



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer and/or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 14130 and 14154 West Riverside Drive; 4715 – 4745 North Hazeltine Avenue *Governor's Office of Planning & Research*

Case Nos. CPC-2014-1361-ZC-MCUP-SPR
VTT-72802

Council District: 4 - Ryu

AUG 12 2019

Related Case(s): None

CEQA No. ENV-2014-1362-EIR (SCH No. 2014071001)

Plan Area: Van Nuys – North Sherman Oaks *STATE CLEARINGHOUSE*

Held By: Hearing Officer and Deputy Advisory Agency

Date: September 4, 2019

Existing Zone: P-1L-RIO; PB-1L-RIO; C2-1L-RIO

Time: 10:00 a.m.

Proposed Zone: C2-1L-RIO; RAS3-1L-RIO

Place: Los Angeles City Hall

Plan Overlay: RIO – River Improvement Overlay

Room 1020

Land Use: Community Commercial

200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)

Applicant: IMT Capital II Sherman Oaks, LLC

Staff Contact: William Lamborn, City Planner
221 N. Figueroa Street, Room #1350
Los Angeles, CA 90012
william.lamborn@lacity.org
(213) 847-3637

Representative: Dave Rand
Armbruster, Goldsmith and Delvac LLP

PROPOSED PROJECT:

Original Project:

The Project Site is currently developed with the Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be retained as part of the Project, and surface parking areas. The Project would include 298 multi-family residential units and 39,241 square feet of neighborhood-serving commercial uses. These new uses would be provided within three new buildings located to the north and west of the existing Sunkist Building. In addition, the Project would provide 1,345 parking spaces within above- and below-grade parking levels within the northern and western portions of the Project Site and within an above- and below-grade parking structure within the eastern portion of the Project Site. As part of the Project, portions of the interior and exterior of the Sunkist Building would be renovated. In total, the Project would involve the development of up to 359,795 square feet of new floor area (not including the 126,674-square-foot Sunkist Building to remain).

Recommended Project – Final EIR Reduced Alternative 5:

The Project Site is currently developed with the Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be retained as part of the Project, and surface parking areas. The Project would include 249 multi-family residential units and 27,470 square feet of neighborhood-serving commercial uses. These new uses would be provided within two new buildings located to the north of the existing Sunkist Building. The Project would provide 1,141 parking spaces within above- and below-grade parking levels within the northern portion of the Project Site, a surface parking lot within the eastern portion of the Project Site, and an above- and below-grade parking structure within the western portion of the Project Site. As part of the Project, portions of the interior and exterior of the Sunkist Building would be renovated. In total, the Project would involve the development of up to 272,295 square feet of new floor area (not including the 126,674-square-foot Sunkist Building to remain).

REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

ENV-2014-1362-EIR

1. The Deputy Advisory Agency shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-1362-EIR (SCH No. 2014071001) dated July 2016, and the Final EIR, dated August 2019 (ICON Sherman Oaks Project EIR), as well as the whole of the administrative record;

VTT-72802

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map** for the merger and resubdivision of the project site into two ground lots for residential and commercial condominium purposes.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2014-1362-EIR

1. The City Planning Commission shall consider the information contained in the **Environmental Impact Report** prepared for this project, which includes the Draft EIR, ENV-2014-1362-EIR (SCH No. 2014071001) dated July 2016, and the Final EIR, dated August 2019 (ICON Sherman Oaks Project EIR), as well as the whole of the administrative record;

CPC-2014-1361-ZC-MCUP-SPR

2. Pursuant to LAMC 12.32, a **Zone Change** from P-1L-RIO, PB-1L-RIO and C2-1L-RIO to C2-1L-RIO for Proposed Lot 1 and P-1L-RIO, PB-1L-RIO and C2-1L-RIO to RAS3-1L-RIO for Proposed Lot 2;
3. Pursuant to LAMC 12.24-W, 1, a **Master Conditional Use** to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to three establishments, and on-site consumption for up to two establishments;
4. Pursuant to LAMC Section 16.05, **Site Plan Review** for a project resulting in an increase in 50 or more dwelling units.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

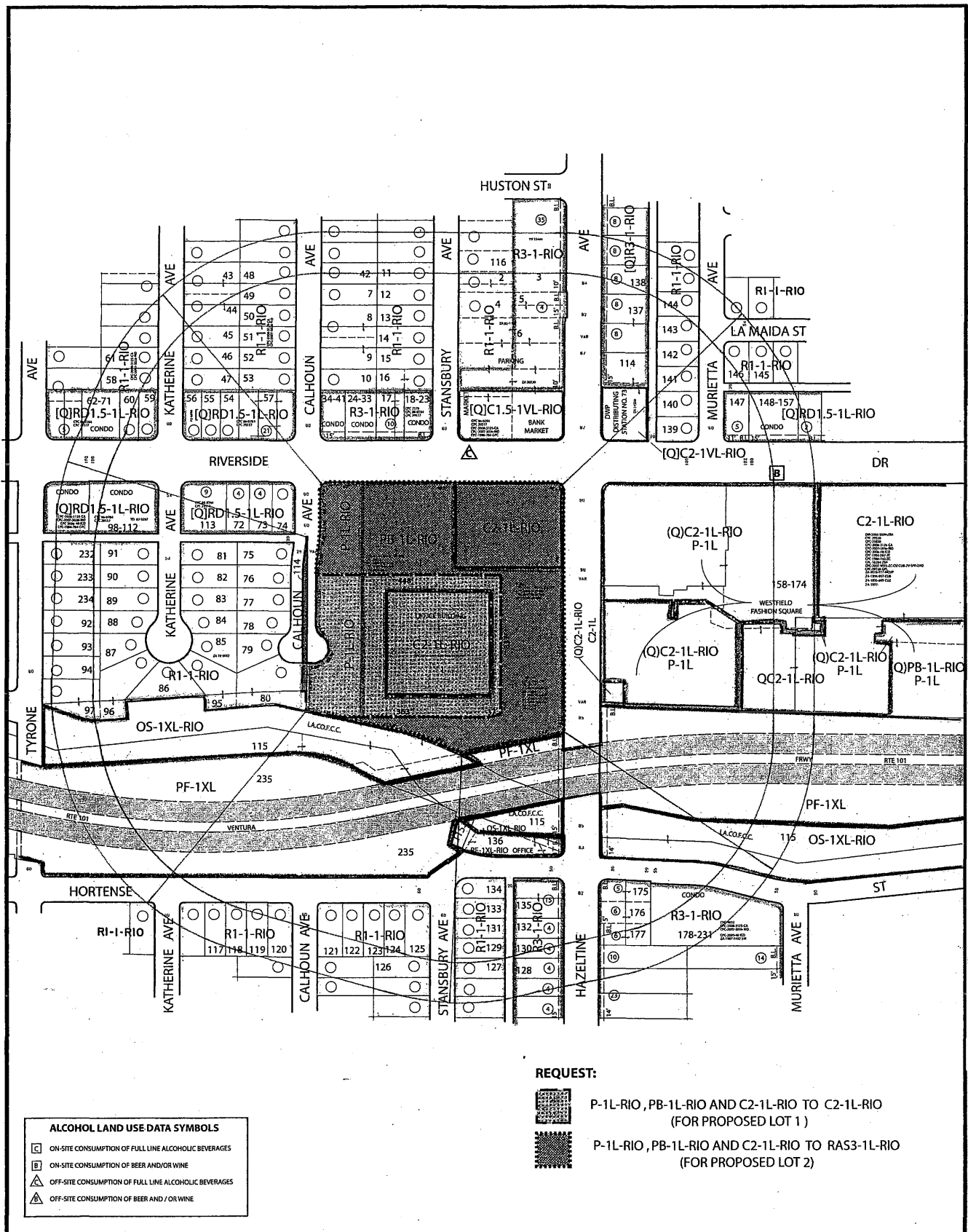
TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than

the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



VESTING ZONE CHANGE - VESTING TENTATIVE TRACT NUMBER 78202
MASTER CONDITIONAL USE CUB - SITE PLAN REVIEW



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 562 Grid: B-4

LEGAL
LOT: POR 1, POR 2

TRACT: TR 28096
MB 708-48
"SEE APPLICATIONS"

CONTACT: ARMBRUSTER GOLDSMITH DELVAC

A.P.N.
2248-029-009

CD: 4

CT: 1287.02

PA: 215 - VAN NUYS - NORTH
SHERMAN OAKS

USES: FIELD

SITE ADDRESS
14130 RIVERSIDE DR

CASE NO:

SCALE: 1"=100'

D.M.: 168B153

PHONE: 310-254-9052

DATE: 08-02-19

Update:

NET AC: 8.36 %

QMS: 19-399

NORTH