

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING  
AND  
AVAILABILITY OF  
FINAL ENVIRONMENTAL IMPACT REPORT**

**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:**  Others

This notice is sent to you because you own property or are an occupant of property near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

**Hearing By:** Hearing Officer/Advisory Agency  
**Date:** Tuesday, February 19, 2013  
**Time:** 10:30 a.m.  
**Place:** Marvin Braude Building  
First Floor Conference Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**Staff Contact:** Nicholas Hendricks  
**Phone No.:** (818) 374-5046

**Case No.:** CPC 2010-3152(ZC)  
(HD)(SPE)(SPR)(SPP)  
(CUB)  
**CEQA No.:** ENV-2004-6000-EIR  
SCH No. 2004111068  
**Incidental Cases:** VTT-61216  
**Project Name:** Il Villaggio Toscano  
**Council No.:** 4  
**Plan Area:** Sherman Oaks–Studio City–Toluca  
Lake–Cahuenga Pass  
**Specific Plan:** Ventura/Cahuenga Boulevard  
Corridor  
**Certified NC:** Sherman Oaks  
**GPLU:** Regional Center  
**Zone:** (Q)CR-1L, (Q)P-1L, R3-1L, R1-1L  
Proposed - (T)(Q)C2-2D  
**Applicant:** M. David Paul & Associates  
**Representative:** Craig Lawson & CO., LLC

**PROJECT  
LOCATION:** 4827 Sepulveda Boulevard

**PROPOSED  
PROJECT:** The construction of a new mixed-use project including 399 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 100 feet and include approximately 582,359 square feet of floor area and an approximate 13,000-square-foot plaza with public access. A total of 1,206 parking spaces would be provided (798 residential, 200 guest, and 208 commercial).

**REQUESTED ACTION:**

The Hearing Officer and Advisory Agency will consider: Pursuant to **Sections 12.32 F and Q**, of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Zone and Height District change from the (Q)CR-1L, (Q)P-1L, R3-1L and R1-1L Zones to the (T)(Q)C2-2D Zone (Height District 2D).

1. Pursuant to **Section 11.5.7.F** of the L.A.M.C, the Applicant requests the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan sections:
  - a) **Section 6.B.4** restricts the floor area of a project to 1.5 to 1. The project involves a proposed floor area ratio of 2.75 to 1.
  - b) **Section 7.A.2.a** prohibits front yard setbacks in excess of 10 feet. The Applicant is requesting to exceed the front yard setback by 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 approximately 69 feet deep and approximately 137 feet wide.
  - c) **Section 7.B.1** restricts the maximum lot coverage to 75%. The Applicant is requesting maximum lot coverage of 78.5% at grade.
  - d) **Section 7.E.1.b.4** limits the building heights in this sub-area to 75 feet. The Applicant is requesting a maximum building height of 100 feet over approximately 32% of the site.
2. Pursuant to **Section 11.5.7 C** of the L.A.M.C., the Applicant requests that the Director of Planning approve the project for compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan with the exceptions identified above.
3. Pursuant to **L.A.M.C. Section 12.24 W 1**, the Applicant requests permission to sell a full line of alcoholic beverages for off-site consumption in conjunction with a retail grocery store.
4. Pursuant to **L.A.M.C. Section 17.01**, the Applicant requests approval of Vesting Tentative Tract Map (Tract No. 61216) to merge the parcel of land into a single ground lot, with 9 airspace lots. The subdivision would include a haul route and the vacating of La Maida Street and Peach Avenue. The applicant also requests that Sepulveda Boulevard be designated as the front yard.
5. Pursuant to **L.A.M.C. Section 16.05**, the Applicant requests that the decision-maker make the Site Plan Review findings.
6. Also, pursuant to Section 21082.1(c) of the Public Resources Code, Certification of the Environmental Impact Report and the adoption of findings and Statement of Overriding Considerations of the environmental evaluation provided in the Environmental Impact Report.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Advisory

Agency and Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The final recommendation for this project will be issued by the City Planning Commission at a second, future public hearing (date to be determined).

**REVIEW OF FILE AND LOCATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR):** *The complete file, including the Final Environmental Impact Report, is available for public inspection in the Van Nuys Office (Note: Cases will not be available for inspection on the day of the hearing):*

Department of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, California 91401

Written comments may be sent to the staff contact below:

Nicholas Hendricks, City Planner  
Department of City Planning  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, California 91401

Phone: (818) 374-5046  
email: [nick.hendricks@lacity.org](mailto:nick.hendricks@lacity.org)

*An electronic version of the Final Environmental Impact Report (FEIR) is also available at the following locations:*

- *Central Library—630 West 5th Street, Los Angeles, CA 90071*
- *Encino–Tarzana Branch Library—18231 Ventura Boulevard, Tarzana, CA 91356*
- *Van Nuys Branch Library—6250 Sylmar Avenue, Van Nuys, CA 91401*
- *Studio City Branch Library—12511 Moorpark Street, Studio City, CA 91604*
- *Sherman Oaks Branch Library—14245 Moorpark Street, Sherman Oaks, CA 91423*

*The document may also be viewed online: <http://planning.lacity.org> under the “Environmental,” “Final EIR” link.*

**ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the above address (or Email: [nick.hendricks@lacity.org](mailto:nick.hendricks@lacity.org)):

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**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 auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984\***