map No. 74577 and pursuant to LAMC Section 17.15, modifications/waivers of the dedication and widening requirements are requested along Ventura Boulevard and Tyrone Avenue. Per Section 10.C.2. of the Specific Plan, "(t)he procedures in LAMC Section 12.37 shall be followed" and "(t)he appeal procedure described in LAMC Section 12.37 I may...be used for review of improvements on the basis of claims that the requirements pose an unreasonable hardship". LAMC Section 12.37 H states, "All major and secondary highways and all collector streets shall be constructed and improved in accordance with the standards adopted by the City Planning Commission pursuant to LAMC 17.05-B insofar as such is practical and will not create an undue hardship." As LAMC Section 17.05 is part of the Article 7, Division of Land Regulations, the procedures under the Vesting Tentative Tract Map control for the modification/waiver requests.

<sup>3</sup> According to Geotechnologies, Inc's Report, revised 3/8/16, groundwater was encountered between depths of 22 and 25 feet below ambient site grade.

adequate floor area dedicated for the “back of house”, where offices are located and preparation, unloading, and storage can take place. The sales portion of the grocery store and ancillary restaurant where patrons will shop and dine only contains approximately 37,915 square feet, which is only approximately 72% of the total floor area of the 52,433-square foot grocery store. The remaining 28% of the floor area contains the back of us. To ensure proper function of the grocery store, it is necessary for the back of us to be located on the same level as the sales floor.

The strict application of the Specific Plan’s setback requirement for buildings in the Neighborhood and General Commercial Plan Designation Areas which abut a major or secondary highway and exceed 30 feet in height would also result in practical difficulties and unnecessary hardships that are inconsistent with the general purpose and intent of the Specific Plan. The requirement states that buildings in these locations may only exceed 30 feet in height if for each 15-foot increment, or portion of that increment, above 25 feet, at least a 10-foot setback from the roof perimeter is provided. While the proposed Project reaches a maximum height to the top of the roof, additional height is needed to allow for mechanical rooftop equipment necessary for the operation of the building. As such, the Applicant seeks an associated request for a Project Permit Adjustment to reach a maximum height of 32 feet-11 inches, in lieu of the 30-foot maximum height otherwise permitted, for an additional 2 feet-11 inches to allow for the rooftop mechanical equipment and a parapet to screen the equipment (See *Attachment H – Specific Plan Project Permit Adjustment Findings* for additional details).

The Specific Plan is unique in that it does not allow for rooftop equipment to exceed the height limitation, as would otherwise be permitted pursuant to LAMC Section 12.21.1.B.3. Furthermore, there is a variable grade difference on the Subject Property, where grade drops from the south (along Ventura Boulevard) to the north (along Moorpark Street) by approximately 6 feet. The 30-foot height limitation of the Specific Plan does not take sloping grade conditions into consideration. The Zoning Code requires building height to be measured from the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line to the highest point of the roof, structure, or the parapet wall, whichever is highest. Based on this measurement, the proposed building height is 32 feet-11 inches. However, due to the sloping condition of the Subject Property, the height of the building meets the 30-foot height limit where it fronts Ventura Boulevard. Despite the slight increase in height needed to accommodate the slightly sloping conditions of the Subject Property and the necessary rooftop equipment for the operation of the building, the setback requirement would apply, requiring a setback of 10 feet on the southern, western and northern sides of the building, creating a practical difficulty due to the physical site constraints previously discussed. Having a setback requirement mid-floor of the second level floor is not feasible, as a building setback is not possible with the proposed podium design and limited proposed building height. Furthermore, the setback would present difficulty in meeting the Code parking requirements.

Additionally, the proposed Project has been thoughtfully designed to incorporate elements of the Sherman Oaks Streetscape Design Guidelines, including lighting, landscaping materials, on-site circulation and access, and the location of loading docks and trash. With the exception of the areas where deviations are requested under the Specific Plan Exceptions herein and the one Project Permit Adjustment discussed in *Attachment H*, the proposed Project

substantially complies with all other applicable regulations of the Specific Plan, and is substantially consistent with its purposes and vision for development in this community.

Given the non-rectilinear shape of the Subject Property, high water table, necessary physical areas for the grocery store's operations to be functional, and podium-level design, the strict application of the lot coverage and setback regulations of the Specific Plan would make the proposed Project practically infeasible would be in direct conflict with the stated purposes and intents of the Specific Plan for this type of beneficial commercial use. The proposed Project as a whole is in substantial conformance with the intent of the Specific Plan for a high-quality, neighborhood-serving grocery store use that provides essential goods and services to the surrounding residential communities. As such, the increase in lot coverage from 60% to 68.2% and deviation from the setback requirement is necessary to accommodate the essential areas that allow the grocery store to operate.

**2. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The unique and irregular shape and configuration of the Subject Property in combination with the practical physical requirements for the operations and functions of the proposed use are exceptional circumstances and conditions applicable to the Subject Property involved and the intended use of the Subject Property that do not apply generally to other property in the Specific Plan area. Finding No. 1 above details the physical configuration and constraints on the Subject Property with respect to the irregular shape, high water table that restricts additional parking underground, and needs of the proposed grocery store to provide all uses on one floor, which similarly present the Subject Property with an exceptional conditions that do not generally apply to other property in the Specific Plan area.

**3. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The instant requested exceptions for a lot coverage of 68.2% in lieu of the 60% permitted (a 13.6% increase) and for relief from the setback requirement at a building height of 25 feet are necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically Specific Plan in the same zone and vicinity, but which because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

Due to the unusual non-rectilinear shape of the Subject Property, the necessary physical components of the proposed use, and the nature of the slight increase in height to allow for rooftop equipment, there are practical difficulties in conforming to the 60% lot coverage permitted and the 10-foot building setback requirement at a building height of 25. The substantial property right to develop a commercially designated property with a permitted use



would be denied to the Subject Property without the granting the Specific Plan Exceptions . As previously discussed in Finding No. 1 above, the Subject Property’s land use designation of General Commercial, zoning designation of C2-1VL, and Specific Plan land use designation of Neighborhood and General Commercial all permit and encourage neighborhood-serving commercial uses such as a grocery store on the Subject Property.

While other properties in the same zone, vicinity and Specific Plan area have recently enjoyed the property right to construct and maintain a grocery store without complying with each and every requirement of the Specific Plan, the practical physical constraints associated with the Subject Property would not permit this property right to be enjoyed by the Applicant without the requested increase in lot coverage and relief for the setback provision. The Subject Property’s irregular shape and site conditions, the physical needs of a typical grocery store, the need for an additional 2 feet-11 inches to accommodate rooftop equipment, and the thoughtful design of the proposed Project are the special circumstances necessitating the subject requests. Additionally, as previously stated, while the proposed Project will provide one level of subterranean parking, the soils analysis does not allow for an additional level of subterranean parking due to the high water table level. Without these site-specific circumstances that present practical difficulties and unnecessary hardships, the proposed grocery store would otherwise be easily accommodated physically on the Subject Property.

There are also properties within the same zone and vicinity that have received approvals to exceed the maximum permitted 60% lot coverage, since conformance to this Specific Plan regulation has been acknowledged as a practical difficulty for several types of uses and site-specific conditions within the immediate area. As a result, this request is germane to the substantial property right enjoyed by those properties. Thus, due to the shape of the Subject Property necessitating the need for additional height, the physical needs of a typical grocery store, and the inability to provide fully subterranean parking, the Subject Property has special circumstances that limit the property right to construct a use permitted by the zoning and intents of the Specific Plan.

**4. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.**

The granting of the exceptions for a lot coverage of 68.2% in lieu of the 60% permitted and for relief from the 10-foot setback requirement at the building’s height of 25 feet will not be detrimental to the public welfare or injurious to the property adjacent to or in the same vicinity of the Subject Property because the proposed use of a high-quality, neighborhood-serving grocery store is consistent with the intents of the Specific Plan, and the proposed Project has been designed to be compatible with the adjacent mix of retail, commercial, and professional uses.

The proposed 68.2% lot coverage represents an increase of only approximately 13% over what is otherwise permitted, and the relief from the setback requirement triggered by an increase in height to accommodate rooftop equipment is minute, and as such, will not create adverse impacts to the public welfare or surrounding improvements. The proposed Project has been designed to be compatible with the surrounding uses and built environment, which include one to

three story structures occupied with car sales, car services, public library, restaurant, fitness, professional services, general retail, and parking uses. The abutting surrounding uses do not include sensitive uses, which might be negatively impacted by an increase in lot coverage. The existing built environment includes lot coverages that are consistent with the proposed lot coverage of the grocery store, and there are improvements within the immediate vicinity that have received approvals to exceed the permitted 60% lot coverage. Additionally, the proposed grocery store structure has been designed to be oriented towards the westernmost portion of the Subject Property at the corner of Ventura Boulevard and Tyrone Avenue, orienting the structure towards the established commercial boulevard. While the 10-foot setback provision will not be met at the 25-foot building height point of the proposed Project, landscaped setbacks and buffers will be provided at ground level in satisfaction of the Specific Plan.

Moreover, the Specific Plan Exception will not have any materially detrimental effects with regards to the massing of the building, aesthetics, or incompatibility with these surrounding uses. While the proposed Project exceeds the permitted 60% lot coverage, it is well below the maximum permitted Floor Area Ratio (FAR) of 1:1, with a proposed FAR of approximately 0.66:1. The proposed Project has also been thoughtfully designed to incorporate elements of the Sherman Oaks Streetscape Design Guidelines, including lighting, landscaping materials, on-site circulation and access, and the location of loading docks and trash. In fact, the instant request for increased lot coverage is precipitated by design choices that will also proactively mitigate any potential detrimental effects on the public welfare or existing improvements.

While it is not a requirement of the LAMC or Specific Plan to enclose the 740-square foot loading dock, the proposed Project has chosen to do so in order to mitigate the potentially adverse impacts associated with loading, unloading, and delivery activities. As shown on the enclosed Ground Level Plan (Sheet A1.2), all truck maneuvers will be able to occur within the Subject Property's boundaries, and the loading dock will be fully enclosed in order to diminish the potentially adverse impacts associated with these activities, such as sound and aesthetics. Additionally, the proposed Project will comply with permitted delivery hours, from 7:00 AM to 8:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday and Sunday, and will include landscape screening around the parking structure to further reduce impacts to adjacent properties. This design is in harmony with the Sherman Oaks Streetscape Plan and Design Guidelines, and will ensure that the proposed Project will not have adverse impacts on the public welfare or improvements in the immediate vicinity.

Similarly, while it is not required to provide subterranean parking, and the Specific Plan allows surface parking lots, the proposed Project will provide an aesthetically pleasing parking configuration within one level of ground floor parking and one level of subterranean parking. Rather than providing open surface parking that does not contribute to the aesthetic character and built environment, the proposed Project will provide a ground floor parking area that will be adequately buffered and screened from adjacent rights-of-way and less intensive uses with sufficient planting material, including shrubs and trees within the setbacks that are incorporated with the landscaped design.

As shown on the enclosed Landscape Plan (Sheet LP1.0), the proposed Project will substantially screen the parking structure from view with a variety of plants and trees. In total,

the proposed Project will include 38 trees including on-site trees and trees in the public right-of-way, and will locate trees around the surface perimeter of the parking structure with minimal spacing between in order to adequately buffer it from adjacent uses. This landscaping will improve the overall aesthetics and functionality of the adjacent public right-of-way and improvements, as these trees will provide more shade and beautification and will foster and encourage more pedestrian activity. Additionally, the proposed parking and circulation plan will allow for safe ingress, egress, and traffic circulation within the parking areas of the Subject Property. The proposed Project and landscaped plan will be aesthetic improvements to the previous uses on the Subject Property, and as such, will not cause adverse impacts to the public welfare or existing improvements.

The additional lot coverage requested to accommodate the grocery store footprint and the requested relief from the setback provision will not be materially detrimental to the public welfare or improvements in the same vicinity because the proposed Project has been designed to mitigate any potential negative impacts with the proposed site layout, building orientation and landscaping. The proposed Project will be compatible with adjacent uses, and will overall improve the material aesthetics of the Subject Property.

**5. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.**

The granting of the instant requests for exceptions from lot coverage and setback provisions would allow the construction of a neighborhood-serving specialty grocery store use that is in conformance with several elements of the General Plan, Community Plan, and Specific Plan. The Community Plan and Specific Plan are part of the Land Use Element of the General Plan, for which the proposed Project is also consistent (Please refer to *Attachment C – Vesting Tentative Tract Map Findings*, for a discussion of General Plan consistency in greater detail).

The proposed Specific Plan Exceptions that would allow for the construction of the grocery store are also consistent the Land Use Element of the General Plan, meeting several purposes of the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, as follows:

**GOAL 2:** *A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.*

**Objective 2-1:** *To conserve and strengthen viable commercial development.*

**Policy 2-1.1:** *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

**Policy 2-1.3:** *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*



*Policy 2-3.2: New development needs to add to and enhance the existing pedestrian street activity.*

*Policy 2-3.3: Ensure that commercial infill projects achieve harmony with the best of existing development.*

**Objective 2-4:** *To enhance the appearance of commercial districts.*

*Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.*

*Policy 2-4.2: Preserve community character, scale, and architectural diversity.*

*Policy 2-4.3: Improve safety and aesthetics of parking areas in commercial areas.*

**GOAL 15:** *A sufficient system of well designed and convenient on-street parking and off-street parking facilities throughout the plan area.*

**Objective 15-1:** *To provide parking in appropriate locations in accord with Citywide standards and community needs.*

*Policy 15-1.3: New parking lots and new parking garages shall be developed in accordance with design standards.*

The Specific Plan Exceptions that would permit the proposed Project are in harmony with the goal to create a strong and competitive commercial sector, as the proposed specialty grocery store is a commercial use that will revitalize this portion of the Ventura Boulevard commercial corridor and serve the members of the community. The proposed Project is also consistent with the intent to locate a neighborhood-serving commercial use on an infill parcel of land located within an existing commercial corridor, rather than encroaching on residentially zoned land. As a result, the proposed Project will help to preserve the character of the district, and will be an aesthetic and economic improvement for this portion of the commercial corridor. The proposed specialty grocery store will meet the demand for organic, natural, and health foods, and will provide healthy market competition for existing grocery stores in the vicinity, strengthening the viability of the local economy. The P Zone that the proposed Project will eliminate would not have permitted the proposed viable commercial development, in direct contrast to the stated goals and objectives of the Community Plan and the Community Plan designation of the Subject Property.

Additionally, the proposed new specialty grocery store has been designed to be compatible with the adjacent properties and mix of commercial, retail, service, and professional uses, and to enhance the existing built environment along this corridor. The proposed Project will substantially improve the aesthetic value of the Subject Property with landscaping, high-quality building materials, and a thoughtful design that encourages the utilization of multi-modal transportation with pedestrian oriented-entrances and a combined total of 52 long-term and short-term bicycle parking spaces. The new, modernized grocery store will substantially screen the ground floor level parking areas with screening materials and extensive landscaping that are consistent with the Specific Plan and Sherman Oaks Streetscape Plan and Design Guidelines.

Moreover, the proposed restaurant component of the Project will help activate this corner, with an outdoor eating area located on the corner of Ventura and Tyrone.

The Project will incorporate sufficient off-street parking facilities for the proposed uses on site, with 240 parking spaces proposed. The proposed Project will also provide safe and convenient vehicular ingress and egress, with driveway entrances on Ventura Boulevard and Moorpark Street, and will provide a fully enclosed loading dock area in order to mitigate any potential negative impacts associated with grocery unloading activities. As part of the instant request, the Project will merge a portion of the adjacent public alley with the Subject Property, but will maintain the existing function and circulation of the public alley by providing a private alley/easement for public use and access.

The Ventura/Cahuenga Boulevard Corridor Specific Plan also sets forth purposes for the uses and types of development desired for the community. The proposed Project is consistent with the following applicable purposes:

- ***Purpose A:*** *To assure that an equilibrium is maintained between the transportation infrastructure and land use development in the Corridor and within each separate community of the Ventura/Cahuenga Boulevard Corridor Specific Plan area.*
- ***Purpose C:*** *To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.*
- ***Purpose D:*** *To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.*
- ***Purpose G:*** *To enhance the plan area landscaping by providing guidelines and a process for a coordinated landscaping program of public and private property for the Specific Plan's communities.*
- ***Purpose H:*** *To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.*

The Subject Property is Community Plan designated for General Commercial land uses by the Community Plan, which corresponds to the proposed C2-1VL Zone, and is located within the Neighborhood and General Commercial Plan Designation area of the Specific Plan. With regards to use, the Specific Plan only limits, regulates, and prohibits certain uses that are not desired for the type of development and services envisioned for the plan area, such as automotive uses, and drive-through establishments. The Subject Property is located within a Pedestrian Development District of the Specific Plan, which specifically does not permit these types of uses. Other than these identified uses, the Specific Plan defers to the uses permitted by the underlying zone and land use designation set forth in the regulations of the LAMC.

The proposed Project for an approximately 52,433-square foot grocery store is in harmony with the Subject Property's land use designation of General Commercial as well as the C2-1VL Zone. As part of the instant request, the Applicant is seeking a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL to the C2-1VL Zone, consistent with the zoning designation of the remainder of the Subject Property and the Community Plan

designation. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. The proposed Project will also replace the uses that most recently existed on site and are in the process of being demolished, including a car care center and car wash, which are uses that are not desired within the Specific Plan area.

The Specific Plan defines the Neighborhood and General Commercial Plan designation as “a focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services”. Consistent with these intents, the proposed Project is for a neighborhood-serving grocery store that will provide goods and services for the surrounding multi-family and single-family residential neighborhoods within walking distance of the Subject Property. As such, the proposed Project fulfills the intent for the use of the Subject Property in the context of the Specific Plan.

The proposed Project is centrally located along the Ventura Boulevard commercial corridor in close proximity to several public transportation opportunities and major thoroughfares. The proposed Project will be a convenient use for many of the workers, residents, and visitors of the local community, as well as for patrons of the adjacent retail, commercial, and professional uses. The proposed Project will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will boost the local economy with greater job opportunities and increased tax revenues.

The requested exceptions for lot coverage and setback relief would allow for the proposed Project, which in turn will enhance the built environment along this corridor and will replace underutilized and less desirable uses with a neighborhood-serving use. As shown on the enclosed Landscape Plans (Sheet LP1.0), the Subject Property will include extensive landscaping and screening consistent with the Sherman Oaks Streetscape Plan and Design Guidelines, to ensure that the proposed Project is compatible with adjacent properties and uses. Additionally, the proposed Project is designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby entrance on Ventura Boulevard and a combined total of 52 long-term and short-term bicycle parking spaces. The proposed Project is in compliance with the intents of the Specific Plan for the use of the Subject Property, and will revitalize and reinvigorate this key corner of the Sherman Oaks Ventura Boulevard commercial corridor by attracting new customers and patrons.

The granting of the instant exceptions are consistent with the intents of the Specific Plan, as they would allow the proposed neighborhood-serving commercial use to be constructed on the Subject Property. As such, the proposed Project significantly complies with the intent for the use of the Subject Property in the context of both the applicable Community Plan and Specific Plan.

###



# ATTACHMENT H

## SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT FINDINGS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **PROJECT PERMIT ADJUSTMENT**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 11.5.7 E, from Section 7.E.1.b.1 of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052), to permit a maximum height of approximately 32 feet-11 inches in lieu of the 30-foot maximum height permitted.

#### PROJECT PERMIT ADJUSTMENT FINDINGS

The following information has been developed pursuant to LAMC Section 11.5.7 E, and the filing instructions for the Ventura/Cahuenga Boulevard Corridor Specific Plan, established by Ordinance No. 174,052:

- 1. That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.**

There are special circumstances applicable to the proposed Project and Subject Property that make the strict application of the Specific Plan regulations impractical, including the irregular and unusual shape of the Subject Property and the Subject Property conditions in combination with the practical physical requirements for the proposed use. While the proposed Project will reach a maximum height of 30 feet to the top of the roof of building, consistent with the height limitation under the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”), the instant request for a Project Permit Adjustment for a maximum height of approximately 32 feet-11 inches is necessary to accommodate rooftop mechanical equipment to operate the building and a parapet that would screen the equipment. The Specific Plan height limitation is unique in that it does not allow for rooftop mechanical equipment to project beyond the zoning height limitation as otherwise permitted by the LAMC, thus necessitating the requested height adjustment.

The additional requested 2 feet-11 inches is necessary due to the substantial physical constraints of the Subject Property. In addition to the unusual and irregular shape of the Subject Property, the proposed Project is faced with a high water table that exists underneath the Subject Property, which prevents the grocery store from physically going underground more than one level for parking.<sup>1</sup> As such, the proposed Project must provide the required on the ground level and within one subterranean parking level, and the grocery store must be provided on the podium level. As the necessary parking conditions don't allow the grocery store to be built on the ground floor and reach the maximum height otherwise needed, the rooftop mechanical equipment and parapet must reach a maximum height that project above the 30-foot height limit. Furthermore, the layout of a typical grocery store is required to be in such way that the sales floor and "back of house" operations, including preparation, storage, unloading and office areas, must all be located on the same floor for an efficient and successful operation. Moreover, the Subject Property is faced with a variable grade difference and slopes down from south (along Ventura Boulevard) to north (along Moorpark Street) by approximately 6 feet, meaning the proposed maximum building height of 32 feet-11 inches in measured along the Moorpark Street frontage. However, the height of the proposed building along Ventura Boulevard will meet the 30-foot height limit. This 2-foot, 11-inch increase to accommodate the rooftop mechanical equipment is minimal when taking into consideration the special circumstances related to the Subject Property and the proposed use. Thus, the requested Project Permit Adjustment for height will help to relieve the substantial physical constraints and limitations that are specifically applicable to the Subject Property due to its shape and the proposed grocery store use.

The unusual shape of the Subject Property in combination with the operational needs of the proposed grocery store creates substantial physical constraints in accommodating the necessary components of the proposed use, making the strict application of the Specific Plan regulations impractical.

**2. That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

With the exception of the instant request for the Project Permit Adjustment, and an associated request for Specific Plan Exceptions from the lot coverage and setback requirements of the Specific Plan as detailed in *Attachment G – Specific Plan Exception Findings*, the proposed Project will substantially comply will all other applicable Specific Plan regulations (please refer to *Attachment I – Project Permit Compliance Review Findings* for a more detailed discussion.) The proposed Project will conform to all other applicable Specific Plan regulations, including those regulating Use, Floor Area Ratio, Yards and Setbacks on the ground floor, Signs, and Design, and the proposed 52,433-square foot specialty grocery store is consistent with the intended uses and type of development for the Specific Plan area.

The Subject Property is designated for General Commercial land uses under the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which corresponds to the

---

<sup>1</sup> According to Geotechnologies, Inc's Report, revised 3/8/16, groundwater was encountered between depths of 22 and 25 feet below ambient site grade.

proposed C2-1VL Zone, and is located within the Neighborhood and General Commercial Plan Designation area of the Specific Plan. With regards to use, the Specific Plan only limits, regulates, and prohibits certain uses that are not desired for the type of development and services envisioned for the plan area, such as automotive uses and drive-through establishments. The Subject Property is located within a Pedestrian Development District of the Specific Plan, which specifically does not permit these types of uses. Other than these certain uses, the Specific Plan defers to the uses permitted by the underlying zone and land use designation set forth in the regulations of the LAMC.

The proposed Project for an approximately 52,433-square foot grocery store is in harmony with the Subject Property's land use designation of General Commercial as well as the C2-1VL Zone. As part of the instant request, the Applicant is seeking a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL to the C2-1VL Zone, consistent with the zoning designation of the remainder of the Subject Property and the Community Plan designation. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. The proposed Project will also replace the most recent improvements on-site which are in the process of being demolished, including a car care center and car wash which are uses that are not desired within the Specific Plan area.

Additionally, the Specific Plan defines the Neighborhood and General Commercial Plan designation as "a focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services"<sup>2</sup>. Consistent with these intents, the proposed Project is for a neighborhood-serving specialty grocery store that will provide goods and services for the surrounding multi-family and single-family residential neighborhoods. As such, the proposed Project substantially fulfills the intent for the use of the Subject Property in the context of the Specific Plan.

Although the proposed Project Permit Adjustment for an increased height of 32 feet-11 inches in lieu of the 30 feet permitted is a slight deviation from the applicable regulations of the Specific Plan, the overall use of the Subject Property is in conformance with the uses and type of development envisioned for the Neighborhood and General Commercial Designation Plan area. As described further in the other findings contained in this Attachment, the request for the adjustment is necessary to permit this intended use and is precipitated by the special circumstances applicable to the Subject Property. The increase in height is an approximate 9.7% increase from the maximum height permitted. While the proposed height to the top of the roof measures at 30 feet high, an additional 2 feet-11 inches is necessary to include rooftop mechanical equipment and an architectural parapet to adequately screen the rooftop equipment. While the height of the proposed Project are not in strict compliance with the regulations of the Specific Plan, the proposed Project as a whole is in substantial conformance with the intent of the Specific Plan for a high-quality, neighborhood-serving use that provides essential goods and services to the surrounding residential communities.

---

<sup>2</sup> Page 6, Section 4: Definitions, Ventura-Cahuenga Boulevard Corridor Specific Plan.



**3. That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

The granting of the Project Permit Adjustment will not cause detrimental effects on the surrounding properties and public rights-of-way because the proposed specialty grocery store has been designed to limit any potential for adverse impacts. The proposed Project is for a high-quality development compatible with the adjacent mix of retail, multifamily residential, commercial, and professional uses that will not conflict with the functions of the public right-of-way.

The proposed height is a slight deviation from the height otherwise permitted by the Specific Plan regulations, and as such, will not create adverse impacts to surrounding properties. The proposed grocery store will have a height to the top of the roof of 30 feet, while the height to the top of the parapet will be 32 feet-11 inches, which is necessary for the screening of rooftop mechanical equipment. Furthermore, due to the sloping condition of the site, which slopes down from south to north by approximately 6 feet, the height of the proposed building along Ventura will meet the 30-foot height limit. The proposed Project has been designed to be compatible with the surrounding uses and built environment, which include one to three story structures occupied with car sales, car services, multifamily residential, public library, restaurant, fitness, professional services, general retail, and parking uses.

The existing built environment includes heights that are consistent with the proposed height of the grocery store, and there are structures within the immediate vicinity that exceed the height of the proposed Project. For example, the multifamily residential building caddy corner to the Subject Property to the northwest reaches 3 stories, and the shopping center across the street to the south is 2 stories high. Additionally, the proposed grocery store building has been designed to be oriented towards the westernmost portion of the Subject Property, fronting on Ventura Boulevard. Immediately abutting the adjacent surface parking and specialty retail uses to the east are the open driveway and circulation elements of the parking structure, which will not include building utilizing the increased height. Moreover, the Project Permit Adjustment for increased height will not have detrimental effects with regards to aesthetics or incompatibility with these surrounding uses. The proposed Project has been thoughtfully designed to incorporate elements of the Sherman Oaks Streetscape Design Guidelines, including lighting, landscaping materials, on-site circulation and access, and the location of loading docks and trash.

Moreover, the proposed Project will feature landscaping to mitigate any undesirable effects on the surrounding properties and public rights-of-way. The proposed Project will provide a 9-foot landscape buffer around the ground level parking perimeter, and additional landscaping in the form of trees along the public right-of-way around the building's street-facing perimeter. The proposed landscaping will improve the overall aesthetics and functionality of the adjacent public right-of-way, as these trees will provide more shade and beautification and will foster and encourage more pedestrian activity. Since the proposed Project has two front yard setbacks (along Ventura Boulevard and Moorpark Street) in addition to side yard setbacks (one along Tyrone), the areas along these yards will be 100% landscaped. Additionally, as shown on the enclosed Landscape Plans (Sheet LP1.0), the proposed Project will provide several



landscaped planters within the ground floor parking structure, and trees around the perimeter of the parking structure subterranean ramp in order to beautify the Subject Property. In total, the proposed Project will include 38 trees including trees on-site and in the public right-of-way, and will locate these trees around the surface perimeter of the parking structure with minimal spacing between in order to adequately buffer it from adjacent uses. Moreover, the proposed Project has been attractively designed, and will not detract from the aesthetics of adjacent retail and commercial uses. Rather than providing unenclosed surface parking, the proposed ground level parking is an aesthetic improvement that is overall much more consistent with the intents of the Specific Plan than the previous use.

The proposed Project's increased height will not create adverse impacts to the public right-of-way, as the increase in height will not impede circulation through the Subject Property to the public right-of-way or any function of the existing adjacent public right-of-way. The proposed increase in height will not specifically obstruct views of any traffic signals and will not negatively affect the regular use of the existing public sidewalk and streets adjacent to the Subject Property. Furthermore, the proposed Project's landscape schedule will improve and beautify the public right-of-way adjacent to the Subject Property.

**4. That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

There are no expected significant effects on the environment or surrounding properties that would result from the requested increase in height, as there are no environmentally sensitive areas in the immediate vicinity. The proposed Project will have a height to the top of the roof of 30 feet, with a miniscule height increase to 32 feet-11 inches to allow for rooftop and mechanical equipment for the functioning of the building and a parapet to screen that equipment. Additionally, the Subject Property has been previously improved with commercial uses and is located in an urbanized commercial corridor characterized by one and two-story buildings, consistent with the proposed grocery store's height.

A Mitigated Negative Declaration and Expanded Initial Study is being prepared to analyze the potential impacts of the proposed Project on the environment, and to propose and incorporate feasible mitigation measures in order to diminish these impacts. The proposed Project is not expected to have a significant effect on the environment since the Subject Property is located in a highly urbanized area of the City and was most recently improved with a variety of buildings, including a car wash, car care center, a fast-food restaurant, and specialty retail, with cement paving and minimal landscaping. However, the proposed Project will incorporate mitigation measures, and monitoring measures if necessary, to mitigate the negative environmental effects of the proposed Project, if any, to the extent feasible

###



# ATTACHMENT I

## PROJECT PERMIT COMPLIANCE REVIEW FINDINGS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **PROJECT PERMIT COMPLIANCE REVIEW**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 11.5.7 C., for the proposed Project under the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052).

#### PROJECT PERMIT COMPLIANCE REVIEW FINDINGS

The following information has been developed pursuant to LAMC Section 11.5.7 C, and the filing instructions for the Ventura/Cahuenga Boulevard Corridor Specific Plan, established by Ordinance No. 174,052:

1. **That the project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

As explained in greater detail below, the proposed Project is in compliance with the applicable regulations, findings, standards and provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”), with the exception of the associated requests for two Specific Plan Exceptions and one Specific Plan Project Permit Adjustment as part of this application. The proposed Project designated as Neighborhood and General Commercial under Specific Plan, and is within a Pedestrian Development District of the Sherman Oaks area of the Specific Plan.

#### Section 5: Prohibitions, Violations, Enforcement, Use Limitations and Restrictions, and Exemptions

##### *Section 5.C.2.b. Pedestrian Development District – Sherman Oaks*

This provision prohibits the use of drive-through establishments and auto-related uses in the Pedestrian Development District on both sides of Ventura Boulevard bounded by Fulton Avenue on the east and Beverly Glen Boulevard/Tyrone Avenue on the west. The proposed

Project is a specialty retail grocery store, and will not include any of these prohibited uses. Thus, the proposed Project is in compliance with this provision, and since the Subject Property was previously improved with a car wash and car care center, the proposed Project will be eliminating these restricted uses from the Specific Plan area.

*Section 5.C.3, Other Limitations within the Ventura/Cahuenga Boulevard Corridor Specific Plan Area*

This provision restricts the use of permanent cargo containers, and allows for the use of temporary permits for cargo containers for incidental storage to an existing commercial use. The proposed Project will not employ the use of cargo containers, and thus, is in compliance with this provision.

Section 6: Building Limitations

*Section 6.B.3. Floor Area Ratio Limitations*

This provision limits projects within the Neighborhood and General Commercial Plan Designations to a maximum Floor Area Ratio of 1.0:1. The proposed Project includes approximately 52,433 square feet of floor area on an approximately 82,514-square foot lot, with a buildable area of approximately 79,304 square feet (excluding required yard/setback areas and post dedications). This results in a Floor Area Ratio of 0.66:1, and as such, the proposed Project is in compliance with this provision.

Section 7: Land Use Regulations

*Section 7.A.3. Neighborhood and General Commercial Plan Designation Areas*

*a.3. Front Yards and Setbacks for lots which are wider than 200 feet:*

*i. No Project may be built within 18 inches of the front lot line; however, floors above 15 feet may be built to the lot line. This 18-inch setback shall be landscaped.*

Since the Subject Property is a through lot, this provision applies to the proposed Project's Ventura Boulevard and Moorpark Street frontages. As shown on the enclosed Plot Plan (Sheet A1.0) and Landscape Plan (Sheet LP1.0), the proposed Project exceeds the minimum 18-inch front yard setback requirement along Ventura Boulevard with a 4-foot, 6-inch setback, and meets the requirement along the Moorpark Street frontage with an 18-inch setback. Setback areas will be landscaped as required. Thus, the proposed Project is in compliance with this provision.

*b. Side Yards: For corner lots, the side of the lot facing the side street intersecting with Ventura or Cahuenga Boulevard shall require a minimum 18 inch and maximum 15 foot landscaped setback.*

This provision applies to the Subject Property, which is a corner lot located at the northeast intersection of Ventura Boulevard and Tyrone Avenue. As shown on the enclosed Plot Plan (Sheet A1.0) and Landscape Plan (Sheet LP1.0), the proposed Project provides a minimum 18-inch landscaped building setback along Tyrone Avenue, which is the side of the lot facing the

side street that intersects with Ventura Boulevard. Thus, the proposed Project is in compliance with this provision.

*c. Rear Yards*

The proposed Project does not have a designated rear yard as it is a Through Lot. LAMC Section 12.03 defines a Through Lot as “A lot having a frontage or [sic] two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street.” The Subject Property has frontage on two parallel or approximately parallel streets – Ventura Boulevard and Moorpark Street – designating them both as front yards and the yard along Tyrone Avenue and all remaining yards as side yards. Thus, the rear yard provisions of the Specific Plan do not apply to the proposed Project.

*Section 7.B.2. Lot Coverage*

This provision applies to the Neighborhood and General Commercial Plan Designation Areas, and restricts buildings and structures to cover no more than 60 percent of the lot area. The instant application includes a Specific Plan Exception from this provision, pursuant to LAMC Section 11.5.7 F, in order to permit a lot coverage of approximately 68.2% in lieu of the maximum 60% lot coverage permitted. Please see *Attachment G* for more information regarding this request.

*Section 7.D. Landscaping Requirements*

*3. Yards, Setbacks, and Building Frontages*

*a. At least 60 percent of all Front Yards or front setbacks in excess of 18 inches shall be landscaped and the remainder shall be finished to City standards for sidewalks, or finished with other paving materials, including concrete pavers, brick masonry pavers.*

This provision applies to the portions of the proposed Project’s front yard setbacks that are in excess of 18 inches. The proposed Project provides a 4 foot-6 inch front yard setback along Ventura Boulevard, and will be in full compliance with this provision.

*b. The Applicant shall install an automatic irrigation system to maintain all required landscaping.*

As shown on the enclosed Landscape Plan (Sheet LP1.0), the proposed Project will install an automatic irrigation system to maintain all required landscaping on the Subject Property.

*Section 7.E. Height Limit – Sherman Oaks*

*b.1. From the intersection of Fulton Avenue and Ventura Boulevard to the intersection of Tyrone/Beverly Glen Boulevard and Ventura Boulevard: On both sides of Ventura Boulevard – 30 feet.*

This provision applies to the Subject Property, since it is located at the northeast corner of the intersection of Ventura Boulevard and Tyrone Avenue/Beverly Glen Boulevard. As an

associated request for the proposed Project, the Applicant is seeking a Specific Plan Project Permit Adjustment to permit a maximum height of approximately 32 feet-11 inches to the top of the parapet, in lieu of the 30-foot maximum permitted by this provision. Please see *Attachment H* for additional information regarding this request.

*f. In addition, in the Community Commercial and Neighborhood and General Commercial Plan Designation Areas, buildings abutting a major or secondary highway may only exceed 30 feet in height if, for each 15 foot increment, or portion of that increment, above 25 feet, at least a ten foot setback from the roof perimeter is provided.*

This provision applies to buildings with a height over 30 feet. As the Project is proposed to reach a maximum height of 32 feet-11 inches to the top of the parapet, this provision applies. As part of the instant request, the Applicant is seeking a Specific Plan Project Permit Exception for relief from this setback requirement. Please see *Attachment H* for additional information regarding this request.

#### *Section 7.F.1. Parking*

*a. For commercial uses, other than offices, at least one parking space for each 250 square feet of floor area.*

The proposed Project includes approximately 52,433-square feet of floor area associated with the proposed grocery store, approximately 5,328 square feet of which will be allocated to the ancillary restaurant proposed within the grocery store. The remaining approximately 47,105 square feet of grocery store floor area is subject to this parking required, with 188 parking spaces required. The proposed Project meets this requirement.

*c. For restaurants, take-out food establishments, banquet rooms and related uses, at least one parking space for each 100 square feet of floor area.*

The proposed Project will contain approximately 5,328 square feet of restaurant area, including 1,837 square feet of covered outdoor patio area. For the approximately 5,328 square feet of restaurant floor area, 53 parking spaces required. This requirement will be met.

For all uses on site, there is a subtotal of 228 parking spaces required. As permitted under LAMC Section 12.21 A.4, the proposed Project will replace 1 required parking space for every 4 bicycle spaces provided on site. With a combined total of 52 long-term and short-term bicycle parking spaces provided on site, required parking is reduced by 13 parking spaces to 228 parking spaces required. The proposed Project will provide a total of 240 parking spaces, with a surplus of 12 parking spaces over the amount required.

#### *Section 8: Sign Regulations*

##### *Section 8, B.1.*

##### *a. Wall Signs*

As shown on the Sign Exhibit Plan (Sheet A2.2), the Applicant proposes two wall signs, each comprised of individual internally lit can letters.

*1. Number of Signs*

In compliance with this provision, the proposed Project will provide one wall sign on the south-facing elevation of the building along the Ventura Boulevard frontage and one wall sign on the west-facing elevation of the building along the Tyrone Avenue frontage, the latter of which will also be visible from the north elevation. These signs are permitted, since one wall sign per tenant is allowed on a building's street frontage (Ventura Boulevard), and one additional wall sign is allowed on a portion of a building facing a street other than the primary building frontage (Tyrone Avenue).

*2. Area*

In compliance with this provision, the two proposed wall signs will not exceed two square feet for each foot of lot frontage. The south lot line frontage is approximately 353 feet, which would allow for a wall sign on that frontage of up to 706 square feet. The west lot line frontage is approximately 244 feet, which would allow for a wall sign on that frontage of up to 488 square feet. Each of the two proposed wall signs will be approximately 475 square feet, with approximate dimensions of 81 feet-5 inches (length) by 5 feet-10 inches (height), with a design feature over one letter with additional approximate dimensions of 4 feet-9 inches (length) by 2 feet-11 inches (height). The proposed wall sign areas are within the limitations of this provision.

*3. Projections*

In compliance with this provision, the proposed wall signs will not project from a building face more than 12 inches or above the lowest elevation of the roof eave visible from the street. Additionally, the wall signs will not be located on new or remodeled parapet walls above the roofline.

*b. Monument Signs*

As shown on the Sign Exhibit Plan (Sheet A2.2), the Applicant proposes one monument sign that will be comprised of a prefinished aluminum sign cabinet with internally lit letters or reverse channel letters with an internally lit "market" portion.

*1. Number of Signs*

In compliance with this provision, the proposed Project will provide one monument sign located at the northeast corner of Ventura Boulevard and Tyrone Avenue.

*2. Landscaping*

In compliance with this provision, the proposed Project will provide the monument sign within an approximately 200-square foot circular planter.

*3. Height*

In compliance with this provision, the proposed Project will provide one monument sign at a height of 6 feet.

*4. Total Area.*

In compliance with this provision, the proposed Project will provide one monument sign with approximate dimensions of 6 feet (height) by 10 feet (width) by 1 foot (depth), for a total area of 60 square feet per side of the sign.

*Section 9: Project Permit Compliance*

*Section 9.A.1. Project Permit Compliance Process*

In compliance with this section, the subject request is for a Project Permit Compliance Review. In compliance with this provision, the instant application includes a submittal of plot plans, landscape and irrigation drawings, building elevations, site plan for each proposed sign, information on exterior building materials and sign materials, photographic renderings, and an Environmental Assessment Form.

*Section 10: Transportation Mitigation Standards and Procedures*

With regards to the Specific Plan's Transportation Mitigation Standards and Procedures, the Applicant has previously submitted an Application for Consideration to the Los Angeles Department of Transportation ("LADOT"), and with a Traffic Study for the proposed Project prepared by Linscott, Law & Greenspan Engineers, dated July 19, 2016. LADOT has prepared a Traffic Assessment, dated July 25, 2016, for the proposed Project. Please see the LADOT Traffic Assessment document included as part of this application submittal for additional information.

*Section 11: Project Impact Assessment Fee*

As stated above, LADOT has prepared a Traffic Assessment, dated July 25, 2016, for the proposed Project and determined the applicable Project Impact Assessment Fee. Please see the LADOT Traffic Assessment document included as part of this application submittal for additional information.

*Section 14: Public Right-of-Way Improvements*

*Sherman Oaks Streetscape Plan and Design Guidelines*

This section refers to design guidelines specifically created for the Sherman Oaks area of the Specific Plan, known as the Sherman Oaks Streetscape Plan and Design Guidelines ("Streetscape Guidelines"). The Subject Property is located within Subarea D of the Streetscape Guidelines, which has its own distinct street tree, planting, and design recommendations.

In compliance with these guidelines, the proposed Project will provide eight Maidenhair trees, which is a tree species included in the recommended street tree list. The Maidenhair Tree is specifically recommended for Subarea D, as shown in Table 1 (Section 2.2.1), and the proposed Project will provide an additional eight Evergreen Pear trees and fourteen Drake Elm trees in addition to these recommended trees. Section 2.3 of the Streetscape Guidelines also recommends that Projects extend the plantings and improvements to Off-Boulevard/Extended Streetscape areas, which are streets crossing or abutting Ventura Boulevard. In harmony with



this guideline, the proposed Project will continue the tree schedule throughout the Subject Property and along its Off-Boulevard frontages on Tyrone Avenue and Moorpark Street.

Additionally, the Streetscape Guidelines provide “On-Site Improvement Standards/Design Guidelines”, of which the following are applicable to the proposed Project.

*Section 6.3 Lighting*

In harmony with this guideline, the proposed Project will provide on-site lighting that is directed on site and will not be directed towards adjacent properties, including residential uses. Lighting for the associated parking structure will also be directed only towards the parking structure and will not produce glare onto adjacent uses.

*Section 6.4.1 Parking Lot/Structure Landscaping*

Accordant with these guidelines, the proposed Project’s parking area will be adequately buffered with a 9-foot landscape buffer and screened from adjacent rights-of-way and less intensive uses with sufficient planting material, including shrubs and trees within the setbacks that are incorporated with the landscaped design. As shown on the enclosed Landscape Plan (Sheet LP1.0), the proposed Project will substantially screen the parking structure from view with a variety of plants and trees. A total of 38 trees will be provided and maintained on and around the Subject Property (within the public right-of-way) with minimal spacing between in order to adequately buffer it from adjacent uses, in compliance with this provision.

In addition, in harmony with this guideline, the ground floor façade of the parking structure has been designed to be integrated with the design of the building for which it serves in order to provide greater aesthetic continuity. As shown on the enclosed Elevation Plans (Sheet A2.0-A2.1), perforated metal or bankerwire mesh panels are proposed along the upper portions of the building’s exterior. The ground-floor parking level is proposed to be screened with similar perforated metal panels, as shown on Sheet A.2.2, so as to integrate the parking screening with the grocery store design and facade. As such, the parking structure will use the same materials as the building it serves with the same colors and architectural styles, in compliance with this provision.

*Section 6.6.1 On-Site Circulation and Access*

In harmony with these guidelines, the proposed Project will include loading docks on-site that will accommodate the maneuvering, parking, and waiting areas for delivery and loading vehicles. As shown on the enclosed Ground Level Plan (Sheet A1.2), the loading dock for delivery, loading, and unloading activities normally associated with a grocery store use will be located within the ground floor parking structure on the Subject Property’s Moorpark Street frontage. As demonstrated on the plans, all truck maneuvers will be able to occur within the Subject Property’s boundaries, and the loading dock will be fully enclosed in order to diminish the potentially adverse impacts associated with these activities, such as sound and aesthetics, on adjacent properties. Additionally, the proposed Project will comply with permitted delivery hours under the Commercial Corner Conditions of Operation, which are from 7:00 AM to 8:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday and Sunday, and will include landscape screening around the parking structure to further reduce impacts to adjacent properties.

With regards to trash areas, the proposed Project aligns with the guideline to ensure trash areas are buffered and screened from sidewalks, streets, or residential uses, and to be designed to be compatible with the architecture of new and existing buildings. As shown on the enclosed Ground Level Plan (Sheet A1.2), the on-site trash area will be located on the ground level adjacent to the public alley, and will be enclosed with 6-foot high masonry walls with a stucco exterior, to be accessed by a secured gate. This location and enclosure will ensure that the trash area is not a nuisance to pedestrian or residential areas, and will diminish adverse impacts to those areas with regards to odor and aesthetics.

**2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

A Mitigated Negative Declaration with an Expanded Initial Study is being prepared to analyze the potential impacts of the proposed Project on the environment, and to propose and incorporate feasible mitigation measures in order to diminish these impacts. The proposed Project is not expected to have a significant effect on the environment since the Subject Property has been previously developed, and is located within an urbanized area. However, the proposed Project will incorporate mitigation measures, and monitoring measures if necessary, to mitigate the negative environmental effects of the proposed Project.

###

# ATTACHMENT J

## SITE PLAN REVIEW FINDINGS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (one ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking **SITE PLAN REVIEW** approval, pursuant to Los Angeles Municipal Code (“LAMC”) Section 16.05, for a change of use which results in a net increase of 1,000 or more average daily trips as determined by, and using the trip generation factors promulgated by the Department of Transportation.

#### SITE PLAN REVIEW FINDINGS

The following information has been developed pursuant to LAMC Section 16.05 F, and Form CP-2150, “*Site Plan Review Supplemental Application*”.

- 1. That the project is in substantial conformance with the purposes, intent, and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The General Plan Framework Element sets out to guide the long-term growth and development of the City of Los Angeles through its goals, objectives, and policies, which are implemented through individual Community Plans and Specific Plans. Each element of the General Plan addresses a different, but equally important, component of development that must be viewed in the context of development on a citywide basis. As such, it is essential for proposed developments to meet the intent of the applicable elements to implement the City’s vision for its future. The proposed Project has been designed to provide a use that will be consistent with the purposes, intent, and provisions of the General Plan and applicable Community and Specific Plans. The proposed subdivision is located within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan (the “Community Plan”) and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”). A review of the relevant and applicable General Plan goals, objectives, policy is presented below.

**General Plan Framework Element**

The General Plan Framework Element provides the strategies and policies related to long-term growth citywide. The proposed subdivision request will allow for the construction, use, and maintenance of an approximately 52,433-square foot neighborhood-serving grocery store on the Subject Property. The proposed Project, including its use, design, and the subdivision request is in conformance with the following purposes of the General Plan Framework:

- GOAL 3A:** *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.*
- Objective 3.1:** *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
- Objective 3.2:** *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*
- Policy 3.2.4:** *Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.*
- Objective 3.4:** *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhood districts.*
- GOAL 3H:** *Lower-intensity, highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.*
- Policy 3.12.1:** *Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.*
- GOAL 3K:** *Transit stations to function as a primary focal point of the City's development.*

- Objective 3.15:** *Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.*
- GOAL 5A:** *A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.*
- Objective 5.2:** *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*
- Objective 5.5:** *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*
- GOAL 7A:** *A vibrant economically revitalized City.*
- GOAL 7B:** *A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*
- Objective 7.2:** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*
- GOAL 7C:** *A City with thriving and expanding businesses.*
- Objective 7.3:** *Maintain and enhance the existing businesses in the City.*

The proposed subdivision is in harmony with the General Plan Framework Element because it will allow the proposed specialty grocery store to be constructed on the Subject Property, in place of an underutilized, antiquated, and generally less desirable use. The proposed Project meets the intention to provide viable commercial developments that revitalize the economy of the City and local community, and to expand and encourage developments within commercial corridors that are well served by public transit and function as commercial centers for the surrounding community. The proposed Project is ideally located within the existing Ventura Boulevard commercial corridor, and in close proximity (well within approximately 1,500 feet) of several public transportation opportunities and a mix of multi-family and single-family residential neighborhoods with medium to high density. As such, the proposed Project will help enhance the livability of this neighborhood, as it will provide a convenient, necessary, and beneficial use for the employees, residents, and patrons of the area.

Additionally, the proposed Project will substantially improve the aesthetic value of the Subject Property, and the portion of the commercial corridor in which it is located. As shown on the enclosed Landscape Plans (Sheet LP1.0), the Subject Property will include well designed landscaping and screening consistent with the Sherman Oaks Streetscape Plan and Design

Guidelines, to ensure that the proposed Project is compatible with adjacent properties and uses. The proposed Project will employ a variety of high quality building materials, architectural articulations, and landscaping to add visual interest, activate adjacent streets, and create compatibility with neighboring properties and use. The proposed Project is designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby entrance on Ventura Boulevard and a combined total of 52 long-term and short-term bicycle parking spaces.

The proposed Project will furthermore be compatible with the adjacent uses and will preserve the character of residential districts because the surrounding uses are comprised of a mix of retail, commercial, professional, and service uses. The Subject Property is also well buffered from any sensitive uses since there are no abutting residential properties. The proposed Project utilizes commercially zoned land located within a highway- and transit-oriented node that already functions as a local commercial district for the community.

The proposed Project is consistent with the intent of the “General Commercial” section of the Framework Element for the use of the Subject Property as a neighborhood grocery store, and will revitalize and reinvigorate this key corner of the Ventura Boulevard commercial corridor by capturing customers and patrons from the local area as well as those already passing by the Subject Property on their way to and from other destinations. The proposed neighborhood-serving use will be an asset to the community that will help attract future investment and will overall stimulate and support the local economy through greater job opportunities, market demand for specialty food products, and tax revenues. Moreover, the proposed Project will be a symbiotic use for the existing commercial corridor, as it will be convenient use for those that already work, live, and visit the existing retail and commercial uses, while also attracting and encouraging patronage of surrounding uses. As such, the proposed subdivision that will allow a neighborhood-serving specialty grocery store is consistent with the General Plan Framework Element.

### **General Plan Mobility Element (Mobility Plan 2035)**

The Mobility Plan 2035 is the element of the General Plan that defines the high-level priorities for Los Angeles’s transportation system, in the context of development, environmental constraints, public health issues, access, and infrastructure. The proposed Project helps to meet the following policies set forth by the Mobility Plan 2035.

- Policy 2.10:***      *Facilitate the provision of adequate on and off-street loading areas.*
  
- Policy 3.3:***      *Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*
  
- Policy 3.8:***      *Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.*
  
- Policy 3.9:***      *Discourage the vacation of public rights-of-way.*
  
- Policy 5.2:***      *Support ways to reduce vehicle miles traveled (VMT) per capita.*

The proposed Project aligns with these policies of the Mobility Plan 2035 because it will promote alternative modes of transportation, including biking, walking, and the use of public transit. The proposed Project provides a total of 52 combined long-term and short-term bicycle parking spaces, and has several pedestrian entrances. The proposed Project is centrally located along an existing commercial corridor with a mix of commercial, retail, and professional uses, and is located in close proximity to multi-family and single-family residential neighborhoods. Additionally, the following public transportation services are located within a 1,500-foot radius of the Subject Property: Metro Local Line 155 Bus, Metro Local Line 233 Bus, Metro Rapid Line 750 Bus, Metro Rapid Line 744 Bus, Metro Local Line 150/240 Bus, Metro Local Line 158 Bus, and the Van Nuys/Studio City DASH Bus Line.

As a result of its location, the proposed specialty grocery store will be convenient for the substantial populations that work, live, and visit the Sherman Oaks community. Due to the Subject Property's proximity to public transportation and convenient location, the proposed Project has the potential to result in fewer vehicle trips and to attract consumers who already pass through the area during their daily routine.

Additionally, the proposed Project will provide adequate on-site loading areas, including a 740-square foot enclosed loading dock for deliveries. As shown on the enclosed Ground Floor Level Plan (Sheet A1.2), all truck maneuvers will occur within property lines in order to reduce any potentially adverse impacts to circulation on the adjacent street.

While the proposed Project will merge a portion of the abutting public alley, the Applicant will also provide an alley easement for public use and access that will provide the same ingress and egress functions of the existing alley, with through access from Moorpark Street to the existing alley. The alley easement for public use will also provide a connection to the vehicular circulation route on-site. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same public circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store.

### **Health and Wellness Element (Plan for a Healthy Los Angeles)**

As part of the General Plan, the Plan for a Healthy Los Angeles provides guidelines to help create healthier and more sustainable communities throughout Los Angeles, and to promote public health agenda in the context of new development. The proposed Project for a neighborhood-serving grocery store along an existing commercial corridor is consistent with several of the goals within this element, as follows:

***Policy 4.2:*** *Promote the development of a local food system and industry that will increase access to affordable and fresh food in underserved*



*communities, create jobs and economic opportunities, attract tourism, and reduce distribution costs and pollution associated with transporting foods over long distances.*

**Policy 4.4:** *Pursue funding, public, private, and nonprofit partnerships, and develop financial land use and similar incentives and programs to encourage the equitable availability of healthy, affordable food outlets within close proximity of all residences.*

**Policy 4.6:** *Encourage the conservation of resources throughout the food cycle.*

**Policy 4.7:** *Foster and promote local initiatives and partnerships that empower, educate, and train Angelenos to grow and eat healthy food.*

The proposed Project meets these goals by utilizing commercially zoned infill land for a commercial use that will stimulate the local and citywide economy in close proximity to several transit services, and provide a more healthful living environment. The proposed Project for an approximately 52,433-square foot grocery store located within an urbanized commercial corridor meets the instant policies related to food and health issues and policies within Los Angeles. Chapter 4 of the “Plan for a Healthy Los Angeles” states, “Research indicates that food retail options have a significant effect on residents’ health. Residents with greater access to grocery stores stocked with affordable, health food are more likely to have healthier diets, and in turn, have better health outcomes”<sup>1</sup>. The proposed Project’s location on a major commercial thoroughfare, Ventura Boulevard, that is well-served by public transportation services, will help to meet these policies since it will increase access to fresh food for local residents living in close proximity to the Project and numerous patrons and visitors of this commercial corridor.

In addition to their regular full line of grocery products, the proposed grocery operator also provides an in-house brand of organic food products, which is competitively and affordably priced. This product line still meets the operator’s high quality standards, with no artificial flavorings, colorings, sweeteners, preservatives and hydrogenated fats. As such, affordable, healthy foods will be more available and accessible to those who live and work nearby the proposed Project, as well as visitors and patrons of the existing commercial corridor where it is located. The availability of these healthier, high quality, and affordable foods will improve the general welfare of these populations, with potentially greater health outcomes in the long term.

Additionally, the proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The proposed Project will include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Specific Plan Streetscape Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines. The proposed Project will also

---

<sup>1</sup> Page 67, Chapter 4: “Food that Nourishes the Body, Soul, and Environment” of the Health and Wellness Element of the General Plan, the “Plan for a Healthy Los Angeles”.



create opportunities for jobs within the local economy and greater Los Angeles economy, by increasing demand for on-site staff as well as demand for goods and services to meet the operational needs of a typical grocery store.

Moreover, the proposed grocery store operator’s practices meet several of the aforementioned policies. The proposed operator strives to achieve the following: selling the highest quality natural and organic products available, supporting team member employee happiness, practicing and advancing environmental stewardship, serving and supporting local and global communities, and promoting the health of stakeholders through healthy eating education. The operator’s grocery model focuses on sustainable, organic, and responsibly-sourced food, and strives to ensure that a range of diet needs are met through their products, and will provide a wide array of fresh food and product options, including affordable, specialty, and high-end products. As such, the proposed Project will help ensure that a range of affordable and specialty fresh food products are available to a greater number of Los Angeles residents, and will promote healthier foods and a more environmentally sustainable food cycle, consistent with the goals of the Health and Wellness Element of the General Plan.

**The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan**

The proposed grocery store use is also consistent with the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which is a component of the Land Use Element of the General Plan, meeting several purposes of as follows:

**GOAL 2:** *A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.*

**Objective 2-1:** *To conserve and strengthen viable commercial development.*

**Policy 2-1.1:** *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

**Policy 2-1.3:** *Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.*

**Policy 2-3.2:** *New development needs to add to and enhance the existing pedestrian street activity.*

**Policy 2-3.3:** *Ensure that commercial infill projects achieve harmony with the best of existing development.*

**Objective 2-4:** *To enhance the appearance of commercial districts.*

**Policy 2-4.1:** *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

**Policy 2-4.2:** *Preserve community character, scale, and architectural diversity.*

*Policy 2-4.3: Improve safety and aesthetics of parking areas in commercial areas.*

**GOAL 15:** *A sufficient system of well designed and convenient on-street parking and off-street parking facilities throughout the plan area.*

**Objective 15-1:** *To provide parking in appropriate locations in accord with Citywide standards and community needs.*

*Policy 15-1.3: New parking lots and new parking garages shall be developed in accordance with design standards.*

The proposed Project is in harmony with the goal to create a strong and competitive commercial sector, as the proposed specialty grocery store is a commercial use that will revitalize this portion of the Ventura Boulevard commercial corridor and serve the members of the community. The proposed Project is also consistent with the intent to locate a neighborhood-serving commercial use on an infill parcel of land located within an existing commercial corridor and which does not abut any residential uses. As a result, the proposed Project will help to preserve the character of the district, and will be an aesthetic and economic improvement for this portion of the commercial corridor. The proposed specialty grocery store will meet the demand for organic, natural, and health foods, and will provide healthy market competition for existing grocery stores in the vicinity, strengthening the viability of the local economy. The P Zone that the proposed Project will eliminate would not have permitted the proposed viable commercial development, in direct contrast to the stated goals and objectives of the Community Plan and the Community Plan designation of the Subject Property.

Additionally, the proposed new specialty grocery store has been designed to be compatible with the adjacent properties and mix of commercial, retail, service, and professional uses, and to enhance the existing built environment along this corridor. The proposed Project will substantially improve the aesthetic value of the Subject Property with landscaping, high-quality building materials, and a thoughtful design that encourages the utilization of multi-modal transportation with pedestrian oriented-entrances and a combined total of 52 long-term and short-term bicycle parking spaces. The new, modernized grocery store will substantially screen the ground floor level parking, as well as the parking circulation ramp, with extensive landscaping that is consistent with the Sherman Oaks Streetscape Plan and Design Guidelines. Moreover, the proposed restaurant component of the Project will help activate this corner with connectivity to the street and pedestrian activity.

The Project will incorporate sufficient off-street parking facilities for the proposed uses on site, with 240 parking spaces, 12 spaces in excess of the 228 parking spaces required. The proposed Project will also provide safe and convenient vehicular ingress and egress, with an entrance on Ventura Boulevard and Moorpark Street, and will provide a fully enclosed loading dock area in order to mitigate any potential negative impacts associated with those activities. As part of the instant request, the Project will merge a portion of the adjacent public alley with the Subject Property, but will maintain the existing function and circulation of the public alley by providing an alley easement for public use and access.

### The Ventura/Cahuenga Boulevard Corridor Specific Plan

The Ventura/Cahuenga Boulevard Corridor Specific Plan is also a part of the Land Use Element of the General Plan, and sets forth purposes for the uses and types of development desired for the community. The proposed Project is consistent with the following applicable purposes:

- Purpose A:** *To assure that an equilibrium is maintained between the transportation infrastructure and land use development in the Corridor and within each separate community of the Ventura/Cahuenga Boulevard Corridor Specific Plan area.*
- Purpose C:** *To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.*
- Purpose D:** *To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.*
- Purpose G:** *To enhance the plan area landscaping by providing guidelines and a process for a coordinated landscaping program of public and private property for the Specific Plan's communities.*
- Purpose H:** *To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.*
- Purpose M:** *To preserve alleys, wherever possible, in the corridor to facilitate traffic flow.*

The Subject Property is Community Plan designated for General Commercial Land Uses, which corresponds to the proposed C2-1VL Zone, and is located within the Neighborhood and General Commercial Plan Designation area of the Specific Plan. With regard to use, the Specific Plan limits, regulates, and prohibits certain uses, such as automotive uses, and drive-through establishments. The Subject Property is located within a Pedestrian Development District of the Specific Plan, which specifically does not permit these types of uses. Other than these identified uses, the Specific Plan defers to the uses permitted by the underlying zone and land use designation set forth in the regulations of the LAMC.

The proposed Project for an approximately 52,433-square foot grocery store is in harmony with the Subject Property's land use designation of General Commercial as well as the C2-1VL Zone. As part of the instant request, the Applicant is seeking a Vesting Zone Change on a portion of the Subject Property from the [Q]P-1VL to the C2-1VL Zone, consistent with the zoning designation of the remainder of the Subject Property and the Community Plan designation. Since the General Commercial land use designation promotes uses permitted in the C2 Zone, and the C2 Zone allows grocery stores, the proposed Project is in harmony with the intended land uses for the Subject Property. The proposed Project will also replace the most recent improvements on site which are in the process of being demolished, including a car care center and car wash, which are uses that are not desired within the Specific Plan area.

Additionally, the Specific Plan defines the Neighborhood and General Commercial Plan designation as "a focal point for surrounding residential neighborhoods and containing a

diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities, and other similar services”<sup>2</sup>. Consistent with these intents, the proposed Project is for a neighborhood-serving grocery store that will provide goods and services for the surrounding multi-family and single-family residential neighborhoods within approximately 1,500 feet of the Subject Property. As such, the proposed Project fulfills the intent for the use of the Subject Property in the context of the Specific Plan.

Furthermore, the proposed Project is centrally located along the Ventura Boulevard commercial corridor in close proximity to several public transportation opportunities and major thoroughfares. The proposed Project will be a convenient use for many of the workers, residents, and visitors of the local community, as well as for patrons of the adjacent retail, commercial, and professional uses. The proposed Project will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will boost the local economy with greater job opportunities and increased tax revenues.

The Applicant will also provide an alley easement for public use and access that will provide the same ingress and egress functions as the existing alley, with through access from Moorpark Street to the existing alley. The alley easement for public use will also provide a connection to the on-site vehicular circulation. For all intents and purposes, the alley easement for public use will function as a relocation of the existing public alley, and will provide the same circulation and access functions for the Subject Property and adjacent properties to the east. Substantial physical constraints would result if the proposed merger of the public alley were not permitted. In particular, the properties that are under common ownership could not be used in a manner that would allow for a unified development and use. Because the function of the current public alley will remain as a result of the proposed Project (and the provision of the publically accessible alley easement), there is absolutely no loss of public circulation or access while accommodating the re-use of the Subject Property with a well-designed and appropriate neighborhood serving grocery store.

The proposed Project will enhance the built environment along this corridor and will replace underutilized and less desirable uses. As shown on the enclosed Landscape Plans (Sheet LP1.0), the Subject Property will include landscaping and screening consistent with the Sherman Oaks Streetscape Plan and Design Guidelines, to ensure that the proposed Project is compatible with adjacent properties and uses. The proposed Project is designed to be easily accessible to pedestrians and bicyclists, with a welcoming main lobby entrance on Ventura Boulevard and a combined total of 52 long-term and short-term bicycle parking spaces. The proposed Project for a neighborhood-serving grocery store is in compliance with the intent of the Specific Plan for the use of the Subject Property, and will revitalize and reinvigorate this key corner of the Sherman Oaks Ventura Boulevard commercial corridor by attracting new customers and patrons.

In consideration of the above with regards to the Goals, Objectives, and Policies of the General Plan Framework Element, Mobility Element, the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and the Ventura/Cahuenga Boulevard Corridor Specific Plan, the proposed Project for a new grocery store located in an urbanized area on an existing

---

<sup>2</sup> Page 6, Section 4: Definitions, Ventura-Cahuenga Boulevard Corridor Specific Plan.

commercial corridor that is well served by transit aligns with the intent and policies of all elements of the General Plan and related planning documents.

2. **That the project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collections, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The proposed, approximately 52,433-square foot, maximum 32-foot, 11-inch high podium-style grocery store over one level of ground floor parking and one level of subterranean parking will be compatible with existing and future developments on adjacent and neighboring properties due to its zoning, design, site layout, features, and associated improvements. The proposed Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, therefore, the provisions of the Specific Plan generally supersede the regulations of the LAMC as they apply to the proposed Project. With the exception of the deviations requested from the LAMC and Specific Plan (as identified in *Attachment B*), the proposed Project is in substantial conformance with the applicable provisions of the Specific Plan and any other applicable zoning regulations. Additionally, the proposed Project will comply with the Citywide Commercial Design Guidelines, Walkability Checklist, applicable Design Guidelines for Commercial Development of the Community Plan, and the Sherman Oaks Streetscape Design Guidelines of the Specific Plan to ensure greater compatibility with existing adjacent uses.

As part of the instant request, the Applicant is seeking a Vesting Zone Change on the [Q]P-1VL-zoned portion of the Subject Property, from the [Q]P-1VL to the C2-1VL Zone. The C2-1VL Zone permits a maximum Floor Area Ratio (“FAR”) of 1.5:1 under the zoning regulations of the LAMC. However, the Subject Property is located within a Neighborhood and General Commercial Plan Designation area of the Specific Plan, and is thus limited to a maximum FAR of 1:1. The proposed Project falls well below the FAR limitation, with a proposed FAR of 0.66:1.

The Project proposes building setbacks on the ground floor that comply with or exceed the applicable provisions of the Specific Plan. As a through lot, the Subject Property has two front yards, (along Ventura Boulevard and along Moorpark Street), two side yards along the street (along Tyrone Avenue and the eastern property line), and no designated rear yard. The proposed Project’s front yard along Ventura Boulevard exceeds the minimum 18-inch setback required by the Specific Plan with a 4-foot, 6-inch proposed setback. Additionally, the Project complies with the 18-inch setbacks required along Tyrone Avenue, Moorpark Street, and the eastern property line.

For proposed C2-1VL Zone across the entire Subject Property, the regulations of the LAMC permit a maximum height of 45 feet. However, since the proposed Project is also located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, the Subject Property is limited to a height of 30 feet. As part of the instant request, the Applicant is seeking a Specific Plan Project Permit Adjustment, pursuant to LAMC Section 11.5.7 E, to permit a maximum height of approximately 32 feet-11 inches to the top of the parapet, in lieu of the 30-foot maximum permitted. Since the proposed two-story grocery store will exceed the permitted height limit by



only 2 feet and 11 inches, and surrounding properties of the Subject Property are between one to two stories, the proposed height and number of stories are consistent and compatible with the existing and adjacent developments. The minor height deviation requested accounts for rooftop mechanical equipment and a parapet for screening, which are allowances that generally may exceed the maximum building height limitation, per LAMC Section 12.21.1.B.3., but which the Specific Plan supersedes with its absolute height limitation of 30 feet.

As described above, the Project's proposed Floor Area, height, and setbacks on the ground floor will comply with the intent of the regulations of the proposed zoning and the provisions of the Specific Plan to ensure compatibility with existing and future developments. More importantly, the proposed Project has been designed to be compatible with and connected to existing developments, which consist of a mix of commercial and retail uses. The proposed Project will employ a variety of high quality building materials, architectural articulations, and landscaping to add visual interest, activate adjacent streets, and create compatibility with neighboring properties and use.

With regards to off-street parking facilities, the proposed Project will provide a total of 240 parking spaces for all uses contained on-site, 12 spaces in excess of the 228 parking spaces required. 188 parking spaces are required for the approximately 47,105 square feet of floor area of a grocery store use (at a rate of 1 parking space per 250 square feet of commercial/retail floor area), and 53 parking spaces are required for the approximately 5,328 square feet of floor area of associated restaurant use (at a rate of 1 parking space per 100 square feet of restaurant floor area). Per LAMC Section 12.21 A.4, the required automobile parking is to be reduced by accounting for bicycle parking spaces at a ratio of 1 automobile parking space per four bicycle parking spaces. Since the Project will provide a total of 52 bicycle spaces, the required parking is reduced by 13 spaces, for a total of 228 required automobile parking spaces.

Off-street parking will be provided within one ground level of parking and one subterranean level of parking. The proposed Project will substantially screen the ground floor parking area from view by pedestrians and adjacent buildings with a variety of architectural elements, plants, and trees. The Project proposes to provide a total of 38 trees on-site and within the public right-of-way (including existing trees to remain and new trees), and will locate several of these trees around the perimeter of the building. The trees will be minimally spaced in a manner to most effectively buffer the parking from the adjacent sidewalk and uses.

With regards to landscaping, the proposed Project will provide approximately 12,045 square feet of landscaped area on the ground floor of the Subject Property, including setback areas which will be landscaped in compliance with the Specific Plan. Additionally, as shown on the enclosed Landscape Plans (Sheet LP1.0), the proposed Project will provide a 9-foot landscape buffer around the perimeter of the ground floor parking, in addition to the trees mentioned above around the perimeter of the parking area in order to beautify the Subject Property.

To provide greater aesthetic continuity, the design of the ground floor façade of the parking area will be integrated with the design of the building for which it serves. As shown on the enclosed Elevation Plans (Sheet A2.0-A2.1), perforated metal or bankerwire mesh panels are proposed along the upper portions of the building's exterior. The ground-floor parking level is proposed to be screened with similar perforated metal panels, as shown on Sheet A.2.2, so as to

integrate the parking screening with the grocery store design and facade. As such, the parking area facade will use the same materials as the building it serves with the same colors and architectural styles, in compliance with this provision. The proposed Project's parking facilities will be compatible with existing and future development because it will accommodate an adequate supply of parking spaces for all uses contained on-site, and the building design and landscaping ensures that the parking will be an aesthetically pleasing element to pedestrians, motorists and the surrounding neighborhood.

The proposed Project will include loading docks that will accommodate the maneuvering, parking, and waiting areas for delivery and loading vehicles. As shown on the enclosed Ground Level Plan (Sheet A1.2), the loading dock for delivery, loading, and unloading activities normally associated with a grocery store use will be located within the ground floor parking level on the Subject Property's Moorpark Street frontage. As demonstrated on the plans, all truck maneuvers will be able to occur within the Subject Property's boundaries, and the loading dock will be fully enclosed in order to diminish the potentially adverse impacts associated with these activities, such as sound and aesthetics. Additionally, the proposed Project will comply with permitted Commercial Corner Development delivery hours, from 7:00 AM to 8:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday and Sunday, and will include landscape screening around the ground level parking area to further reduce impacts to adjacent properties.

With regards to trash areas, the proposed Project aligns with the guideline to ensure trash areas are buffered and screened from sidewalks, streets, or residential uses, and to be designed to be compatible with the architecture of new and existing buildings. As shown on the enclosed Ground Level Plan (Sheet A1.2), the on-site trash area will be located at the ground level, adjacent to the proposed alley, and will be enclosed with 6-foot high masonry walls with a stucco exterior, to be accessed by a secured gate. This location and enclosure will ensure that the trash area is not a nuisance to pedestrian or residential areas, will be consistent with the building architecture, and will diminish adverse impacts to those areas with regards to odor and aesthetics.

The proposed Project will provide lighting that is directed on site and will not be directed towards adjacent properties, including any neighboring residential uses. Lighting for the proposed parking areas will also be directed only and will not produce glare onto adjacent uses.

The proposed Project has also been designed to accommodate and encourage alternative modes of transportation, with safe bicycle and pedestrian access. The proposed Project will provide a combined total of 52 short-term and long-term bicycle parking spaces for the uses contained on-site, which will enable residents living nearby and visitors to utilize alternative forms of transportation that reduce air pollution. The Subject Property is located within walking distance of several multi-family and single-family residential neighborhoods, as well as commercial and office uses, making it a convenient location for the nature of the use. The proposed Project will also include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Sherman Oaks Streetscape Plan and Design Guidelines, Walkability Checklist, and the Citywide Commercial Design Guidelines.

The proposed Project's design and features, including site layout, circulation, landscape, hardscape, automobile and bicycle parking facilities, and improvements, as well as its

consistency with the land use and zoning regulations and patterns of the surrounding area, ensure that the proposed Project is compatible with existing and future developments on adjacent or neighboring properties.

- 3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The proposed Project for a grocery store is not a residential project, and as such, this finding is not applicable.

###



# SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

**CASE NO.**    **DIR** \_\_\_\_\_ **SPR**

**PROJECT NAME / ADDRESS** \_\_\_\_\_  
Ventura/Tyrone Redevelopment Project / 14311 Ventura Boulevard

**SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:**

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

**PROJECT DESCRIPTION** - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

The proposed construction, use, and maintenance of an approximately 52,433-SF podium-style specialty grocery store, with a maximum height of 32'-11" to the top of the parapet, over 2 levels of parking (1 ground level and 1 subterranean level) containing 240 parking spaces on the northeast corner of Ventura Boulevard and Tyrone Avenue. Existing uses on-site are in the process of being demolished and include a ± 6,648-SF car wash, a ± 10,910-SF car care center, a ± 300-SF fast-food restaurant, and ± 5,822-SF of specialty retail.

**HEIGHT:**    32'-11"    **Feet**        2        **Stories**

PROJECT Uses >>>	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Auto/Retail	Restaurant	Grocery Store	Units/Rooms	Square Feet	
Existing Development	23,380 SF	300 SF	0 SF	N/A	N/A	
Demolition ( - )	-23,380 SF	-300 SF	0 SF	N/A	N/A	-23,680
New Construction ( + )	0 SF	0 SF	52,433 SF	N/A	N/A	52,433
Net Change ( ± )	-23,380 SF	-300 SF	+52,433 SF	N/A	N/A	+28,753
<b>Total Project</b>	<b>-23,380 SF</b>	<b>-300 SF</b>	<b>28,783 SF</b>	<b>N/A</b>	<b>N/A</b>	<b>52,433</b>

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard	N/A	N/A	N/A	N/A	
Senior Citizen	N/A	N/A	N/A	N/A	
Affordable (LAMC 12.22A25d)	N/A	N/A	N/A	N/A	

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
			228

Does the Project have existing non-conforming parking rights?  Yes (Explain)  No

Is any portion within a parking structure?  Yes (Describe)  No

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	N/A	N/A	N/A	N/A

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	N/A	N/A	N/A
Common Open Space	N/A	N/A	N/A
Landscaped Area in Common Open Space	N/A	N/A	N/A
Total Open Space	N/A	N/A	100 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

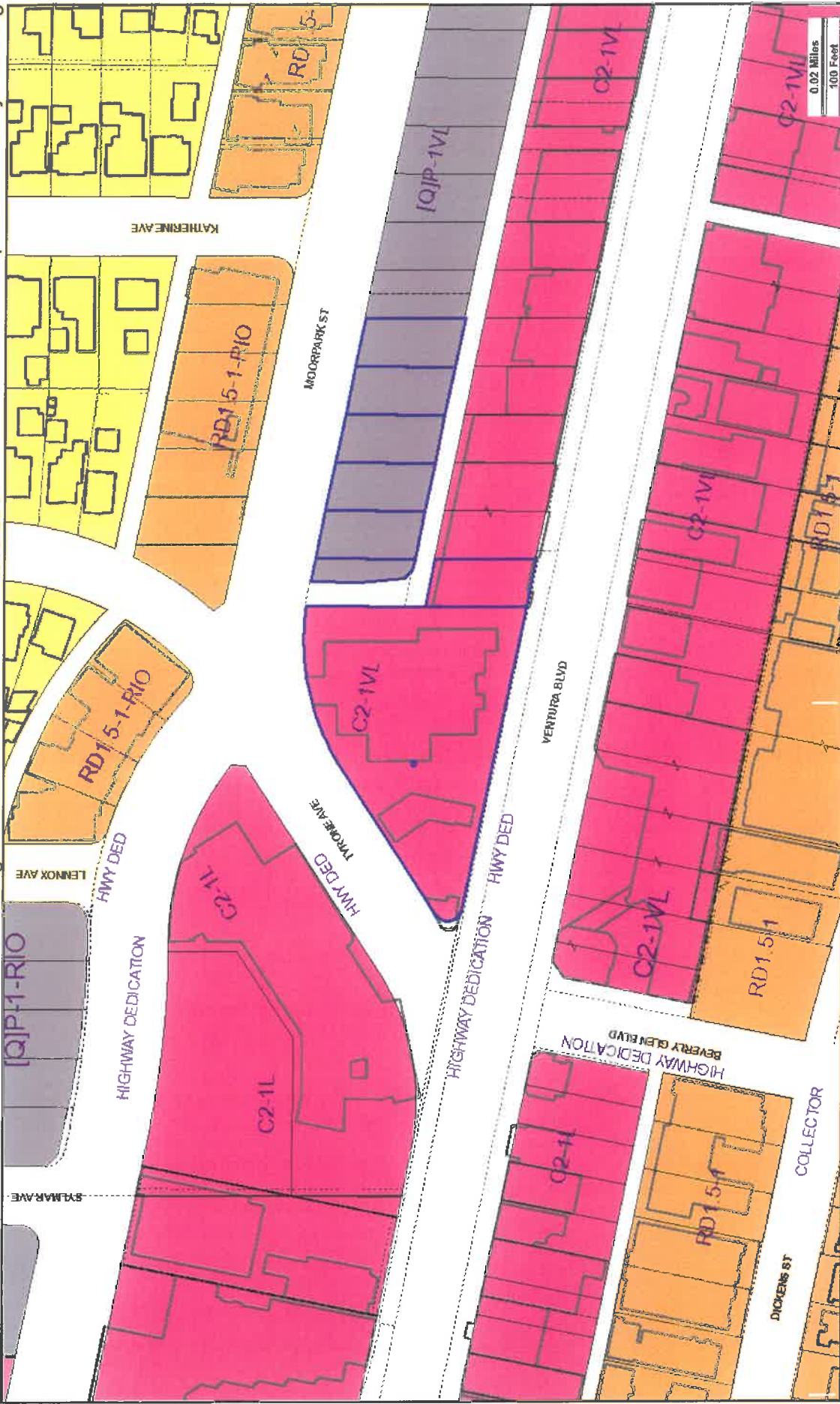
**Describe Recreational Amenities:**

This does not apply to the instant Project. As the proposed Project includes the construction of an approximately 52,433-square foot grocery store, no residential floor area is proposed and therefore no recreational amenities are required.

**SITE PLAN REVIEW FINDINGS:**

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.



Address: 4372 N TYRONE AVE  
 APN: 2265019001  
 PIN #: 165B153 255  
 Tract: TR 24637  
 Block: None  
 Lot: LT 1  
 Arb: None  
 Zoning: C2-1VL  
 General Plan: General Commercial





# City of Los Angeles Department of City Planning

## 10/10/2016 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

4372 N TYRONE AVE  
14333 W VENTURA BLVD  
14325 W VENTURA BLVD  
14321 W VENTURA BLVD  
14315 W VENTURA BLVD  
14311 W VENTURA BLVD  
4392 N TYRONE AVE

### ZIP CODES

91423

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-29224  
CPC-2008-3125-CA  
CPC-1999-1-SP  
CPC-1985-382  
CPC-1985-381  
CPC-1980-29224  
CPC-156378  
ORD-59574  
ORD-184381  
ORD-174052  
ORD-171240  
ORD-166560  
ORD-156378  
DIR-2016-1992-SPP  
DIR-2002-5873-SPP  
ENV-2016-1993-CE  
ENV-2016-1787-ND  
ENV-2002-5874-CE

### Address/Legal Information

PIN Number	165B153 255
Lot/Parcel Area (Calculated)	46,500.7 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID A4
Assessor Parcel No. (APN)	2265019001
Tract	TR 24637
Map Reference	M B 665-15/16
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	165B153

### Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Sherman Oaks
Council District	CD 4 - David Ryu
Census Tract #	1412.01
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2460 Single family ICO for neighborhoods in Council Districts 4 and 10
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Ventura / Cahuenga Boulevard Corridor
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	Sherman Oaks
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2265019001
APN Area (Co. Public Works)*	1.070 (ac)
Use Code	2600 - Auto Service Body and Fender Repair
Assessed Land Val.	\$5,922,121
Assessed Improvement Val.	\$962,773
Last Owner Change	11/04/15
Last Sale Amount	\$15,250,152
Tax Rate Area	8849
Deed Ref No. (City Clerk)	3-757
<b>Building 1</b>	
Year Built	1959
Building Class	S75
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	300.0 (sq ft)
<b>Building 2</b>	
Year Built	1959
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	9,470.0 (sq ft)
<b>Building 3</b>	
Year Built	1959
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,648.0 (sq ft)
<b>Building 4</b>	
Year Built	1959
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
<b>Building 5</b>	
Year Built	2002
Building Class	D6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	341.0 (sq ft)
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.6232064
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### Public Safety

Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	985
Fire Information	
Bureau	Valley
Batallion	10
District / Fire Station	88
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1999-1-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	AMENDMENTS TO THE VENTURA/CAHUENGA BLVD CORRIDOR SPEC PLAN FROM CORRIDOR PROPERTY EXTENDING FROM VALLEY CIRCLE BLVD ON THE WEST TO WOODROW WILSON DRIVE ON THE EAST.
Case Number:	CPC-1985-382
Required Action(s):	Data Not Available
Project Descriptions(s):	REENACT INTERIM CONTROL ORDINANCES FOR VENTURA AND CAHUENGA BOULEVARDS BETWEEN BARHAM AND VALLEY CIRCLE BOULEVARDS IN THE COMMUNITIES OF STUDIO CITY, SHERMAN OAKS, ENCINO, TARZANA AND WOODLAND HILLS
Case Number:	CPC-1985-381
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1980-29224
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-1992-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PURSUANT TO LAMC SECTION 11.5.7 APPLICANT REQUESTS A PROJECT PERMIT COMPLIANCE UNDER THE VENTURA CAHUENGA SP TO REMEDIATE/REMOVE CONTAMINATED SOIL AND DO GRADING/BACKFILL OF THE AREA FOLLOWING REMOVAL.
Case Number:	DIR-2002-5873-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE VENTURA/CAHUENGA BLVD SPECIFIC PLAN TO PUT UP 3 WALL SIGNS
Case Number:	ENV-2016-1993-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC SECTION 11.5.7 APPLICANT REQUESTS A PROJECT PERMIT COMPLIANCE UNDER THE VENTURA CAHUENGA SP TO REMEDIATE/REMOVE CONTAMINATED SOIL AND DO GRADING/BACKFILL OF THE AREA FOLLOWING REMOVAL.
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ENVIRONMENTAL NEGATIVE DECLARATION
Case Number:	ENV-2002-5874-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE VENTURA/CAHUENGA BLVD SPECIFIC PLAN TO PUT UP 3 WALL SIGNS

## DATA NOT AVAILABLE

CPC-29224  
CPC-156378  
ORD-59574  
ORD-184381  
ORD-174052  
ORD-171240  
ORD-166560  
ORD-156378

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



# Vicinity Map

---



Address: 14311 VENTURA BLVD., SHERMAN OAKS



16-327







October 13, 2016

### Site Photo Exhibit

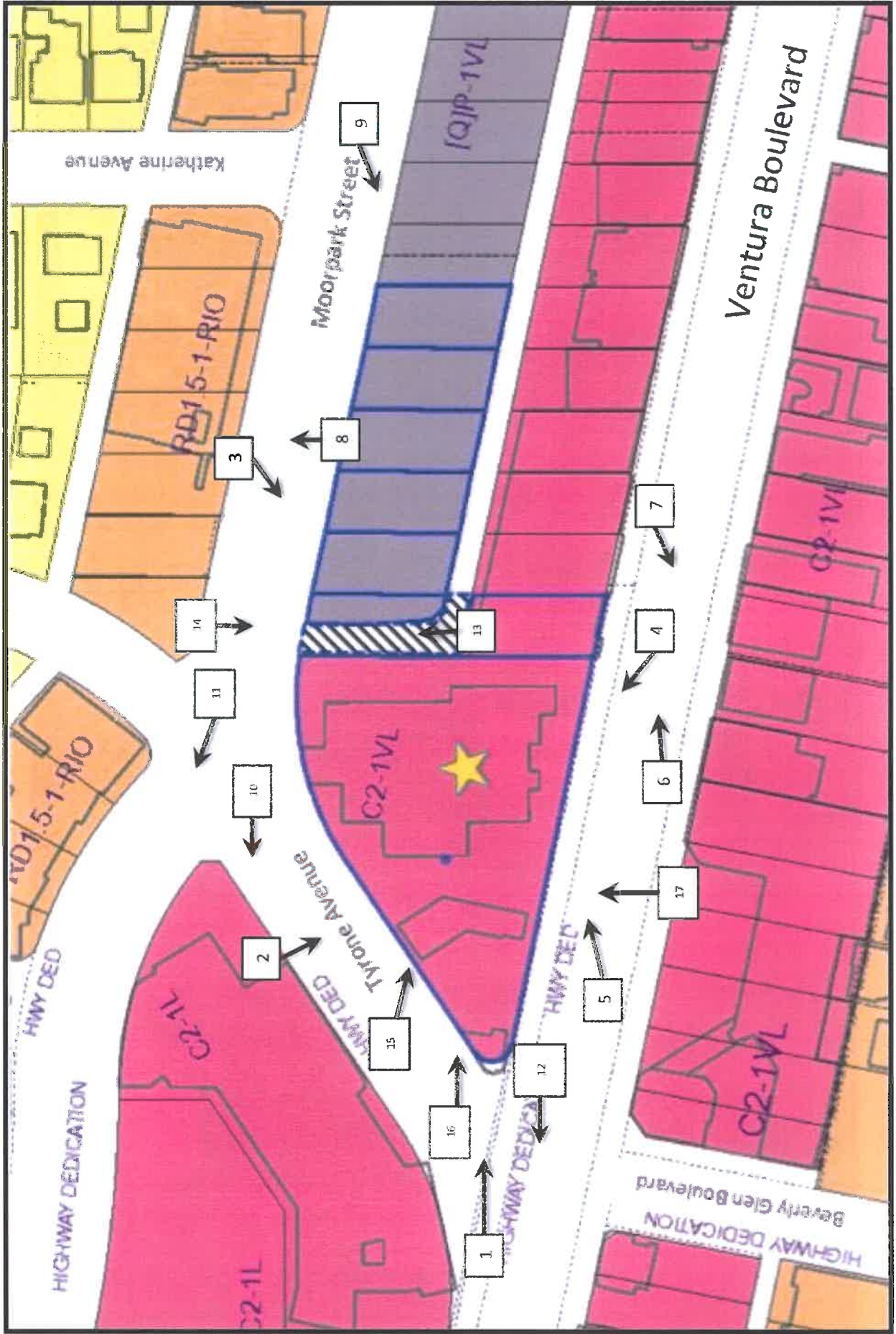
Project Address: 14311 Ventura Boulevard

Applicant: 14311 Ventura Development, LLC





# Site Photo Index





1) View of Subject Property, looking northeast from intersection of Ventura Blvd and Tyrone Avenue.

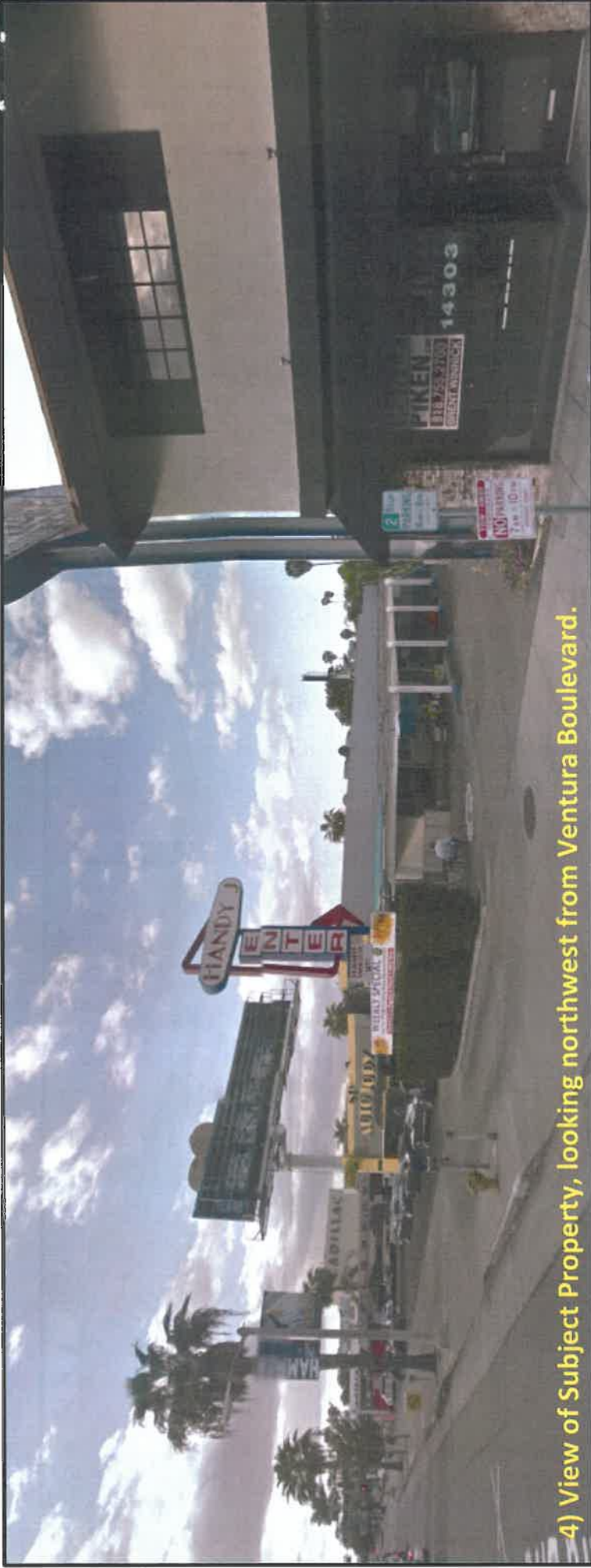


2) View of Subject Property, looking southeast from Tyrone Avenue.



3) View of Subject Property, looking south from Moorpark Street.





4) View of Subject Property, looking northwest from Ventura Boulevard.



5) View of Subject Property, looking northeast from Ventura Boulevard.

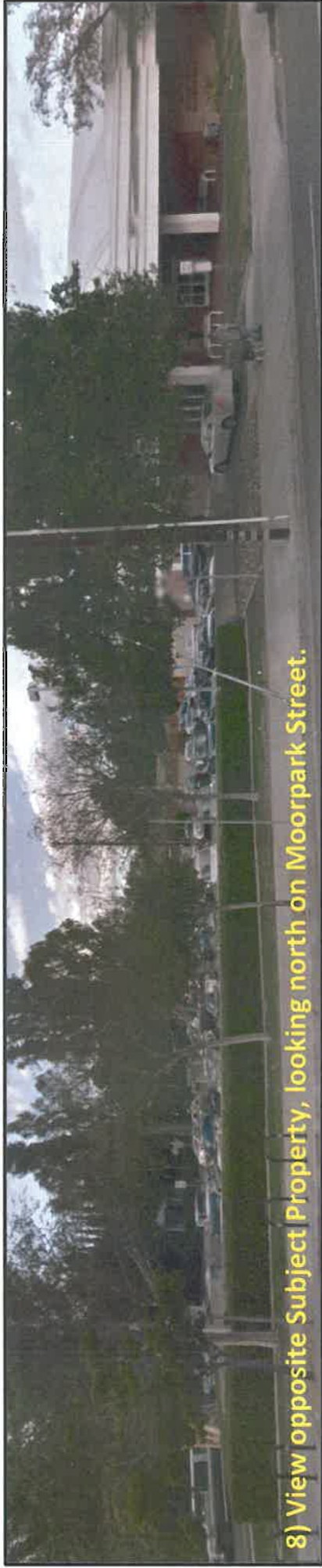




6) View of Subject Property and adjacent property, looking east on Ventura Boulevard .



7) View opposite Subject Property, looking southwest on Ventura Boulevard.



8) View opposite Subject Property, looking north on Moorpark Street.



9) View of adjacent property, looking southwest from Moorpark Street.



10) View opposite Subject Property, looking west on Tyrone Avenue.





11) View opposite Subject Property, looking west from Moorpark Street.



12) View opposite Subject Property, looking west from Ventura Boulevard.





13) View of portion of public alley to be vacated, looking north.

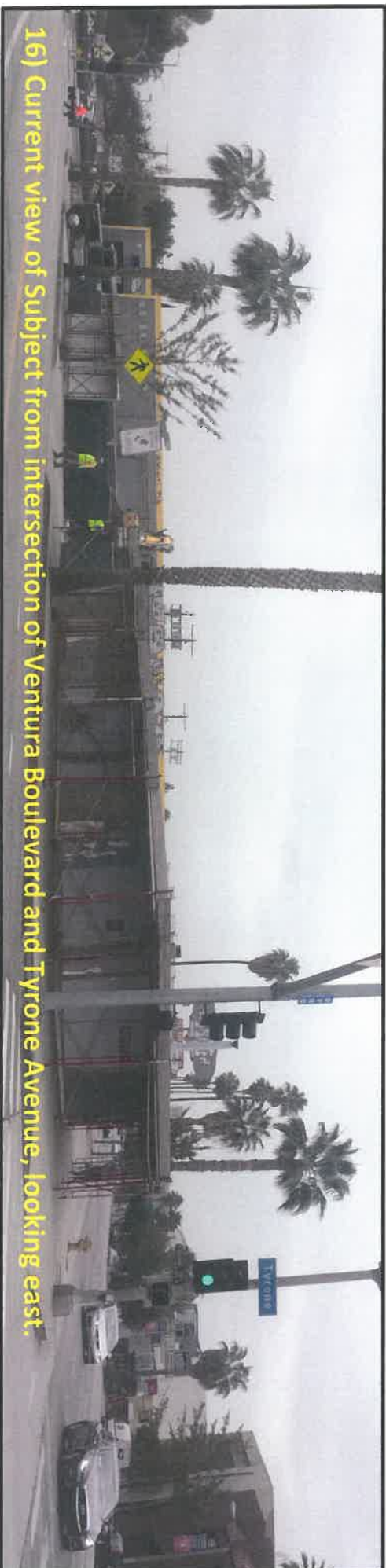


14) View of portion of public alley to be vacated, looking south from Moorpark Street.





15) Current view of Subject Property from Tyrone Avenue, looking east.



16) Current view of Subject from intersection of Ventura Boulevard and Tyrone Avenue, looking east.



17) Current view of Subject Property from Ventura Boulevard, looking north.



CITY OF LOS ANGELES  
 DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

(2) Tract No. 74577 X Vesting X Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

14301, 14303, 14305, 14311, 14315, 14321, 14325, 14333 (N, S, W, E, of) Ventura Boulevard  
 (Circle one)

4372, 4392 (N, S, W, E, of) Tyrone Avenue

14244, 14250, 14254, 14260, 14264 (N, S, W, E, of) Moorpark Street

Map reference location: MB 665-15/16, MB 149-15/17

(5) Thomas Bros. Map: Page No. 562 Page(CS) \_\_\_\_\_ Grid No. A4

(6) Proposed number of lots 1

(7) Tract area: 1.86 net acres within tract border; 1.89 gross acres.  
80,891 net square feet after required dedications. Note: All areas include area of proposed alley merger.

(8) Tract proposed for:

	(9) Units/ Sq. Ft.	Parking +	Guest Parking*
Single-Family- (SF)	_____	_____	_____
Apartments- (APT)	_____	_____	+
Condominiums- (C)	_____	_____	+
Condominium Conversion- (CC)	_____	_____	_____
Commercial- (CM) <u>Grocery Store</u>	<u>52,433</u>	<u>240</u>	_____
Industrial- (IND)	_____	_____	_____
Stock Cooperative- (SC)	_____	_____	+
Commercial Condo Conversion - (CMCC)	_____	_____	_____
Industrial Condo Conversion - (INDCC)	_____	_____	_____
Commercial Condominiums - (CMC)	_____	_____	_____
Industrial Condominiums- (INDC)	_____	_____	_____
Reversion to Acreage - (RV)	_____	_____	_____
Other (specify) (0)	_____	_____	_____

(10) Number/type of units to be demolished commercial structures

(11) Community Plan area Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Council District # 4

(12) Community planning designation General Commercial, \_\_\_\_\_ to \_\_\_\_\_ DU's/GA.



**\*Multiple dwelling projects only**

(13) The existing zone is C2-1VL & [Q]P-1VL. The proposed zone is C2-1VL approved under City Planning Case No. TBD on TBD by the (X) City Planning Commission and/or (X) City Council (CF No. TBD).

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No ( X ).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No ( X ).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( X ) No ( ).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) TBD  
Under Case Nos.: TBD

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No ( X )  
How many? N/A

If yes, how many are 4 inches or more in diameter? N/A  
How many absolutely must be removed? N/A

Are there other trees 12 inches or more in diameter? Yes ( X ) No ( )

If yes, how many? 8. How many must be removed? 3 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary). All three trees to be relocated. See attached Conceptual Landscape Plan (Sheet LP1.0).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?  
Yes ( ) No ( X )  
In a fault rupture study area? Yes ( ) No ( X )

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No ( X )

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( )  
No ( X )  
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?  
Yes ( ) No ( X ). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No ( X ) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345). N/A
- (21) Is the project in a horsekeeping (K) district? Yes ( ) No ( X )  
 Is the project within a plan-designated horsekeeping area? Yes ( ) No ( X )  
 Is the project in an RA or more restrictive zone? Yes ( ) No ( X )
- (22) If the tract is for condominium or cooperative conversion purposes, list: N/A
- a. Anticipated range of sales prices
  - b. Anticipated sales terms to tenants  
 Note: Attach separate sheet if necessary.
  - c. Number of existing parking spaces \_\_\_\_\_ A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes ( ) No ( X )
- (24) Has a Land Development Counseling Session taken place? Yes ( ) No ( X )  
 If so, what is LDCC No. \_\_\_\_\_
- (25) Describe your proposal briefly here or on an attached sheet:  
Vesting Tentative Tract Map for the merger of the Subject Property and the adjoining/bisecting public alley into one ground lot.

I certify that the statements on this form are true to the best of my knowledge.

Signed Brett Wood \_\_\_\_\_  
 Date 9/28/16 \_\_\_\_\_ Date \_\_\_\_\_

RECORD OWNER(S)  
 (From Latest Adopted Tax Roll)

SUBDIVIDER

Name 14311 Ventura Development, LLC  
(Attn: Brett Wood)  
 Address 1318 Broadway, 2nd Floor  
 City Santa Monica, CA 90404  
 Phone: (310) 444-7770  
 Fax (310) 444-0180

Name Same as Owner  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_

APPLICANT'S REPRESENTATIVE

ENGINEER OR LICENSED SURVEYOR

Name Rosenheim & Associates, Inc.  
(Attn: Brad Rosenheim/Jessica Pakdaman)  
 Address 21600 Oxnard Street, Suite 630  
 City Woodland Hills, CA 91367  
 Phone: (818) 716-2780/(818)716-2797  
 Fax (818) 593-6184

Name Canyon Consulting  
(Attn: Peter Weilbacher, PLS)  
 Address 1199 Avenida La Cuesta  
 City San Clemente, CA 92672  
 Phone (661) 233-6549  
 Fax ( )



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
Council District No.: 4 Community Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass  
PROJECT ADDRESS: 14311 Ventura Boulevard (also includes 14301, 14303, 14305, 14315, 14321,  
14325, 14333 Ventura Boulevard; 4372, 4392 Tyrone Avenue; 14244 14250, 14254, 14260, 14264  
Moorpark Street, Los Angeles, CA 91423  
Major Cross Streets: Ventura Boulevard and Tyrone Avenue/Beverly Glen Boulevard  
Name of Applicant: 14311 Ventura Development, LLC (Attn: Brett Wood)  
Address: 1318 Broadway, 2<sup>nd</sup> Floor, Santa Monica, CA 90404  
Telephone No.: (310) 444-7770 Fax No.: (310) 444-0180 E-mail: bwood@pacificstarcapital.com

OWNER

Name: 14311 Ventura Development, LLC  
(Contact: Brett Wood)

Address: 1318 Broadway, 2<sup>nd</sup> Floor  
Santa Monica, CA 90404

Telephone No.: (310) 444-7770

Signature: 

APPLICANT'S REPRESENTATIVE

(Other than Owner)

Name: Rosenheim & Associates, Inc.  
(Contact: Brad Rosenheim)

Address: 21600 Oxnard Street, Suite 630  
Woodland Hills, CA 91367

Telephone No.: (818) 716-2789

Signature: 

(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps** (8½" x 11") showing, nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps** (1" = 100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans**- showing the location and layout of proposed development including, dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application** - a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures** - two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee**: an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by §15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval**: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION ACCEPTED

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_

**I. Project Description:**

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

The proposed Project is for the construction, use, and maintenance of an approximately 52,433-square foot podium-style grocery store at a maximum height of 32 feet-11 inches to the top of the parapet with 240 parking spaces, provided within 1 ground-level and 1 subterranean level of parking, on an existing approximately 82,514-square foot lot (including a proposed alley merger) in the proposed C2-1VL Zone and within the Ventura/Calheunga Boulevard Corridor Specific Plan area. Discretionary requests for the proposed Project include, but are not limited to, a Vesting Tentative Tract Map, a Vesting Zone Change and an incidental Building Line Removal, a Conditional Use Permit (Commercial Corner Development), a Conditional Use for the sale of a full line of alcoholic beverages for on-site and off-site consumption, Specific Plan Exceptions, Specific Plan Project Permit Adjustments, a Specific Plan Project Permit Compliance Review under the Ventura/Calheunga Boulevard Corridor Specific Plan, and Site Plan Review. Please refer to "Attachment B" for additional details on the discretionary requests.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No federal, state or county environmental certification, authorization, clearance or permitting is anticipated to be required for the propose Project.

**II. Existing Conditions:**

- A. Project Site Area ± 80,891 SF (± 1.86 Acres) – post-alley merger, deducting areas proposed to be dedicated Net and ± 82,514 SF (±1.89 Acres) – post-alley merger Gross Acres
- B. Existing Zoning: C2-1VL and [Q]P-1VL
- C. Existing Use of Land: Car Wash, Car Care Center, Fast-Food Restaurant, Specialty Retail and Surface Parking (in the process of being demolished per DIR-2016-1992-SPP, ENV-2016-1993-CE).
- D. Existing General Plan Designation: General Commercial  
Requested General Plan Designation: No change
- E. Number: 6 type: Commercial and age ± 14-68 years of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: N/A and average rent: N/A  
Is there any similar housing at this price range available in the area? If yes, where N/A
- F. Number 18 (includes trees in P.R.O.W.), Trunk Diameter Various and type Various of existing trees. See Conceptual Landscape Plan.
- G. Number 10 (including 7 street trees), Trunk Diameter Various and type Various of trees being removed (identify on plot plan) See Conceptual Landscape Plan.
- H. Slope: State percent of property which is:  
100% Less than 10% slope \_\_\_\_\_ 10-15% slope \_\_\_\_\_ over 15% slope.  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay*
- I. Check the applicable boxes and indicate the condition of the Plot Plan: There are  natural or man-made drainage channels,  rights of way and/or  hazardous pipelines crossing or immediately adjacent to property, or  none of the above.
- J. Grading: (specify the total amount of dirt being moved)  
\_\_\_\_\_ 0 - 500 cubic yards  
± 32,100 CY if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported ± 32,100 CY of export.

If project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of, zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units  
Single Family \_\_\_\_\_ Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
Studios \_\_\_\_\_ One bedroom \_\_\_\_\_ Two Bedrooms \_\_\_\_\_  
Three Bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided \_\_\_\_\_
- D. List recreational facilities of project. \_\_\_\_\_
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories \_\_\_\_\_, height \_\_\_\_\_ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total number of square feet of floor area \_\_\_\_\_

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use: Grocery Store with ancillary restaurant
- B. Total number of square feet of floor area ± 52,433 SF
- C. Number of units if hotel/motel N/A
- D. Number of stories 2, height 32'-11" feet. (maximum).
- E. Total number of parking spaces provided: 240
- F. Hours of operation 24 hours Days of Operation 7 days a week
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project All night lighting will be shielded down and directed on-site to prevent spillover on adjacent properties. (include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift ± 35-45
- J. Number of students/patients/patrons TBD
- K. Describe security provisions for project Security guard on site during grocery store operating hours, security lighting and security cameras.
- L. Percent of total project proposed for: Building 68.2%  
Paving 17.2%  
Landscaping 14.6%

Historic/Architectural Significant Project

Does the project involve any structures, building, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historical Resources N/A
- City of Los Angeles Historic Cultural Monuments N/A
- Within the City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A

**V. Hazardous Materials and Substances Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify.   N/A  

- A. Regulatory Identification Number (if known) \_\_\_\_\_
- B. Licensing Agency \_\_\_\_\_
- C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s): The proposed Project fronts on Ventura Boulevard (a designated Boulevard II), Tyrone Avenue (a designated Avenue II), and Moorpark Street (a designated Avenue II).
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. The MND/Expanded Initial Study to be prepared for the proposed Project will identify any necessary mitigation measures to reduce any potential impacts to a less-than-significant level, where possible.

\*Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.



APPLICANT/CONSULTANT'S AFFIDAVIT  
OWNER MUST SIGN AND BE NOTARIZED;  
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Brett Wood  
Owner (Owner in Escrow)\*  
(Please Print)

Signed: [Signature]  
Owner

I, Brad Rosenheim  
Consultant\*  
(Please Print)

Signed: [Signature]  
Agent  
**SEE ATTACHED**

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

\*\*\*\*\*Space Below This Line for Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared

(Insert Name of Notary Public and Title)  
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (Seal)

California Notarial Seal  
on attached  
Acknowledgment

A.G.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

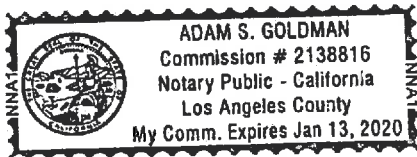
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On September 29<sup>th</sup>, 2016 before me, Adam S. Goldman, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Brett Wood  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document City of Los Angeles Dep as Planning Environmental Assessment Form  
Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: Brett Wood  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Property Owner  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On October 10, 2016, before me, Dina Snow, A Notary Public, personally appeared Brad Rosenheim who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

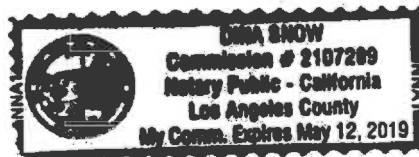
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Notary Seal)



### Further Description of Attached Document

Title Or Type of Document: Environmental Assessment Form / Consultant's Affidavit

Document Date: N/A Number of Pages: 5

Signer(s) Other Than Named Above: Brett Wood, notarized by Adam S. Goldman, Commission No. 2138816

WONG AND  
Commissioner # 2107288  
History Public - California  
Los Angeles County  
My Comm. Expires May 15

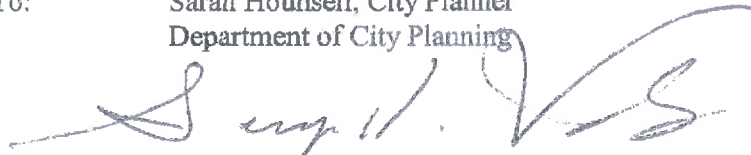


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

14311 Ventura Boulevard  
DOT Case No. VEN 15-103661  
DOT Project ID No. 43728

Date: July 25, 2016

To: Sarah Hounsell, City Planner  
Department of City Planning



From: Sergio D. Valdez, Transportation Engineer  
Department of Transportation

Subject: **REVISED TRAFFIC ASSESSMENT FOR THE PROPOSED  
TYRONE/VENTURA CENTER PROJECT AT 14311 VENTURA  
BOULEVARD**

The Department of Transportation (DOT) has completed the traffic assessment for the proposed Tyrone/Ventura Center project located at 14311 Ventura Boulevard in the Sherman Oaks area of the City of Los Angeles. This traffic analysis is based on a traffic analysis addendum prepared by Linscott, Law & Greenspan, Engineers, dated July 19, 2016. Based on DOT's traffic impact criteria, the traffic study included the detailed analysis of seven signalized intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. This traffic assessment supersedes the previous assessments dated March 21, 2016 and February 8, 2016. The results of the traffic analysis are summarized in **Attachment 1**.

**DISCUSSION AND FINDINGS**

A. Project Description

The project proposes to construct a 52,433 square foot supermarket located at the northeast corner of the intersection of Tyrone Avenue and Ventura Boulevard. The project would demolish a 6,648 square foot car wash, a 10,910 square foot car care center, a 300 square foot restaurant and 5,822 square feet of specialty retail. The project is expected to be completed by 2018.

B. Trip Generation

The project is estimated to generate a net increase of approximately 1,404 daily trips, 29 trips during the a.m. peak hour and 142 trips during the p.m. peak hour. These estimates were derived using trip generation rates from the Institute of Transportation Engineers (ITE) "Trip Generation Handbook, 9<sup>th</sup> Edition, 2012".

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<b>Proposed Project</b>								
Supermarket	52,433	5,361	110	68	178	253	244	497
Transit Trips	15%	-804	-17	-10	-27	-38	-37	-75
Pass-By Trip Reduction	40%	-1,823	-37	-23	-60	-86	-83	-169

<b>Existing Land Use</b>								
Car Wash (SANDAG)	6,648 sf	-900	-18	-18	-36	-41	-40	-81
Pass-By Trip Reduction	20%	180	4	4	8	8	8	16
Car Care Center	10,910 sf	-340	-17	-8	-25	-16	-18	-34
Pass-By Trip Reduction	10%	34	2	1	3	2	2	4
Fast-Food Restaurant	300 sf	-215	-8	-5	-13	-4	-4	-8
Pass-By Trip Reduction	50%	108	4	3	7	2	2	4
Specialty Retail	5,822 sf	-258	-4	-3	-7	-7	-9	-16
Pass-by Trip Reduction	10%	22	0	0	0	1	1	2
Transit Trip Reduction	15%	39	1	0	1	1	1	2
<b>Total Net Trips</b>		<b>1,404</b>	<b>20</b>	<b>9</b>	<b>29</b>	<b>75</b>	<b>67</b>	<b>142</b>

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the latest Freeway Analysis Agreement executed between Caltrans and DOT in December 2015, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

## PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication and Street Widening Requirements

Pursuant to Section 10 of the Ventura/Cahuenga Specific Plan, the applicant shall offer all required street and highway dedications and improvements to the satisfaction of DOT and the Department of Public Works, Bureau of Engineering.

*Ventura Boulevard* is a designated Major Highway-Class II in the Street and Highways Element of the City's General Plan. The north side of Ventura Boulevard currently consists of a 50-foot half right-of-way with 35-foot half roadway and 15-foot sidewalk. The standard cross section for Major Highway-Class II is a 57-foot half right-of-way with a 45-foot half roadway and a 12-foot sidewalk in a Specific Plan. The applicant shall dedicate 7 feet of land and widen the roadway 10 feet, and construct 12 feet sidewalk along the entire proposed project frontage on Ventura Boulevard to bring the right-of-way, roadway, and sidewalk up to the standard required by the Specific Plan.

*Moorpark Street* is a designated Avenue II Highway in the Street and Highways Element of the City's Mobility Plan. The south side of Moorpark Street currently consists of a 40-foot half right-of-way with a 28-foot half roadway and a 12-foot sidewalk. The standard cross section for the Avenue II highway in a Mobility Plan is a 43-foot half right-of-way with a 28-foot half roadway and a 15-foot sidewalk. The applicant shall dedicate 3 feet of land and construct 15 feet sidewalk along the entire proposed project frontage on Moorpark Street to bring the right-of-way, and sidewalk up to the standard required by the Mobility Plan.

*Tyrone Avenue* is a designated Secondary Highway in the Street and Highways Element of the City's General Plan. The east side of Tyrone Avenue currently consists of a 40-foot half right-of-way with 28-foot half roadway and 12-foot sidewalk. The standard cross section for a secondary highway in a Specific Plan is a 52-foot half right-of-way with a 40-foot half roadway and a 12-foot sidewalk. The applicant shall dedicate 12 feet of land and widen the roadway 12 feet, and construct 12 feet sidewalk along the entire proposed project frontage on Tyrone Avenue to bring the right-of-way, roadway, and sidewalk up to the standard required by the Specific Plan.

The applicant should contact Bureau of Engineering, Department of Public Works (BOE) to determine exact dedication and widening standards, and to determine any other required street improvements. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. These improvements shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

C. Project Impact Assessment (PIA) Fee

Pursuant to Section 11 of the Ventura/Cahuenga Specific Plan, the applicant shall pay or guarantee to pay a PIA Fee to DOT before the issuance of any building permit. The gross PIA Fee for this project is calculated below and can be paid in either a single payment or through a deferred payment plan. The gross PIA Fee has been reduced based upon evidence provided by the applicant that a legally permitted use existed for a minimum of one year between November 9, 1985 and the date of this letter. The PIA Fee shall be indexed annually; therefore, the PIA Fee may change depending on the actual date when payment is made.

**Proposed Land Use (PIA Fee in Sherman Oaks):**

<u>Supermarket</u> Floor Area	=	52,433 square-feet
PIA Fee Rate (Category C)	=	\$8.24 per square-foot of floor area
	=	52,433 x \$8.24
Proposed Project Gross PIA Fee	=	<b>\$432,047.92</b>

**Existing Land Use (PIA Fee in Sherman Oaks):**

<u>Car Wash</u> Floor Area	=	6,648 square-feet
PIA Fee Rate (Category C)	=	\$8.24 per square-foot of floor area
PIA Fee Credit	=	6,648 x \$8.24
	=	\$54,779.52



<u>Car Care Center</u> Floor Area	=	10,910 square-feet
PIA Fee Rate (Category C)	=	\$8.24 per square-foot of floor area
PIA Fee Credit	=	10,910 x \$8.24
	=	\$89,898.40
<u>Fast Food Restaurant</u> Floor Area	=	300 square-feet
PIA Fee Rate (Category D)	=	\$9.31 per square-foot of floor area
PIA Fee Credit	=	300 x \$9.31
	=	\$2,793.00
<u>Specialty Retail</u> Floor Area	=	5,822 square-feet
PIA Fee Rate (Category C)	=	\$8.24 per square-foot of floor area
PIA Fee Credit	=	5,822 x \$8.24
	=	\$47,973.28
Total Existing Use Credit	=	\$195,444.20
Proposed Project Gross PIA Fee	=	\$432,047.92
Existing Use Credit	=	<u>- \$195,444.20</u>
<b>Net PIA Fee</b>	=	<b>\$236,603.72</b>

D. Driveway Access and Circulation

The submitted revised conceptual site plan for the project is acceptable to DOT. This determination does not include approval of the project's driveways, internal circulation, or parking scheme. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans with a minimum scale of 1"=40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401. All driveways should be 30 feet and 16 feet wide for two-way and one-way operations, respectively or to the satisfaction of DOT. All delivery truck loading and unloading should take place on site with no vehicles having to back into public right-of-way via any of the project driveways.

If you have any further questions, you may contact Albert Isagulian of my staff at (818) 374-4699.

Attachments

A.I.File\14311VennuraBlvdRevised2

c: Fourth Council District  
 Steve Rostam, DOT East Valley District  
 B. J. Soni, DOT Accounting  
 Ali Nahass, BOE Valley District  
 Quyen Phan, BOE Land Development Group  
 Tin T. Nguyen, Linscott, Law & Greenspan, Engineers

# ATTACHMENT 1

## Tyrone/Ventura Center Project Summary of Volume to Capacity Ratios (V/C) and Levels of Service (LOS)

Intersection	Peak Hour	Year 2015 Existing		Year 2015 Existing w/ Project		Year 2018 w/o Project		Year 2018 w/ Project		Project Impact	Significant Impact
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	$\Delta$ V/C	
1. Van Nuys Blvd. & Moorpark St.	AM	0.465	A	0.466	A	0.503	A	0.504	A	0.001	NO
	PM	0.718	C	0.723	C	0.773	C	0.779	C	0.006	NO
2. Van Nuys Blvd. & Ventura Blvd.	AM	0.634	B	0.635	B	0.685	B	0.686	B	0.001	NO
	PM	0.863	D	0.871	D	0.931	E	0.939	E	0.008	NO
3. Tyrone Ave. & Moorpark St.	AM	0.539	A	0.545	A	0.581	A	0.586	A	0.005	NO
	PM	0.736	C	0.751	C	0.791	C	0.806	D	0.015	NO
4. Tyrone Ave./ Beverly Glen Blvd. & Ventura Blvd.	AM	0.495	A	0.500	A	0.537	A	0.543	A	0.006	NO
	PM	0.661	B	0.683	B	0.715	C	0.737	C	0.022	NO
5. Beverly Glen Blvd. & Dickens St.	AM	0.344	A	0.345	A	0.375	A	0.375	A	0.000	NO
	PM	0.621	B	0.627	B	0.673	B	0.678	B	0.005	NO
6. Hazeltine Ave. & Moorpark St.	AM	0.774	C	0.776	C	0.840	D	0.844	D	0.004	NO
	PM	0.767	C	0.780	C	0.848	D	0.861	D	0.013	NO
7. Hazeltine Ave. & Ventura Blvd.	AM	0.535	A	0.536	A	0.586	A	0.587	A	0.001	NO
	PM	0.568	A	0.579	A	0.640	B	0.651	B	0.011	NO

### DOT Significant Transportation Impact Thresholds

Level of Service (LOS)	Projected Future Volume to Capacity Ratio (V/C), Including Project	Project-Related Impact ( $\Delta$ V/C)
C	between 0.701 and 0.800	$\geq 0.040$
D	between 0.801 and 0.900	$\geq 0.020$
E, F	$\geq 0.901$	$\geq 0.010$



# VENTURA BLVD & TYRONE AVE REDEVELOPMENT

14311 VENTURA BLVD, SHERMAN OAKS, CALIFORNIA. 91423



SEPTEMBER 21, 2016

14311 VENTURA DEVELOPMENT, LLC  
1318 BROADWAY, 2ND FLOOR  
SANTA MONICA, CA 90404  
CONTACT: BRETT WOOD  
(310) 444-7770

# ALTA/ACSM LAND TITLE SURVEY

**NOTES:**

- INDICATES FOUND MONUMENT AS NOTED
- (1) INDICATES MEASURED AND RECORDED DATA PER TRACT MAP NO. 24637, M.B. 665/15-16
- (1) INDICATES MEASURED AND RECORDED DATA PER TRACT MAP NO. 9275, M.B. 149/15-17
- < > INDICATES MEASURED AND RECORDED DATA PER C.E.F.B. 20607-59
- PTR INDICATES THE PRELIMINARY TITLE REPORT/PRO FORMA POLICY REFLECTED IN THE LEGAL DESCRIPTION ON SHEET 2
  - (1) INDICATES PRO FORMA POLICY NO. CA-FXFC-IMP-81306-1-15-13368538
  - (2) INDICATES TITLE REPORT ORDER NO. NCS-757643-LA2
- NAP INDICATES THE PROPERTY IS NOT A PART OF THE PRELIMINARY TITLE REPORT DESCRIPTION
- ▲ REFERS TO TITLE REPORT SCHEDULE B ITEM FOR PRO FORMA POLICY NO. CA-FXFC-IMP-81306-1-15-13368538, LISTED ON SHEET 2 AND SHOWN HEREON. (TYRICAL)

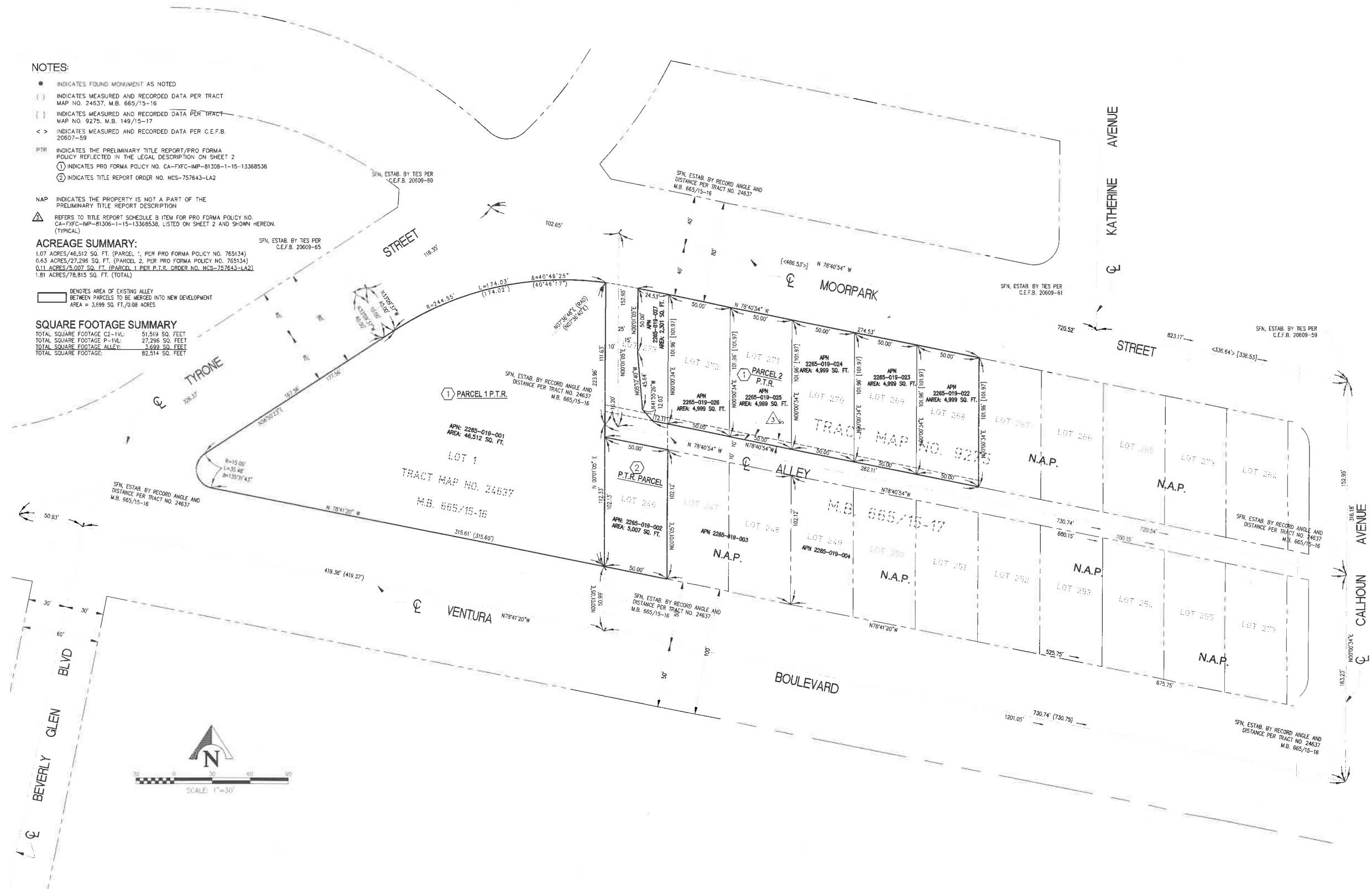
**ACREAGE SUMMARY:**

1.07 ACRES/46,512 SQ. FT. (PARCEL 1, PER PRO FORMA POLICY NO. 765134)  
 0.63 ACRES/27,296 SQ. FT. (PARCEL 2, PER PRO FORMA POLICY NO. 765134)  
 0.11 ACRES/4,999 SQ. FT. (PARCEL 1 PER P.T.R. ORDER NO. NCS-757643-LA2)  
 1.81 ACRES/78,815 SQ. FT. (TOTAL)

☐ DENOTES AREA OF EXISTING ALLEY BETWEEN PARCELS TO BE MERGED INTO NEW DEVELOPMENT  
 AREA = 3,699 SQ. FT./0.08 ACRES

**SQUARE FOOTAGE SUMMARY**

TOTAL SQUARE FOOTAGE C2-1VL: 51,519 SQ. FEET  
 TOTAL SQUARE FOOTAGE P-1VL: 27,296 SQ. FEET  
 TOTAL SQUARE FOOTAGE ALLEY: 3,699 SQ. FEET  
 TOTAL SQUARE FOOTAGE: 82,514 SQ. FEET



BOUNDARY ESTABLISHMENT

**CANYON**  
 CONSULTING

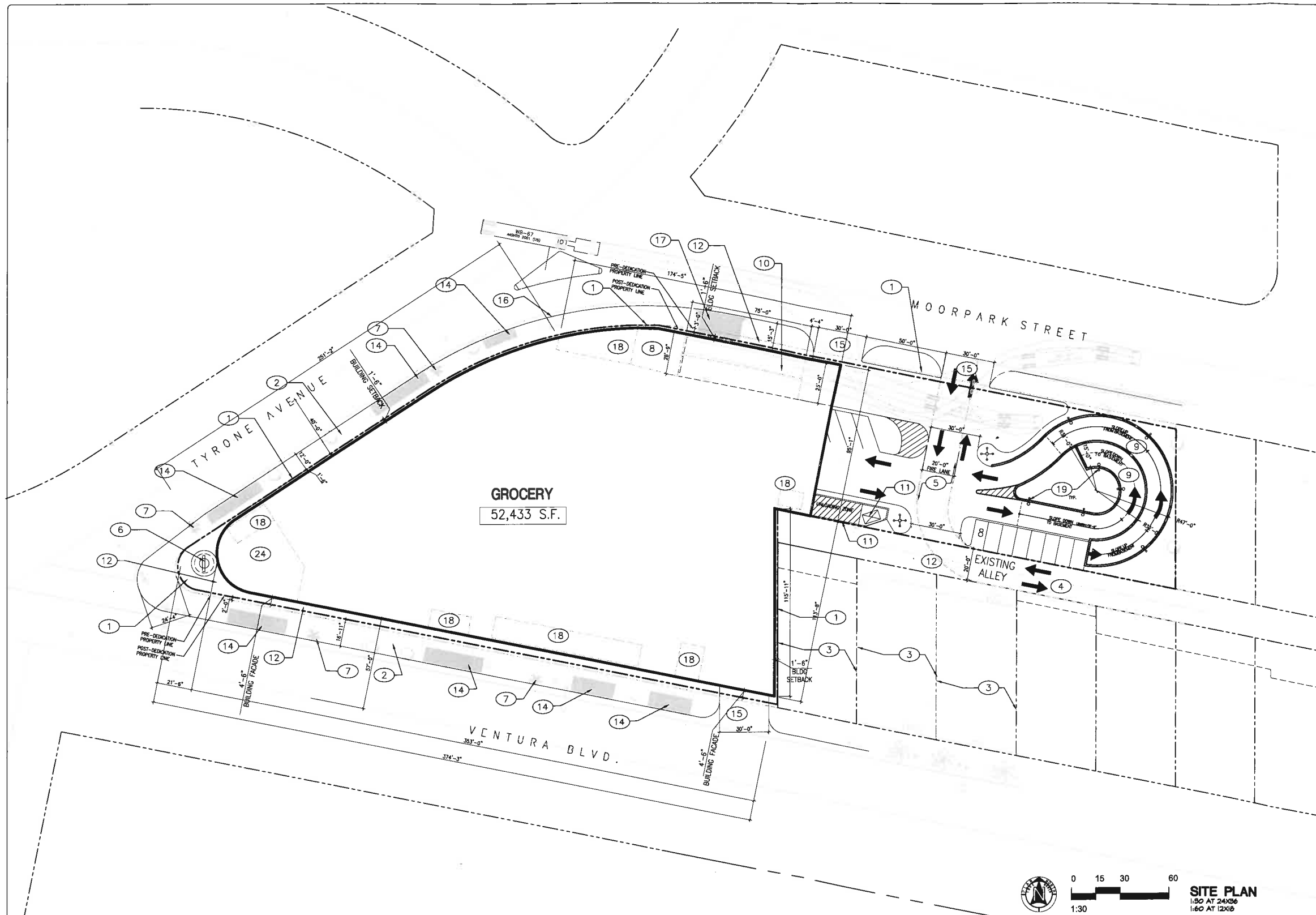
PLANNING • ENGINEERING • SURVEYING  
 1199 AVENIDA LA COSEPIA, SAN CLEMENTE, CA 92672  
 949.899.1044 VOICE

ALTA/ACSM LAND TITLE SURVEY  
 TYRONE STREET AND VENTURA BOULEVARD  
 LOS ANGELES, CALIFORNIA  
 PREPARED FOR: PACIFIC STAR CAPITAL

JOB NO.	15-058
SHEET	3
OF 5 SHEETS	

NO.	DATE

REVISION DESCRIPTION



### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
 LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 685, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:  
 LOTS 288 TO 273 INCLUSIVE OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 273 OF TRACT NO. 9275 THAT PORTION LYING WITHIN SAID TRACT NO. 24637.

REAL PROPERTY IN THE CITY OF SHERMAN OAKS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOT 246 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 247 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### SITE DESCRIPTION

**SITE ADDRESS:** 14333 VENTURA BLVD  
**ASSESSORS PARCEL NUMBER(S):** 2265-019-001, 2265-019-002, 2265-019-027, 2265-019-026, 2265-019-025, 2265-019-024, 2265-019-023, 2265-019-022

**PROJECT DESCRIPTION:** EXISTING MULTI-BUILDING RETAIL TO BE REPLACED WITH SINGLE FLOOR, PODIUM STYLE GROCERY STORE WITH GROUND FLOOR PARKING & 1-LEVEL SUBTERRANEAN PARKING

**SITE DESCRIPTION:**  
**EXISTING ZONE:** C2-1VL & [Q]P-1VL  
**PROPOSED ZONE:** C2-1VL  
**COMMUNITY PLAN:** SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CHAHUENGA PASS COMMUNITY PLAN  
**SPECIFIC PLAN:** VENTURA/CHAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN  
**LAND USE DESIGNATIONS:**  
**COMMUNITY PLAN:** GENERAL COMMERCIAL  
**SPECIFIC PLAN:** NEIGHBORHOOD & GENERAL COMMERCIAL

**PROPERTY AREA (REFER TO PAGE 2 SURVEY):**

BY ZONING CLASSIFICATION	C2-1VL	[Q]P-1VL ALLEY	TOTAL
CURRENT SOFT:	51519	27,296	3,699
PROPOSED SOFT (PRE-DEDICATION):	82,514	0	82,514
PROPOSED SOFT (POST-DEDICATION):	80,891		80,891

**FLOOR AREA:**

	ALLOWED SOFT (1:1 FAR)	C2-1VL SITE AREA
PROPOSED SOFT (0.66:1 FAR)	56,278	GROCERY GROSS PERIMETER
	- 3,103	VERTICAL CIRCULATION
	740	LOADING DOCK
	52,433	TOTAL

**BUILDABLE AREA =** ALLOWED SOFT - BUILDING SETBACK AREA  
 80,891 = 1,587 = 79,304

**PROPOSED FLOOR AREA RATIO** 66% (52,433 / 79,304)

**LOT COVERAGE ALLOWED:** 60%

**PROPOSED LOT COVERAGE:** 66.2% (56,278 / 82,514)

**PROPOSED GROUND LEVEL LANDSCAPE AREA** 14.6% (12,045 / 82,514)

**PROPOSED GROUND LEVEL PAVEMENT AREA:** 17.2% (14,193 / 82,514)

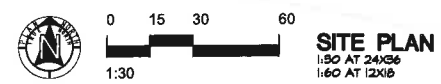
**HEIGHT:**  
**ALLOWED PER LAMC:** 45'  
**ALLOWED PER SPECIFIC PLAN:** 30'  
**PROPOSED:** 30' TOP OF ROOF  
 32'-11" TOP OF PARAPET

**PARKING:**  
**REQUIRED:**  
 GROCERY (1 PER 250 SOFT): 188 SPACES (47,105 / 250)  
 RESTAURANT (1 PER 100 SF): 53 SPACES (5,325 / 100)  
 SUBTOTAL: 241 SPACES

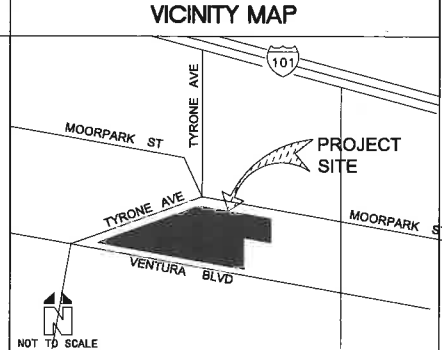
**ALLOWABLE REDUCTION AS BIKE PARKING REPLACEMENT:** (13 SPACES)

**TOTAL REQUIRED:** 228 SPACES

**PROVIDED:**  
**STANDARD:** 102 @ 9'-0" WIDE  
 130 @ 8'-6" WIDE  
**ACCESSIBLE:** 8 HANDICAP SPACES  
**TOTAL:** 240 SPACES  
**BICYCLE SPACES:** 26 SHORT TERM  
 26 LONG TERM  
**TOTAL BICYCLE SPACES:** 52 SPACES



- ### KEY NOTES (00)
- |                                    |  |   |
|------------------------------------|--|---|
| 1. PROPERTY LINE                   | 10. SLOPED TRUCK RAMP TO LOADING DOCK  | REPLACED WITH CONCRETE SIDEWALK.  |
| 2. EXISTING SIDEWALK               | 11. TRASH AND RECYCLING AREA: 6' HIGH MASONRY WALLS WITH STUCCO EXTERIOR AND ACCESSED BY GATE. | 15. PROPOSED NEW DRIVEWAY   |
| 3. EXISTING 1-STORY RETAIL         | 12. LANDSCAPE BUFFER AT GROUND LEVEL, REFER TO GROUND LEVEL PLAN AND LANDSCAPE PLAN            | 16. EXISTING PEDESTRIAN ACCESS TO REMAIN  |
| 4. EXISTING ALLEY                  | 13. BICYCLE PARKING UNDER PODIUM   | 17. EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK |
| 5. FIRE LANE THROUGH ALLEY         | 14. EXISTING DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK                      | 18. VERTICAL CIRCULATION AREAS  |
| 6. MONUMENT SIGN                   |  | 19. PEDESTRIAN SCALED PARKING LOT LIGHTS  |
| 7. EXISTING PALM TREE TO REMAIN    |  | 20. OVERHEAD CANOPY AT PEDESTRIAN WALKWAY                                       |
| 8. LOADING DOCK                    |  | 21. 1/2 HEIGHT WALL BARRICADE FOR PEDESTRIAN SAFETY                             |
| 9. UNDERGROUND PARKING ACCESS RAMP |  | 22. FIRE COMMAND ROOM   |
|                                    |  | 23. ART WORK FENCE SCREEN AT LANDSCAPE AREAS                                    |
|                                    |  | 24. OUTDOOR PATIO   |



<b>ISSUE DATES</b> 09-21-16 CITY PLANNING SUBMISSION	
<b>PROJECT NO:</b> 13131-002-151 <b>DATE PLOTTED:</b> 09-21-16 <b>CHECKED BY:</b> SRI <b>DRAWN BY:</b> EAM/IF <b>FILE NAME:</b>	
<b>SHEET TITLE</b> PLOT PLAN	
<b>SHEET NUMBER</b> <b>A1.0</b>	

**900 Atlantic Avenue**  
 Alhambra, CA 91801  
 Tel: 510 865 8863  
 Fax: 510 865 1611

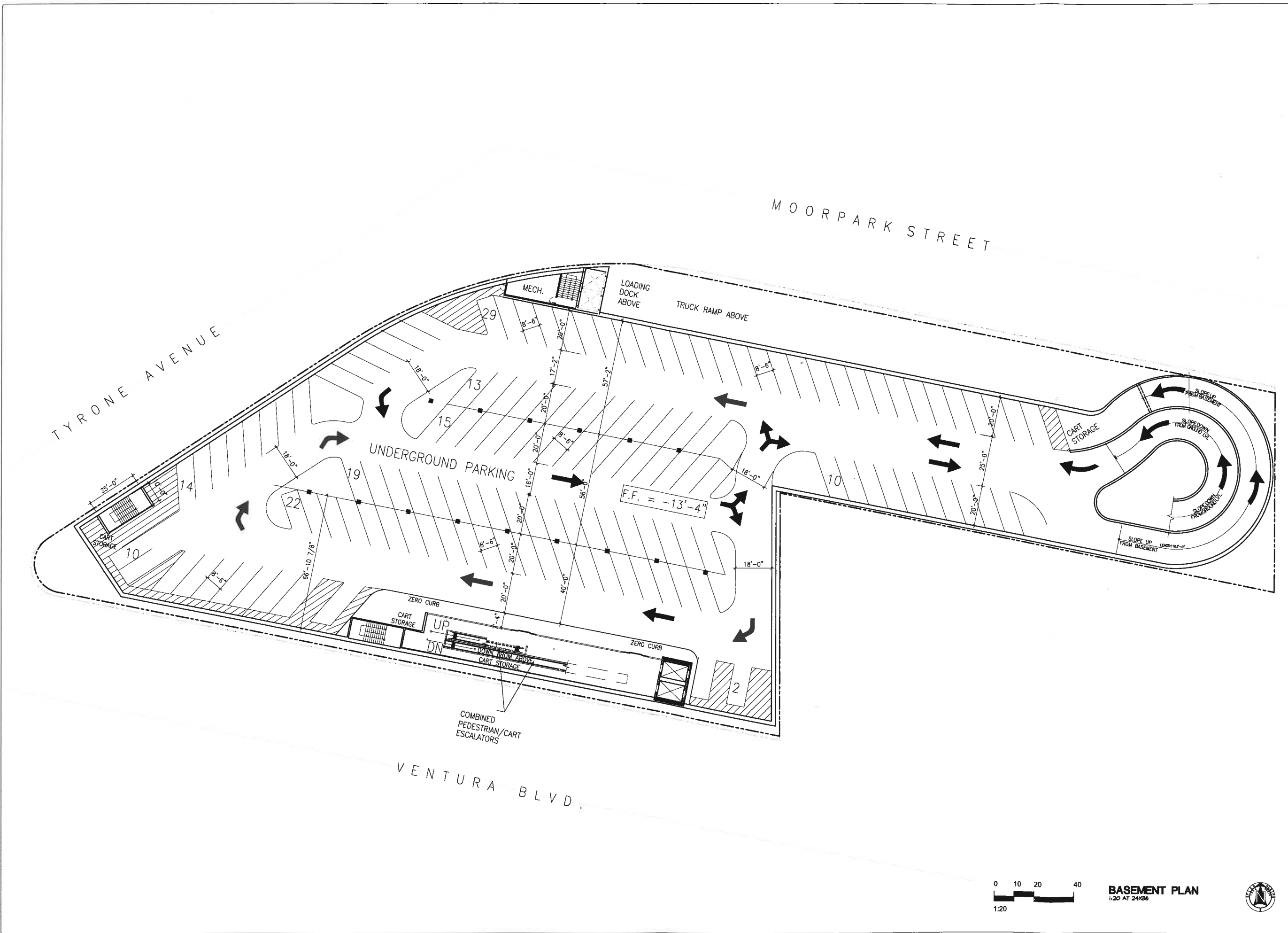
**MBH**  
 ARCHITECTS

HOUSTON 1111 North Loop West Suite 800 77009 713 869 1100 V  
 DALLAS 8777 Legacy Drive Suite 240 75244 972 480 7282 V

**HEIGHTS VENTURE ARCHITECTS**  
 14333 VENTURA BLVD  
 LOS ANGELES, CA 90044

**GROCERY SHELL**  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

© COPYRIGHT 2016 HEIGHTS VENTURE ARCHITECTS, LLP



TYRONE AVENUE

MOORPARK STREET

VENTURA BLVD.



**BASEMENT PLAN**  
1:20 AT 24x36



ISSUE DATE	DESCRIPTION
09-21-16	CITY PLANNING SUBMISSION

960 ATLANTIC AVENUE  
Alhambra, CA 94501  
Tel 510 865 8863  
Fax 510 865 1611

HOUSTON: 100 West Loop South, Suite 800  
Houston, Texas 77060  
713 889 1100 V

DALLAS: 1000 Ross Street, Suite 240  
Ft. Worth, Texas 76104  
817 480 7202 V

**HEIGHTS VENTURE ARCHITECTS, L.L.C.**  
DALLAS, TEXAS

**GROCERY SHELL**  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: BR  
DRAWN BY: EA/MF  
FILE NAME:

SHEET TITLE  
**BASEMENT LEVEL PLAN**

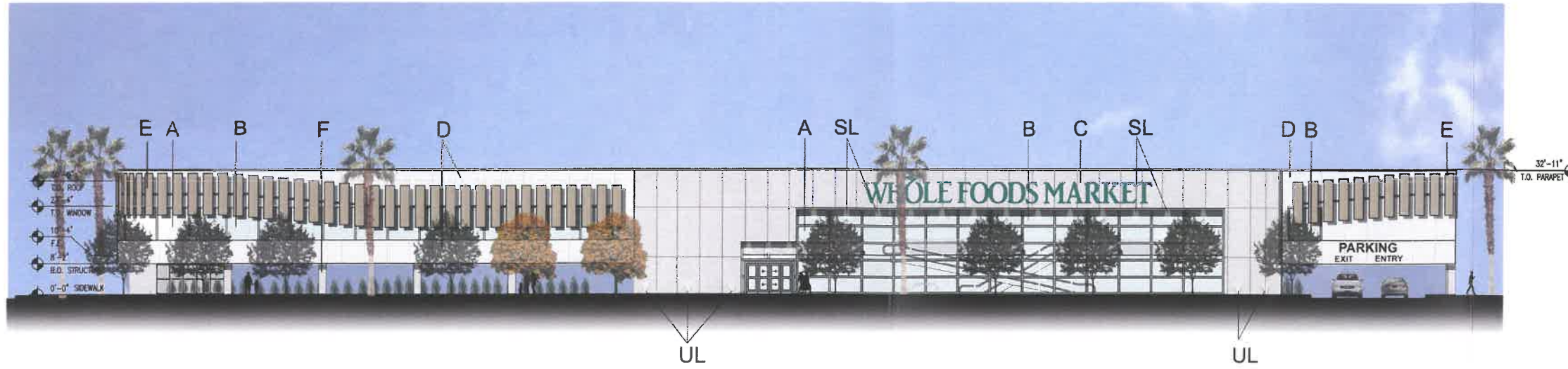
SHEET NUMBER  
**A1.1**

© COPYRIGHT 2016 HEIGHTS VENTURE ARCHITECTS, L.P.









0' 5' 10' 20'  
1/16" = 1'-0"

**SOUTH ELEVATION**  
1/16" AT 24X36

**MATERIAL SCHEDULE**

- (A) - STOREFRONT KAWNEER "CLEAR ANODIZED ALUMINUM"
- (B) - GLASS PPG SOLARBAN 60 - SOLAR GREY
- (C) - CAST-IN PLACE CONCRETE
- (D) - STUCCO SW 6024 "MOUNTAIN AIR"
- (E) - PERFORATED METAL PANEL 1" ROUND ON 1/2" STAGGERED (58% OPEN) SW 6157 "FAVORITE TAN"
- (F) - CAST-IN PLACE CONCRETE COLUMN
- (G) - PAINT MATCH MATERIAL SW 7071 "GREY SCREEN"
- (H) - UP LIGHT
- (I) - DOWN LIGHT
- (J) - SOFFIT LIGHT

**ISSUE DATES**

DATE	DESCRIPTION
09-21-16	CITY PLANNING SUBMISSION

969 Atlantic Avenue  
Alhambra, CA 91801  
Tel: 519 855 8883  
Fax: 519 855 1511



1111 North Loop West, Suite 900  
Houston, Texas 77008  
Tel: 281 718-1111  
DALLAS  
5717 Lupton Drive, Suite 240  
Plano, Texas 75094  
Tel: 972 480 7262 V



**GROCERY SHELL**  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO: 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: BR  
DRAWN BY: EA/MF  
FILE NAME:

**SHEET TITLE**  
EXTERIOR  
ELEVATIONS

**SHEET NUMBER**  
A2.0



0' 5' 10' 20'  
1/16" = 1'-0"

**WEST ELEVATION**  
1/16" AT 24X36

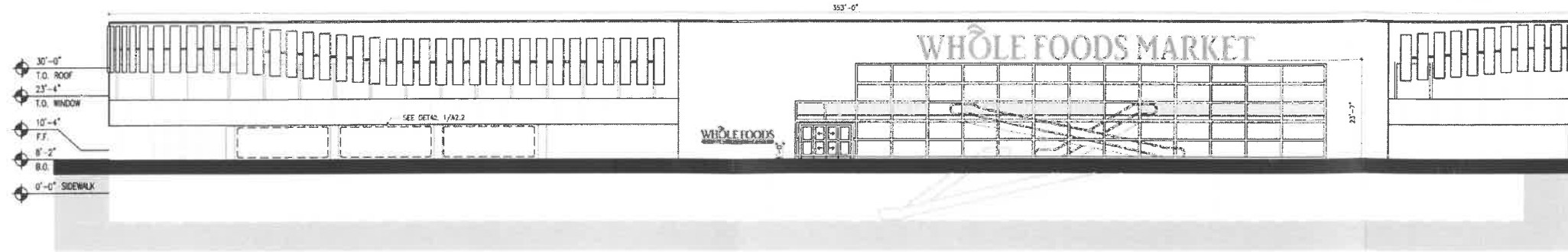




**BUILDING SIGN #1**  
 LOCATION: VENTURA BLVD.  
 SIZE: 81'-5" X 5'-10"  
 AREA: 474.9 SQ. FT.  
 TYPE: INDIVIDUAL, INTERNALLY LIT CAN LETTER  
 BUILDING FRONTAGE: 353'-0"  
 ALLOWABLE AREA: 706 SQ. FT.



**SOUTH ELEVATION: BIG SIGN**  
 SCALE: 1/4"=1'



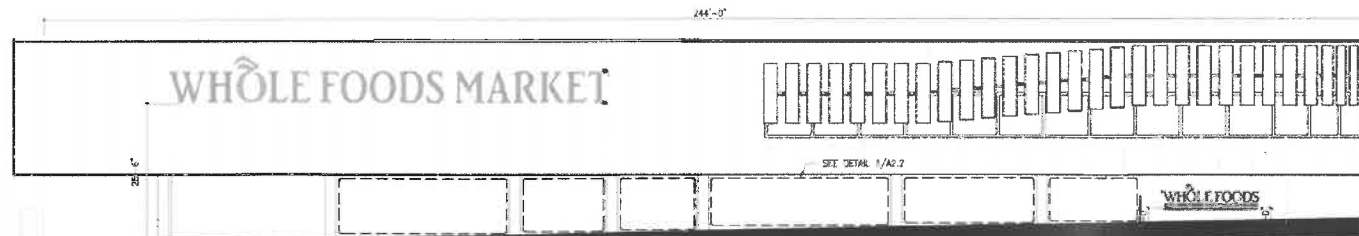
**SOUTH ELEVATION**  
 SCALE: 1/16"=1'

**BUILDING SIGN #2**  
 LOCATION: VENTURA BLVD.  
 SIZE: 81'-5" X 5'-10"  
 AREA: 474.9 SQ. FT.  
 TYPE: INDIVIDUAL, INTERNALLY LIT CAN LETTER  
 BUILDING FRONTAGE: 244'-0"  
 ALLOWABLE AREA: 488 SQ. FT.



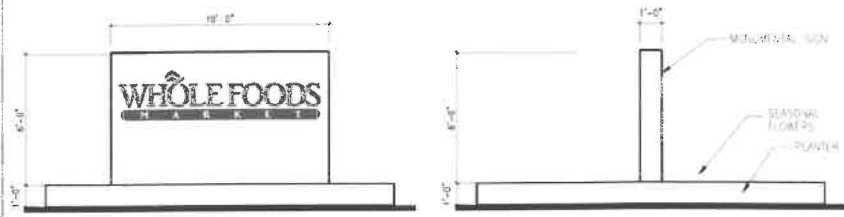
**WEST ELEVATION: BIG SIGN (ALSO VISIBLE FROM NORTH ELEV.)**  
 SCALE: 1/4"=1'

32'-11" T.O. PARAPET  
 30'-0" T.O. ROOF



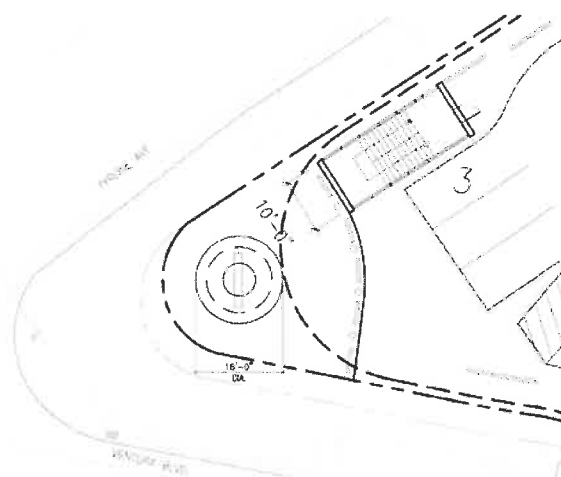
**WEST ELEVATION**  
 SCALE: 1/16"=1'  
**2 WALL SIGNS**  
 SCALE: 1/16"=1'

**MONUMENT SIGN**  
 LOCATION: S.E. OF VENTURA BLVD. AT TYRONE  
 SIZE: 6'-4" X 10'-4" X 1'-11"  
 AREA: 60 SQ. FT.  
 ALLOWABLE AREA: 30 SQ. FT.  
 PLANTER AREA: 200 SQ. FT.  
 TYPE: POLISHED ALUMINUM SIGN CEMENT WITH INTERNAL  
 LIT LETTERS OR  
 REVERSE CHANGING LETTERS WITH NORMAL LIT BACKLIT

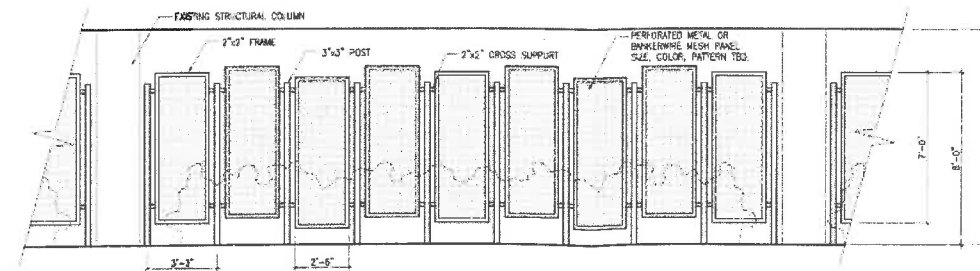


**1 PYLON MONUMENT SIGN**  
 SCALE: 1/4"=1'

**2 PYLON MONUMENT SIGN**  
 SCALE: 1/4"=1'



**3 MONUMENT SIGN**  
 SCALE: 1/16"=1'



**1 GROUND LEVEL SCREEN DETAIL**  
 SCALE: 1/4"=1'

**ISSUE DATES**

09-21-16 CITY PLANNING SUBMISSION

SEE ARCHITECT'S OFFICE  
 A: BERKELEY, CA 94704  
 TEL: 510.862.8633  
 FAX: 510.862.1211



**HEIGHTS**  
 VENTURE  
 ARCHITECTURAL

GROCERY SHELL  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

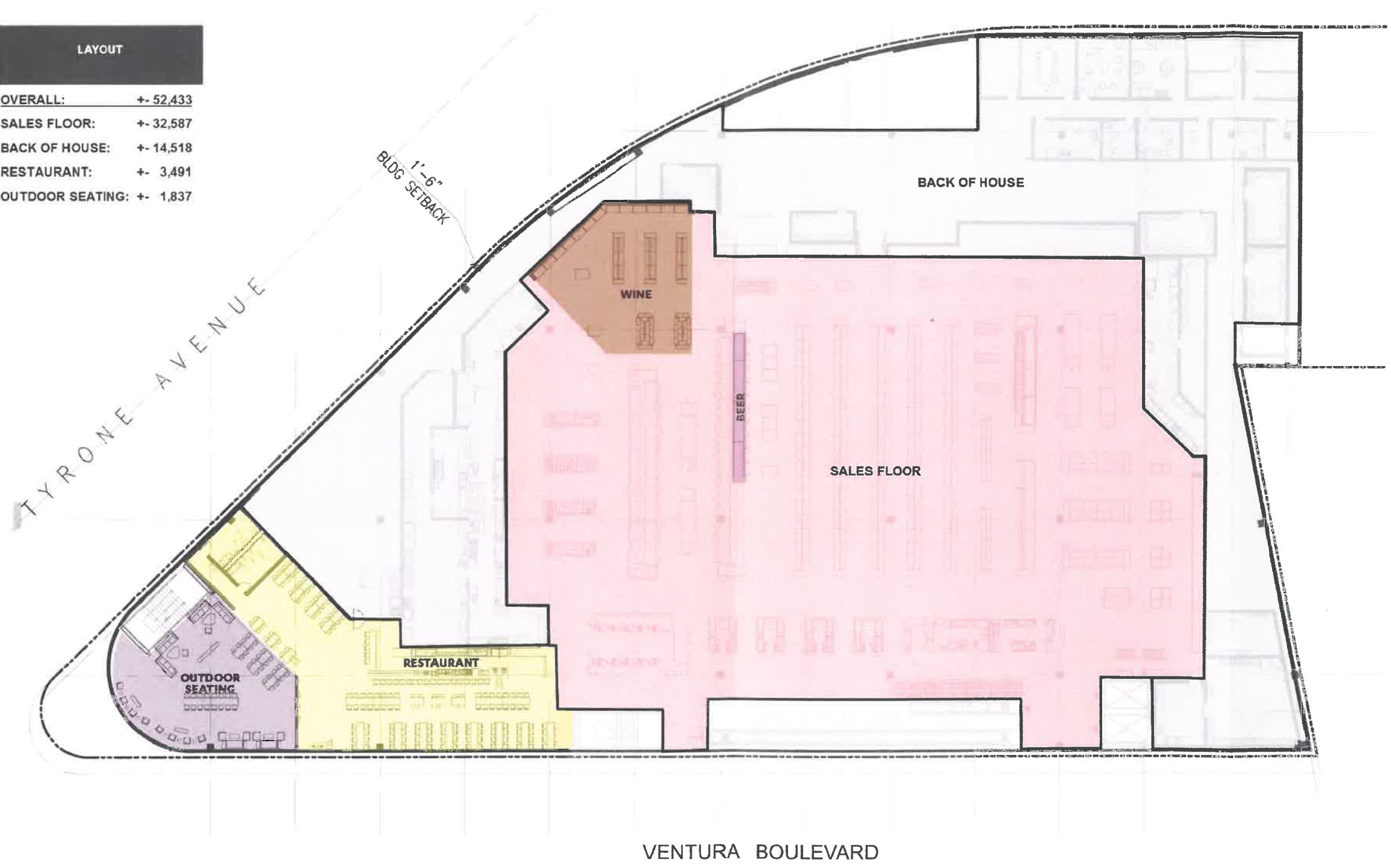
PROJECT NO: 13131-002-151  
 DATE PLOTTED: 09-21-16  
 CHECKED BY: CB  
 DRAWN BY: EAJ/MP  
 FILE NAME:

**SHEET TITLE**  
 SIGN EXHIBIT

**SHEET NUMBER**  
 A2.2

**LAYOUT**

OVERALL: +/- 52,433  
 SALES FLOOR: +/- 32,587  
 BACK OF HOUSE: +/- 14,518  
 RESTAURANT: +/- 3,491  
 OUTDOOR SEATING: +/- 1,837



REVISION	DATE	DESCRIPTION

600 Atlantic Avenue  
 Alhambra, CA 91801  
 Tel: 510 885 8883  
 Fax: 510 885 1611

**MBH**

HOUSTON: 1111 North Loop West, Suite 800  
 Houston, Texas 77008  
 713 869 1103 V

DALLAS: 8777 Legacy Drive, Suite 240  
 Frisco, Texas 75034  
 972 489 7295 V

**HEIGHTS VENTURE**  
 ARCHITECTS, LLC  
 2007 North Loop West

GROCERY SHELL  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

PROJECT NO:	13131-002-151
DATE PLOTTED:	09-21-16
CHECKED BY:	CB
DATE:	09/21/16
FILE NAME:	

SHEET TITLE  
**INTERIOR LAYOUT**

SHEET NUMBER  
**INT 1.0**

**ISSUE DATES**

09-21-16	CITY PLANNING SUBMISSION
----------	--------------------------

910 ARTIST AVENUE  
 ALHAMBRA, CA 91801  
 TEL 510 865 5882  
 FAX 510 865 1511



HOUSTON  
 11000 Loop West, Suite 800  
 Houston, Texas 77066  
 713 889 1123 V

DALLAS  
 4100 Davis Drive, Suite 240  
 Plano, Texas 75024  
 972 480 7292 V

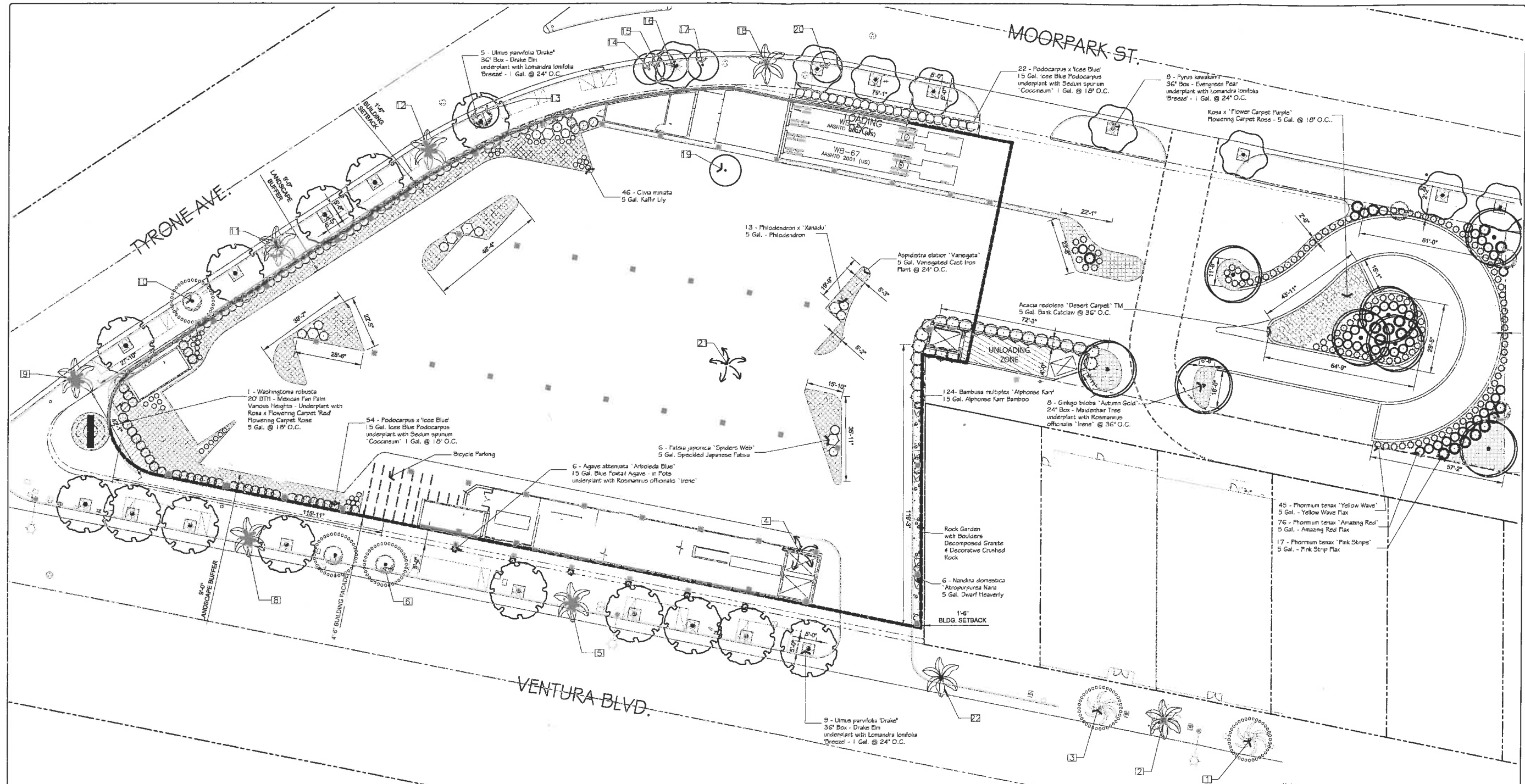
**HEIGHTS VENTURE**  
 A SCOTT & BOWEN COMPANY

**GROCERY SHELL**  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

PROJECT NO. 13131-002-151  
 DATE PLOTTED: 08-11-16  
 CHECKED BY: FV/EA  
 DRAWN BY: LC  
 FILE NAME:

**SHEET TITLE**  
 CONCEPTUAL LANDSCAPE PLAN

**SHEET NUMBER**  
 LP1.0



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	Ginkgo biloba - 2" DBH to Remain
2	Washingtonia robusta - 22" DBH = 75' Height to Remain
3	Ginkgo biloba - 2" DBH to Remain
4	Washingtonia robusta 15" DBH - 75' Height Transplant to a Location TBD
5	Washingtonia robusta - 13" DBH - 40' Height to Remain
6	Ginkgo biloba - 5" DBH to Remain
7	Ginkgo biloba - 5" DBH to Remain
8	Washingtonia robusta - 13" DBH - 40' Height to Remain
9	Washingtonia robusta - 16" DBH - 45' Height to Remain
10	Ginkgo biloba - 6" DBH to Remain
11	Washingtonia robusta - 14" DBH - 40' Height to Remain

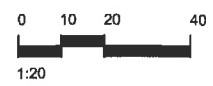
12	Washingtonia robusta - 15" DBH = 45' Height to Remain
13	Ginkgo biloba - 6.5" DBH to be Removed
14	Avocado - 2.5" DBH to be Removed
15	Ginkgo biloba - 7" DBH to be Removed
16	Ginkgo biloba - 5" DBH to be Removed
17	Avocado - 7" DBH to be Removed
18	Washingtonia robusta - 15" DBH - 45' Height Transplant to a location TBD
19	Lemon - 10" DBH to be Removed
20	Brachydon - 3.5" DBH to be Removed
21	Washingtonia filifera - 12.5" DBH - 20' Height Transplant to a location TBD

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

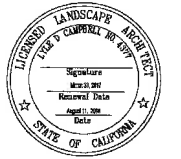
**PROPOSED TREE SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree 2" Cal. 8" Height Min.	24"box	8
	Pyrus kawakamii / Evergreen Pear 3" Cal 8" Height Min.	36"box	8
	Ulmus parvifolia 'Drake' / Drake Elm 3" Cal. 8" Height Min.	36"box	14

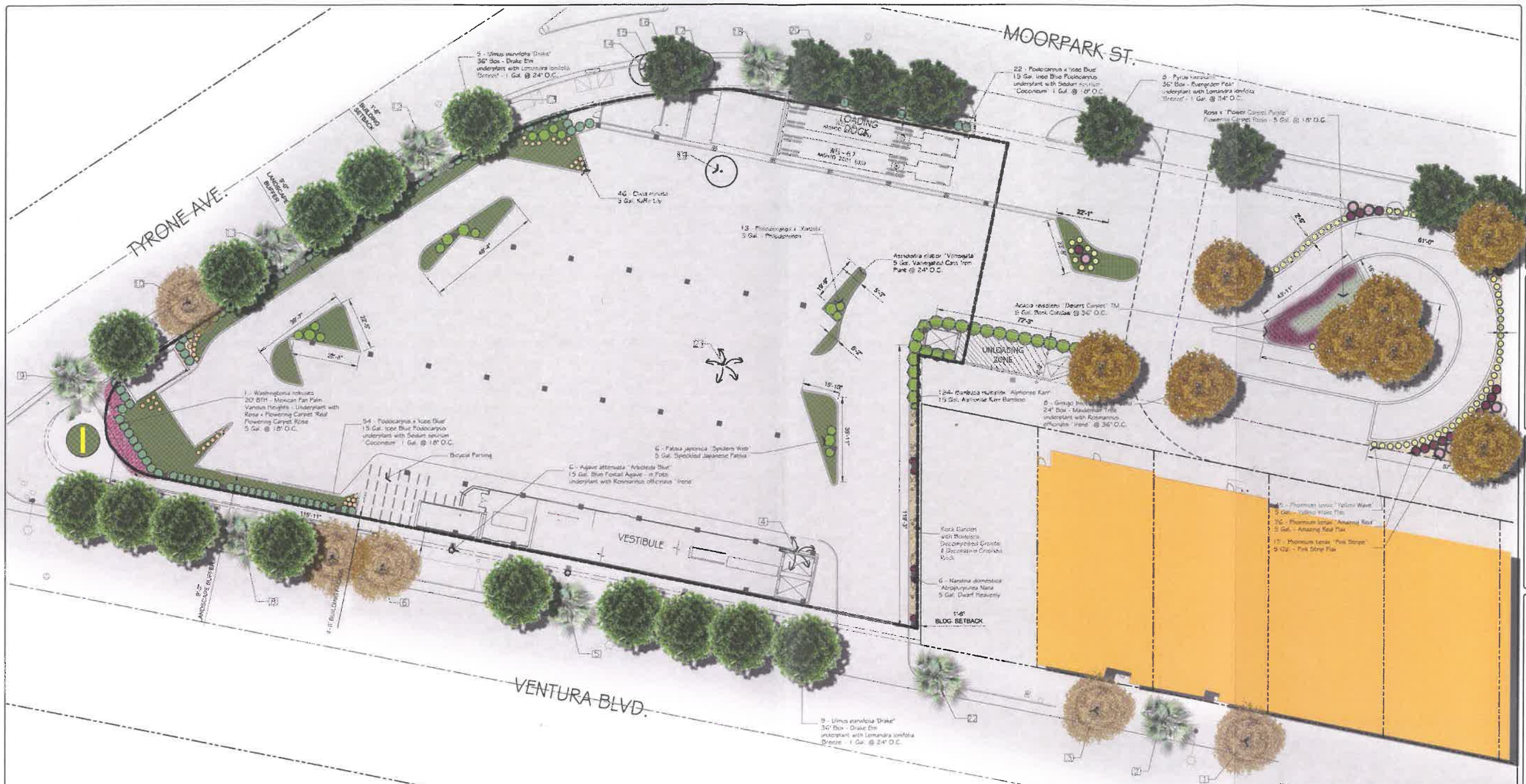
Note:  
 All landscaping to be irrigated by a fully automatic underground system per Specific Plan requirements.



CONCEPTUAL LANDSCAPE PLAN  
 1:20 AT 24X36







**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
(1)	Ginkgo biloba - 2" DBH to Remain
(2)	Washingtonia robusta - 22" DBH - 75' Height to Remain
(3)	Ginkgo biloba - 2" DBH to Remain
(4)	Washingtonia robusta 15" DBH - 75' Height Transplant to a Location TBD
(5)	Washingtonia robusta - 15" DBH - 40' Height to Remain
(6)	Ginkgo biloba - 5" DBH to Remain
(7)	Ginkgo biloba - 5" DBH to Remain
(8)	Washingtonia robusta - 15" DBH - 40' Height to Remain
(9)	Washingtonia robusta - 16" DBH - 45' Height to Remain
(10)	Ginkgo biloba - 6" DBH to Remain
(11)	Washingtonia robusta - 14" DBH - 40' Height to Remain

(12)	Washingtonia robusta - 15" DBH - 45' Height to Remain
(13)	Ginkgo biloba - 6.5" DBH to be Removed
(14)	Avocado - 2.5" DBH to be Removed
(15)	Ginkgo biloba - 7" DBH to be Removed
(16)	Ginkgo biloba - 5" DBH to be Removed
(17)	Avocado - 7" DBH to be Removed
(18)	Washingtonia robusta - 15" DBH - 45' Height Transplant to a location TBD
(19)	Lemon - 10" DBH to be Removed
(20)	Brachyotum - 3.5" DBH to be Removed
(21)	Washingtonia filifera - 12.5" DBH - 20' Height Transplant to a location TBD

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

**PROPOSED TREE SCHEDULE**

TREE ID	BOTANICAL NAME / COMMON NAME	CONT.	QTY
1	Ginkgo biloba 'Autumn Gold'™ / Milderhood Tree	24" box	8
2	Pinus kawakami / Evergreen Pear	56" box	8
3	Ulmus parvifolia 'Drake' / Drake Elm	36" box	14

© 2011 MBH LANDSCAPE ARCHITECTURE, LLP



**DATE**

DATE	DESCRIPTION

980 Alhambra Avenue  
Alhambra, CA 91801  
Tel: 615 865 6883  
Fax: 615 865 1611

**HEIGHTS VENTURE**  
ARCHITECTS

1111 Westwood Blvd, Suite 200  
Westwood, CA 90024  
Tel: 310 207 1000

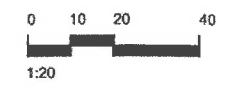
3811 Wilshire Blvd, Suite 200  
Beverly Hills, CA 90210  
Tel: 310 276 1000

**GROCERY SHELL**  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO. 13131-002-151  
DATE PLOTTED: 08-11-18  
CHECKED BY: DMH/BA/LC  
FILE NAME:

**SHEET TITLE**  
CONCEPTUAL LANDSCAPE PLAN

**SHEET NUMBER**  
LP1.0



CONCEPTUAL LANDSCAPE PLAN  
1:20 AT 24x36

