

CITY OF LOS ANGELES

CALIFORNIA



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When making inquiries relative to
this matter, please refer to the
Council File No.

13-0877, 13-0877-S1

July 19, 2013
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NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, August 13, 2013**, at approximately 2:30 p.m., or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, an Environmental Impact Report (EIR) and appeals filed by Homeowners of Encino (Representative: Gerald A. Silver, President), Sherman Oaks Residents for a Safe Environment (Representative: Bradly S. Torgan, JD, AICP), and Marshall Long on behalf of the Sherman Oaks Homeowners Association, from the entire determination of the Los Angeles City Planning Commission (LACPC) in taking the actions listed below for property located at 4827 Sepulveda Boulevard:

1. Approved a Vesting Zone Change from the (Q)CR-1L, (Q)P-1L, R3-1L, and R1-1 Zones, to the (T)(Q)C2-2D Zone, with a residential density limited to 325 units.
2. Approved a Height District Change from Height District 1L, to Height District 2D with "D" limitations to Floor Area and Height as prescribed under the Specific Plan Exceptions grant.
3. Approved the Site Plan Review.
4. Approved a Conditional Use Permit for a full-line of alcoholic beverages for off-site consumption in conjunction with the operation of a grocery market.
5. Approved the Specific Plan Exceptions as follows:
 - Approved Floor Area Ratio of 2.25:1.
 - Approved a front yard setback of 59 feet for approximately 137 lineal feet of the project's approximate 461 lineal-foot Sepulveda Boulevard frontage to accommodate portions of an approximate 13,000 square-foot public plaza, which is 69 feet deep and approximately 137 feet wide.
 - Approved a maximum lot coverage of 78.5% at grade.
 - Approved a height of 82 feet.
6. Approved a Project Permit based on the above exception grants.
7. Certified and approved EIR No. ENV-2004-6000-EIR and the associated Findings.
8. Denied the appeal filed by Sherman Oaks Residents for a Safe Environment.
9. Adopted Findings and modified Conditions of Approval.

10. Sustained the Deputy Advisory Agency's approval of a Vesting Tentative Tract No. 61216-CN, composed of 1 ground lot and 9 airspace lots, to permit a maximum of 399 residential condominium units.

The above project involves the construction of a new mixed-use project including 325 residential units and 52,000 square feet of retail space on a mostly vacant 4.5 acre property. The project would range in height from 45 to a maximum height of 82 feet and include approximately 476,475 square feet of floor area and an approximate 13,000 square-foot plaza with public access. A total of 1,021 parking spaces would be provided (650 residential, 163 guest, 208 commercial parking spaces).

Applicant: M. David Paul and Associates

Representative: Jim Ries, Craig Lawson and Company, Inc.

Case Nos. CPC-2010-3152-ZC-HD-SPE-SPR-SPP-CUB, VTT-61216-CN-1A

The full Los Angeles City Council will also consider this matter on **Wednesday, August 28, 2013**, at approximately **10:00 a.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 13-0877 and 13-0877-S1 by visiting: www.lacouncilfile.com.

Please be advised that both the Planning Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant
Planning Committee
(213) 978-1074

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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