

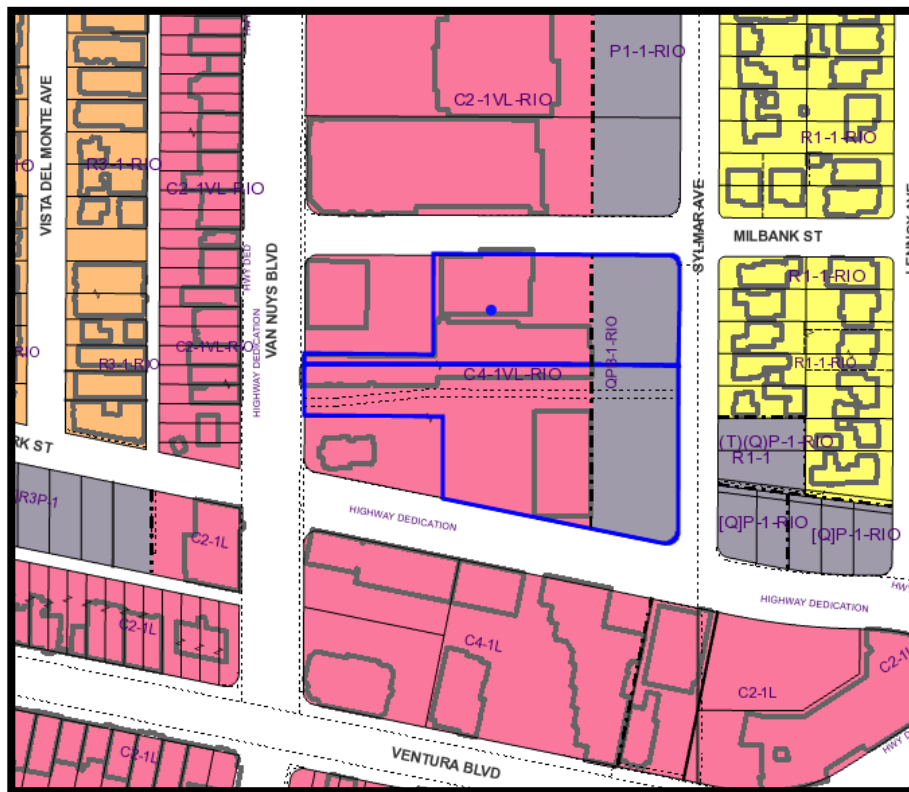
SHERMAN OAKS SQUARE

4454 N. Van Nuys Boulevard
Sherman Oaks, CA 91403

PROJECT OVERVIEW

The Applicant, 4454 Van Nuys, LLC, is seeking approval to construct, use and maintain approximately 41,802 square feet of new Floor Area in conjunction with approximately 75,009 square feet of existing Floor Area, including exterior façade renovation and the addition of a 2nd story to the existing one-story commercial buildings; the exterior façade renovation of an existing 2-story commercial building; the exterior façade renovation, addition to, and Change of Use of an existing Theater to Office and/or Retail Building; and the construction of a new parking structure with roof-deck and one subterranean level with a portion of the existing associated surface parking lot to remain (the proposed “Project”), on an approximately 4.5 acre property at 4454 N. Van Nuys Boulevard (the “Project Site”). The Project Site is comprised of two lots both of which are dual zoned, C4-1VL-RIO and QPB-1-RIO and located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area as well as the Ventura/Cahuenga Boulevard Corridor Specific Plan area.

PROJECT SITE



Project Description

The Project consists of the expansion, through the construction, use and maintenance of approximately 41,802 square feet of new Floor Area, to the approximately 75,009 square feet of existing Floor Area, included the addition of a 2nd-story to the existing one-story commercial buildings (indicated as Buildings A and B on the enclosed Plot Plan), the renovation of an existing 2-story commercial building (indicated as Building C on the enclosed Plot Plan), the addition to and Change of Use of an existing Theater (indicated as Theater on the enclosed Plot Plan) to Office and/or Retail Building, for a total proposed Floor Area of 116,811 square feet on the C4 Zone portion of the Project Site.

The footprints of the existing buildings will remain the same for Buildings A and B. The approximately 24,140-square foot second-story addition at Buildings A and B will be comprised of primarily of office space, and will have an approximately 2,200-square foot roof terrace at the second floor level. At the ground floor level, existing retail and restaurant space will remain. Additionally, the proposed Project presumes conversion of approximately 7,000SF of the existing retail floor area in Building B to restaurant uses. Four outdoor eating areas are incorporated at the ground floor level along Building B for a total of approximately 1,230 square feet of patio area.

The footprint for Building C will remain the same. This commercial building will continue to provide commercial retail and office uses including, but not limited to retail, restaurant, specialty market and office. The proposed Project presumes approximately 5,170 SF of the existing ground floor retail space in Building C to be converted to restaurant uses. Two outdoor eating areas are incorporated at the ground floor level along Building C totaling 485 square feet of patio area.

The existing 22,400-square foot Theater will be converted to office and/or retail space as well, and will include a 2-story, approximately 11,072-square foot addition on the east side of the existing building. An approximately existing 3,557-square foot mezzanine will remain at the second floor level. A Lobby will serve as the main entrance from Milbank Street.

New construction of the proposed Project will have a maximum height of 30 feet to the top of the building parapet. The height of the existing Theater, which is 37 feet, will remain as is. The allowable Floor Area Ratio (“FAR”) for the Project Site per the Specific Plan is 1.0:1. The proposed Project will result in a total Floor Area of 116,811 square feet (75,009 existing square feet + 41,802 square feet = 116,811 square feet). The C4 Zone portion of the Project Site is approximately 125,869 square feet. The resulting FAR for the C4 Zone portion of the Project Site is approximately .93:1 (116,811 square feet/125,869 square feet = .93).

Building materials will consist of a light, grey color stucco in a smooth finish along the base and contrasting dark, rich stucco colors used as an accent. A powder-coated woven wire mesh will wrap the exterior stairwells and second floor exterior terrace. Exterior canopies will be framed with solid wood (or other material similar in appearance), and railings will be made of powder-coated metal. A Modular Vine Screen System, also known as a “green screen”, will be utilized as an accent wall at locations across the Project Site. The proposed Project will employ an updated, contemporary style across the Project Site, and will utilize planters and planted vertical surfaces to soften storefront entries and outdoor dining areas.

There will be a new parking structure, 30 feet in height, with a roof-deck level and one subterranean level built on the PB Zone portion of the Project Site having up to 373 automobile parking spaces. Vehicular access to the proposed Project will utilize the existing driveway locations for ingress and egress to the surface parking area as well as to the Parking Structure.

Parking provided for the new floor area is consistent with the Specific Plan requirements for parking as follows: For commercial uses, other than offices, at least one parking space for each 250 square feet of floor area. For general offices, at least one parking space for each 300 square feet of floor area. For restaurant, take-out food establishments, banquet rooms and related uses, at least one parking space for each 100 square feet of floor area.

Pursuant to LADBS Building Permit Number 02016-20000-18609, 111 automobile parking spaces are required for existing Buildings A, B and C for commercial retail, office, and restaurant uses. With the addition of 41,802 square feet of office use, change of use of the existing 22,400-square foot Theater (and assuming all office uses), and change of use of 12,170 square feet of retail space to restaurant use, 288 additional parking spaces are required, for a Project total of 399 required parking spaces. 61 existing surface parking spaces are to remain at the existing associated surface parking area in addition to up to 373 new parking spaces at the new Parking Structure. Bicycle parking stalls will be provided as required by code and located throughout the Project Site.

REQUESTED ENTITLEMENTS

PROJECT PERMIT COMPLIANCE REVIEW, pursuant to LAMC Section 11.5.7 C., for a project under the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052).



SHERMAN OAKS SQUARE

4454 VAN NUYS BLVD.
SHERMAN OAKS, CA 91403

ENTITLEMENT SUBMITTAL | NOVEMBER 5, 2018

Gensler



Sheet List

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01	DRAWING INDEX
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L1.3	PRELIMINARY LANDSCAPE PLAN
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18	PARKING GARAGE VIEW
19	SECTION - PARKING GARAGE



RIVER IMPROVEMENT OVERLAY (RIO) NOTES

Total landscape area: 16,633 SF
 Total landscape area: 13,212 SF (compliant with the River Improvement Overlay (RIO) Districts and River Design Guidelines)

Note:
 75% of the total landscape area are planted with a combination of the following: California Native trees / shrubs / groundcover species, WatershedWise species and the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes as listed in the River Improvement Overlay (RIO) Districts and River Design Guidelines.

Note:
 Herb, Fruit and Vegetable plant species have been used to replace plantings that satisfy the California Native trees / shrubs / groundcover species, WatershedWise species and the Los Angeles County River Master Plan Landscaping Guidelines and plant palettes as an exemption noted in the River Improvement Overlay (RIO) Districts and River Design Guidelines.

LEGEND

- 1 OUTDOOR PATIO WITH CAFE SEATING. CABLE GUARDRAIL AND PLANTERS DELINEATE SEATING AREAS ALONG WITH PLANTING AT THE EDGE OF DRIVEWAY THAT WILL CREATE A BUFFER BETWEEN SEATING AREAS AND VEHICULAR TRAFFIC
- 2 ENHANCED PAVING AT DRIVEWAY CROSSINGS AND ENTRANCE ALONG MOORPARK STREET
- 3 ENHANCED PAVING AT STAIRS TO SECOND LEVEL
- 4 RAISED ENHANCED PAVING ALONG PARKING DRIVE AND AT ENTRANCE TO THE PARKING GARAGE WILL INCREASE VISIBILITY AND SAFETY FOR BOTH PEDESTRIANS AND VEHICULAR TRAFFIC
- 5 LIVING MODULAR GREENWALL LOCATED ON THE WESTSIDE OF THE PARKING GARAGE WILL ENHANCE THE VIEW BETWEEN THE RETAIL AREA AND PARKING GARAGE
- 6 LANDSCAPE BUFFER / SCREENING
- 7 GREENSCREEN PANELS ALONG NORTH, EAST AND SOUTH ENDS OF PARKING GARAGE, TYP.
- 8 URBAN POCKET PARK ON MILBANK AVENUE
- 9 BIKE PARKING

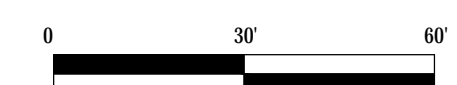
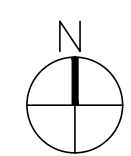
PARKING LOT LANDSCAPE COVERAGE CALCULATIONS

Total Parking Lot Area: 30,575 SF
 Total Parking Lot Landscape Area: 4,615 SF (compliant with 15% landscape area)

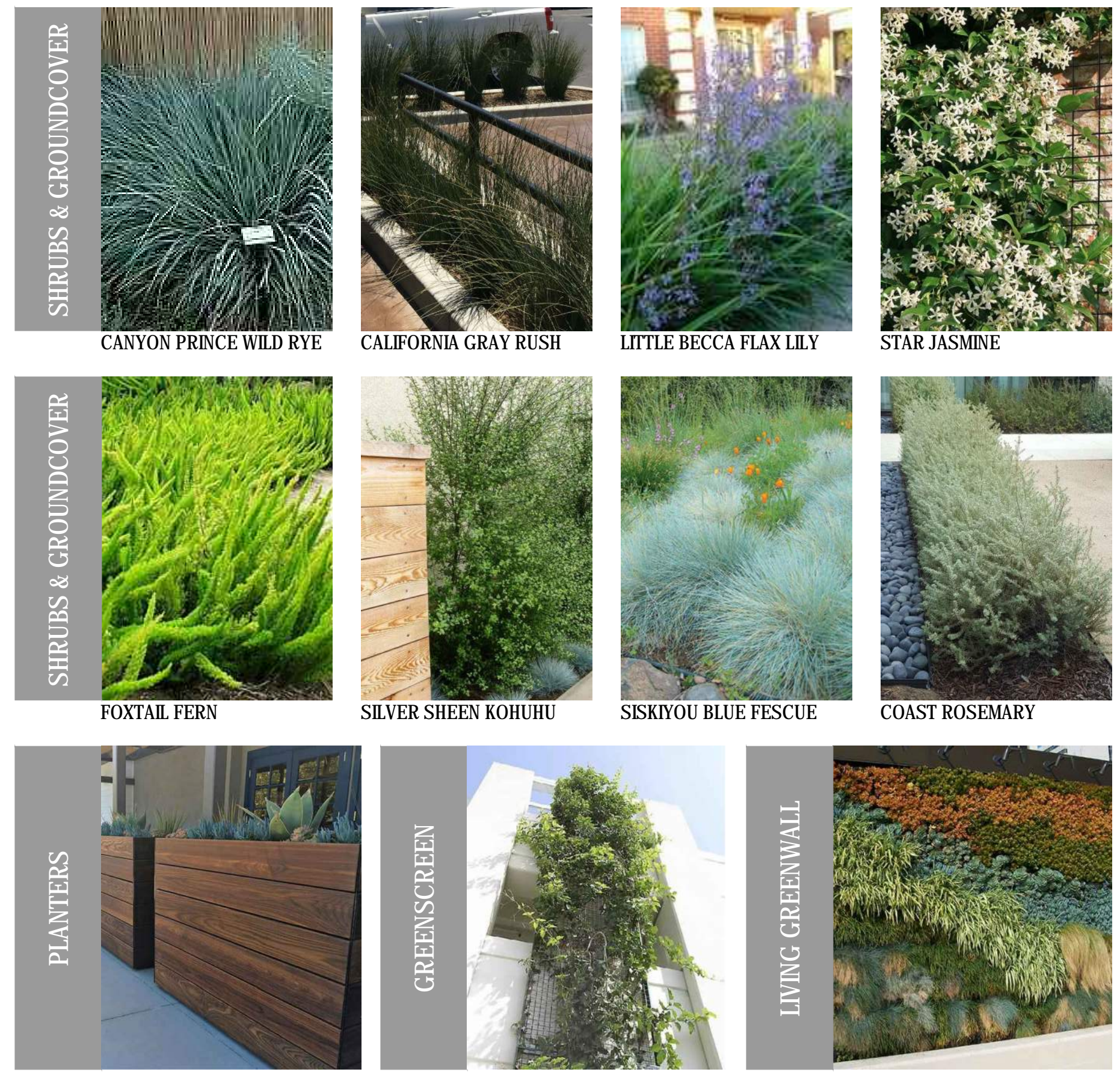
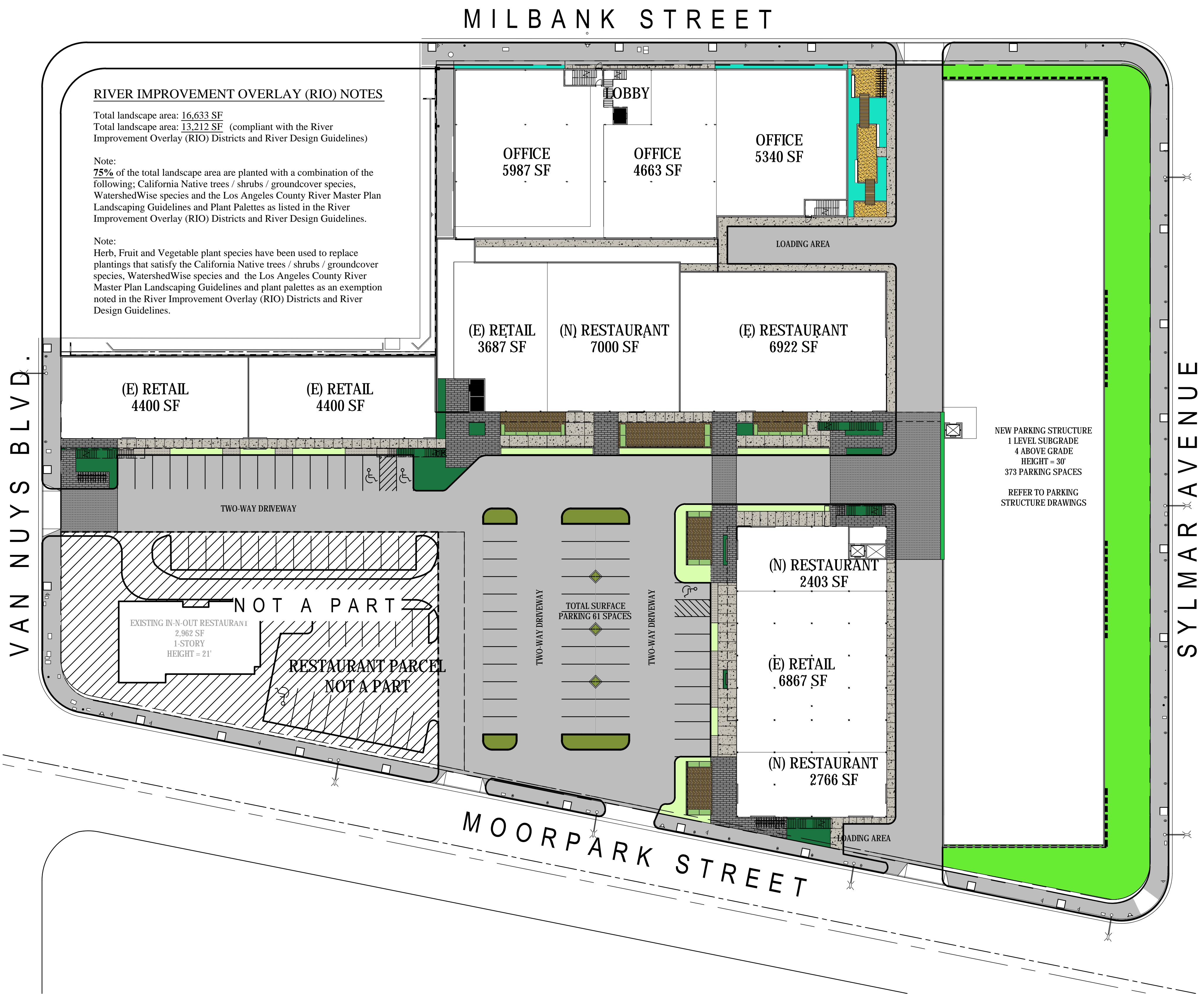
Note:
 15% of the total parking lot area shall be landscape area

- PHOENIX DACTYLIFERA
DATE PALM
18'-0" BTH / QTY. - 8
- PARKINSONIA X DESERT MUSEUM
DESERT MUSEUM PALO VERDE
36" BOX / STD. TRUNK / QTY. - 9
- LAGERSTROEMIA INDICA X FAURIEI NATCHEZ
WHITE CRAPE MYRTLE
36" BOX / STD. TRUNK / QTY. - 6
- 73F7G7B589BGG1 CF9GHDEBQND
PURPLE LEAVED EASTERN REDBUD
36" BOX / STD. TRUNK / QTY. - 8
- PLATANUS RACEMOSA
CALIFORNIA SYCAMORE
48" BOX / STD. TRUNK / QTY. - 3
24" BOX / STD. TRUNK / QTY. - 11
- WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
10'-0" BTH / QTY. - 5
- STREET TREE
(TREE SPECIES AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION)
- EXISTING TREE TO REMAIN, PROTECT IN PLACE
- EXISTING TREE TO BE REMOVED

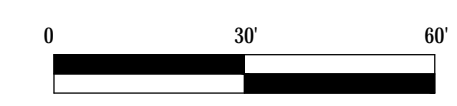
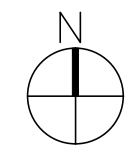
REFER TO SHEET L-1.3 FOR FURTHER INFO ON SYLMAR AVE. LANDSCAPE AREA



PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'

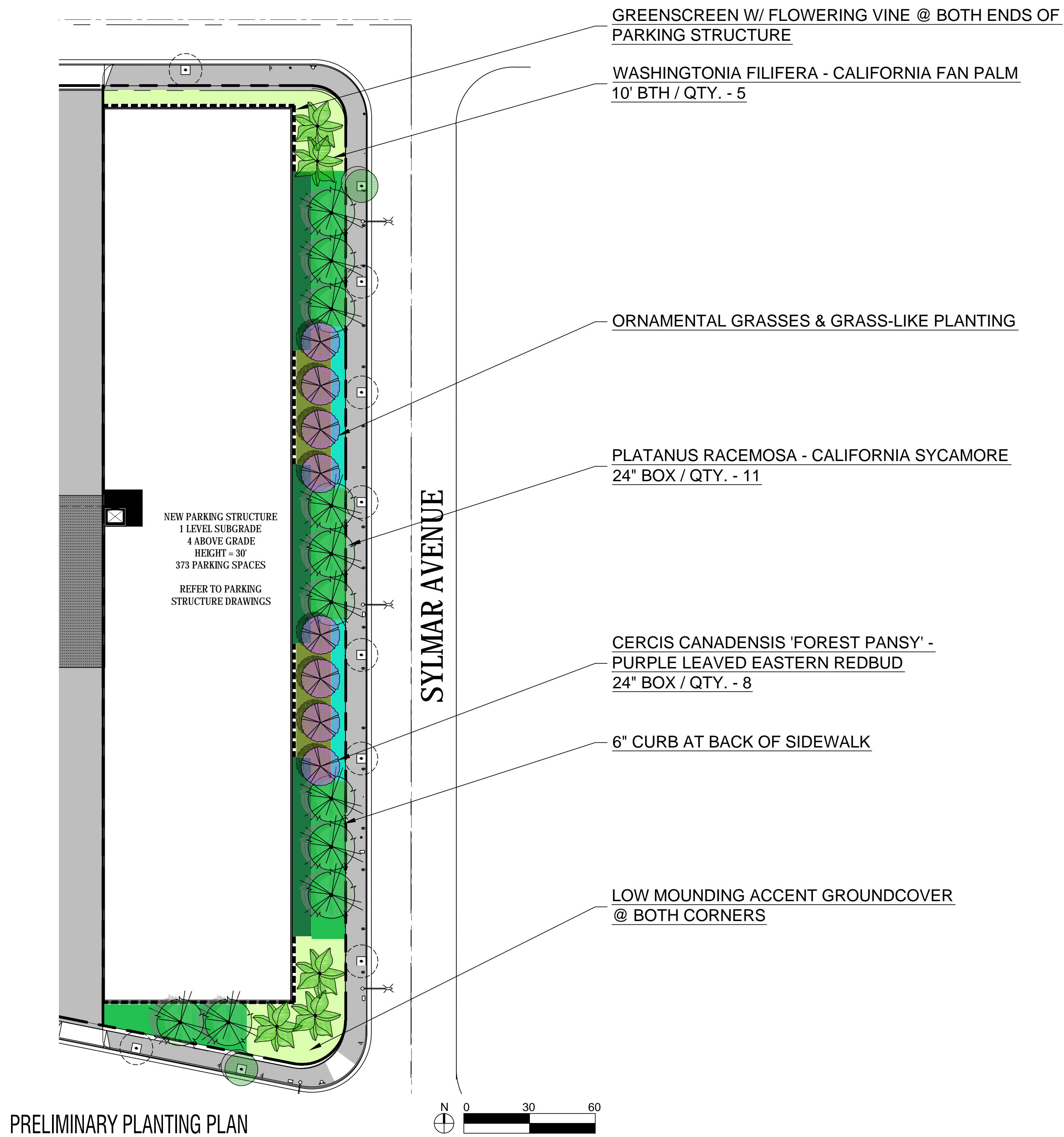


SHRUBS & GROUNDCOVER				
SYMBOL	BOTANICAL NAME	COMMON NAME	RIO (R)	NOTES
[Light Green Box]	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	R	5 Gal @ 24" O.C. (100%)
[Medium Green Box]	Juncus patens	California Gray Rush	R	5 Gal @ 24" O.C. (100%)
[Dark Green Box]	Dianella caerulea 'Little Becca'	Little Becca Flax Lily		1 Gal @ 12" - 16" O.C. (65%)
	Trachelospermum jasminoides	Star Jasmine		5 Gal @ 24" - 36" O.C. (35%)
[Cyan Box]	Asparagus densiflorus 'Myers'	Foxtail Fern		5 Gal @ 24" - 36" O.C. (65%)
	Pittosporum t. 'Silver Sheen'	Silver Sheen Kohuhu	R	15 Gal @ 42" - 52" O.C. (35%)
	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue		
	Westringia f. 'Morning Light'	Coast Rosemary		
[Light Green Box]		Planters		
[Dashed Line]		Greenscreen w/ vine planting		
[Bright Green Box]		Living Greenwall		
[Bright Green Box]		Refer to Sheet L-1.3 for further info on Sylmar Ave. Landscape Area		

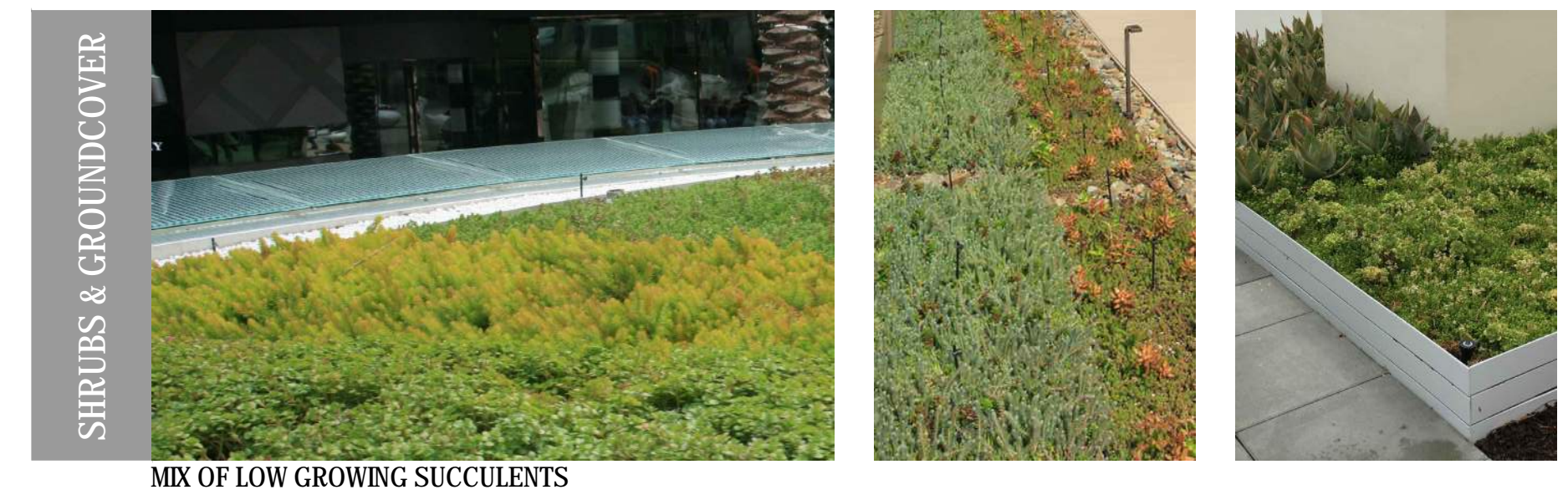
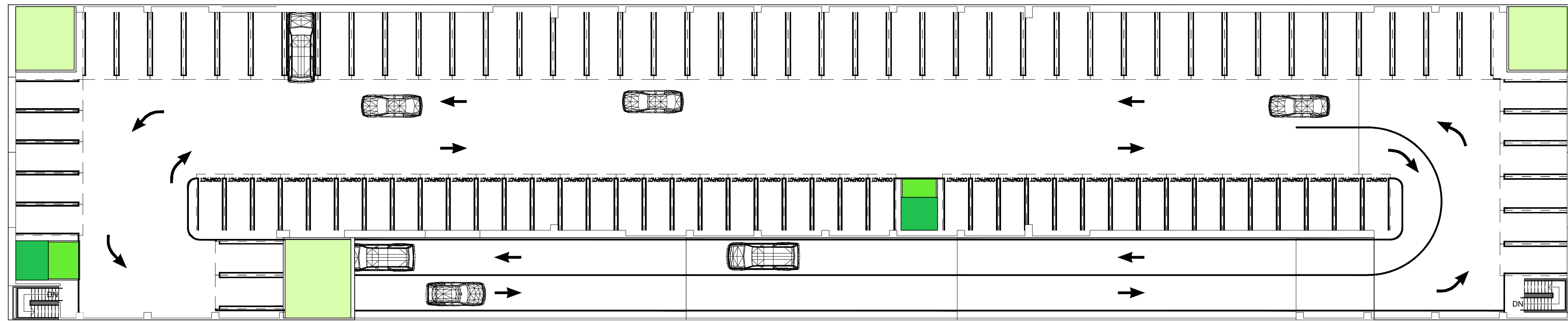


PRELIMINARY PLANTING PLAN
SCALE: 1" = 30'

1



SHRUBS & GROUND COVER				
SYMBOL	BOTANICAL NAME	COMMON NAME	RIO (R)	NOTES
	Carissa macrocarpa 'Green Carpet'	Low Growing Natal Plum	R	5 Gal @ 24" O.C. (100%)
	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	R	5 Gal @ 24" - 36" O.C. (100%)
	Pennisetum spathiolatum	Slender Veldt Grass	R	5 Gal @ 24" O.C. (100%)
	Galvezia speciosa	Island Snapdragon	R	1 Gal @ 12" - 16" O.C. (35%)
	Ceanothus 'Yankee Point'	Wild Lilac	R	5 Gal @ 24" - 36" O.C. (65%)
	Laurus nobilis 'Little Ragu'	Little Ragu Sweet Bay	R	
	Asparagus densiflorus 'Myers'	Foxtail Fern		5 Gal @ 24" - 36" O.C. (65%)
	Pittosporum t. 'Silver Sheen'	Silver Sheen Kohuhu		15 Gal @ 42" - 52" O.C. (35%)
	Westringia f. 'Morning Light'	Coast Rosemary		
	Greenscreen w/ espallier Cytostoma callistegioides	Lavender Trumpet Vine		5 Gal @ 48" O.C. (100%)



PARKING GARAGE LANDSCAPE COVERAGE CALCULATIONS

Total Parking Garage Roof Deck Area: 29,394 SF
 Total Parking Garage Roof Deck Landscape Area: 1,205 SF (compliant with 4% landscape area)

Note:
 A minimum of 4% of the total parking garage roof deck area shall be landscape area

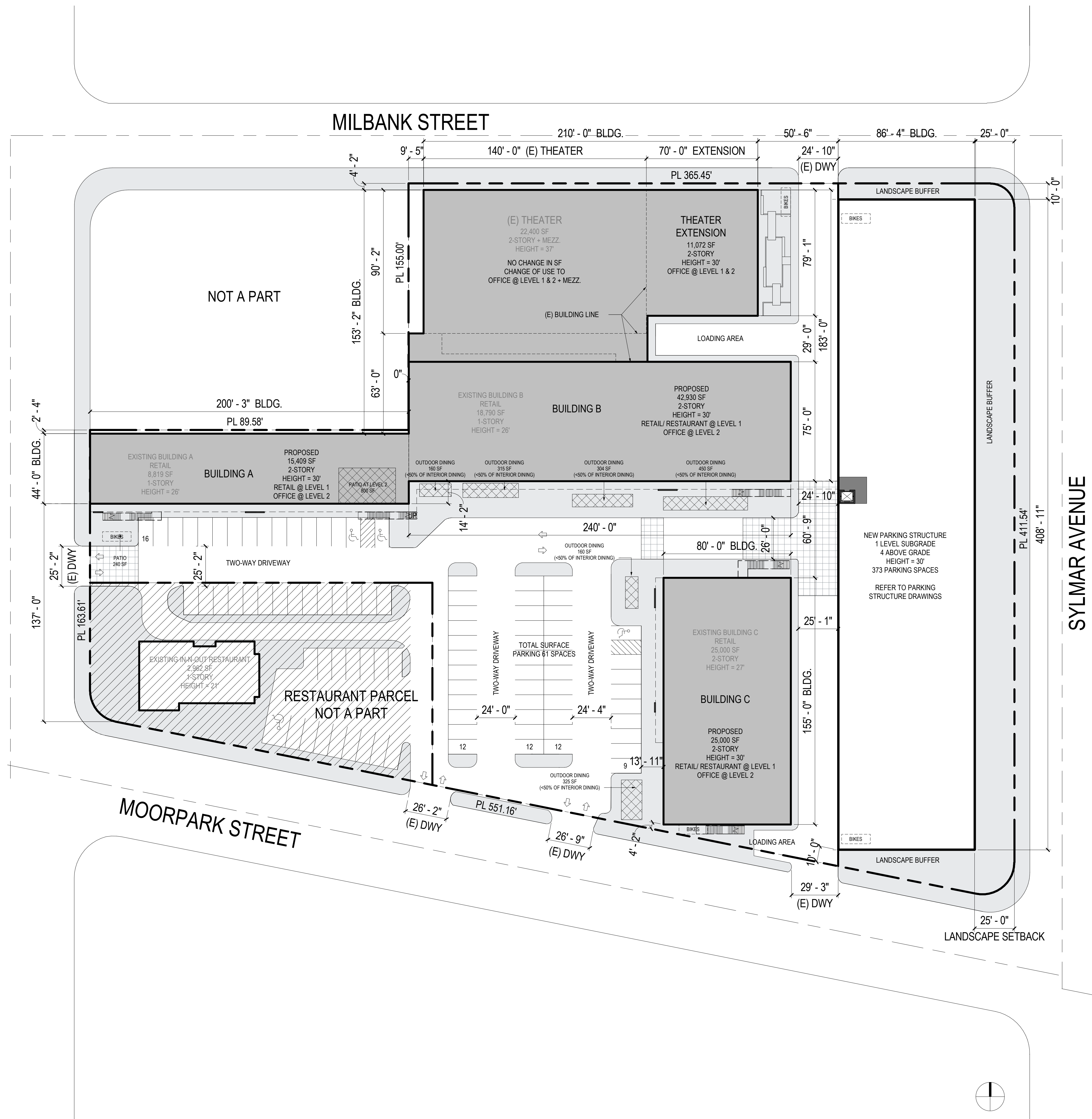
SHRUBS & GROUNDCOVER				
SYMBOL	BOTANICAL NAME	COMMON NAME	RIO (R)	NOTES
[Light Green Box]	Festuca mairei	Atlas Fescue	R	1 Gal @ 12" - 16" O.C. (35%) 5 Gal @ 24" - 36" O.C. (65%)
	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	R	
	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	R	
	Achillea millefolium	Common Yarrow	R	
[Medium Green Box]	Lantana camara 'New Gold'	New Gold Lantana		5 Gal @ 24" - 36" O.C. (100%)
	Ficus repens	Creeping Fig		
[Dark Green Box]	Mix of low growing succulents			4" Pots @ 4" O.C. (100%)



PRELIMINARY PLANTING PLAN - PARKING STRUCTURE
 SCALE: 1" = 30'

1

VAN NUYS BOULEVARD



PROJECT INFORMATION

PROJECT DESCRIPTION:	ADDITION OF NEW 2ND-STORY TO EXISTING ONE-STORY BUILDINGS A AND B; RENOVATE EXISTING TWO-STORY BUILDING C; ADDITION TO AND CHANGE OF USE OF EXISTING THEATER TO OFFICE BUILDING; NEW CONSTRUCTION OF 4-STORY PLUS 1-LEVEL SUBTERRANEAN PARKING STRUCTURE.
PROJECT ADDRESS:	4454 VAN NUYS BLVD. SHERMAN OAKS, CA 91403
PROJECT OWNER:	4454 VAN NUYS, LLC 16161 VENTURA BLVD., ENCINO, CA 91436 310.773.3619
APN:	2285-014-010
LOT NO.:	Lot A and Lot B
LEGAL DESCRIPTION:	LOT A OF PARCEL MAP 3354 AND LOT B OF PARCEL MAP 2875
ZONING:	OPB-1-RIO C4-1VL-RIO
SPECIFIC PLAN:	VENTURA-CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN
GENERAL PLAN LAND USE:	GENERAL COMMERCIAL
TYPE OF OCCUPANCY:	RETAIL, RESTAURANT, COMMERCIAL OFFICE

LOT & BUILDING INFO

LOT SIZE DETAILS	C4 zone: 125,869 SF	PB Zone: 48,555 SF	TOTAL: 174,424 SF
BUILDING AREA	EXISTING SF	PROPOSED TOTAL SF	ADDED SF
BUILDING A	8,819 SF (1-STORY)	15,409 SF (2-STORY)	15,409 - 8,819 = 6,590 SF
BUILDING B	18,790 SF (1-STORY)	42,930 SF (2-STORY)	42,930 - 18,790 = 24,140 SF
BUILDING C	25,000 SF (2-STORY)	25,000 SF (2-STORY)	N/A
THEATER	22,400 SF (2-STORY + MEZZ.)	22,400 SF (2-STORY + MEZZ.)	N/A
THEATER EXTENSION	N/A	11,072 SF (2-STORY)	11,072 SF
PARKING STRUCTURE (P.S.)	N/A	36,418 SF per FL (3-STORY + B)	-
TOTAL FLOOR AREA	75,009 SF (E)	116,811 SF excluding P.S.	116,811 - 75,009 = 41,802 SF
FAR = 1.0:1 (100% OF LOT)		116,811 SF / 125,869 SF = 93%	TOTAL ADDED (ALL OFFICE)
TOTAL FOOTPRINT	52,848 SF (E)	97,600 SF including P.S.	
BUILDING LOT COVERAGE	52,848 SF / 125,869 SF = 42%	97,600 SF / 174,424 SF = 56%	
LANDSCAPE & HARDSCAPE	LANDSCAPE AREA: 16,633 SF	HARDSCAPE AREA: 60,190 SF	BUILDING including P.S.: 97,600 SF
	16,633 SF / 174,424 SF = 9.5%	60,190 SF / 174,424 SF = 34.5%	97,601 SF / 174,424 SF = 56%
HEIGHT LIMIT	30 FEET REQUIRED	NEW BUILDINGS AT 30 FEET PROVIDED (EXISTING THEATER BUILDING TO REMAIN AT 37 FEET)	

EXISTING PARKING PARKING CALCULATION

Per Permit No. 02016-20000-18609, (E) BUILDING A, B, C including (E) 6,922 SF OF RESTAURANT excluding (E) THEATER = 52,609 SF	111 SPACES REQUIRED
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ADDED AREA PARKING

TOTAL FLOOR AREA (116,811 SF) - EXISTING A, B, C + THEATER EXTENSION (75,009 SF) = 41,802 SF, ALL OFFICE @ 1/300	140 SPACES REQUIRED
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THEATER TO OFFICE CHANGE OF USE PARKING

CHANGE OF USE FROM EXISTING THEATER (22,400 SF) TO OFFICE (22,400 SF) @ 1/300	75 SPACES REQUIRED
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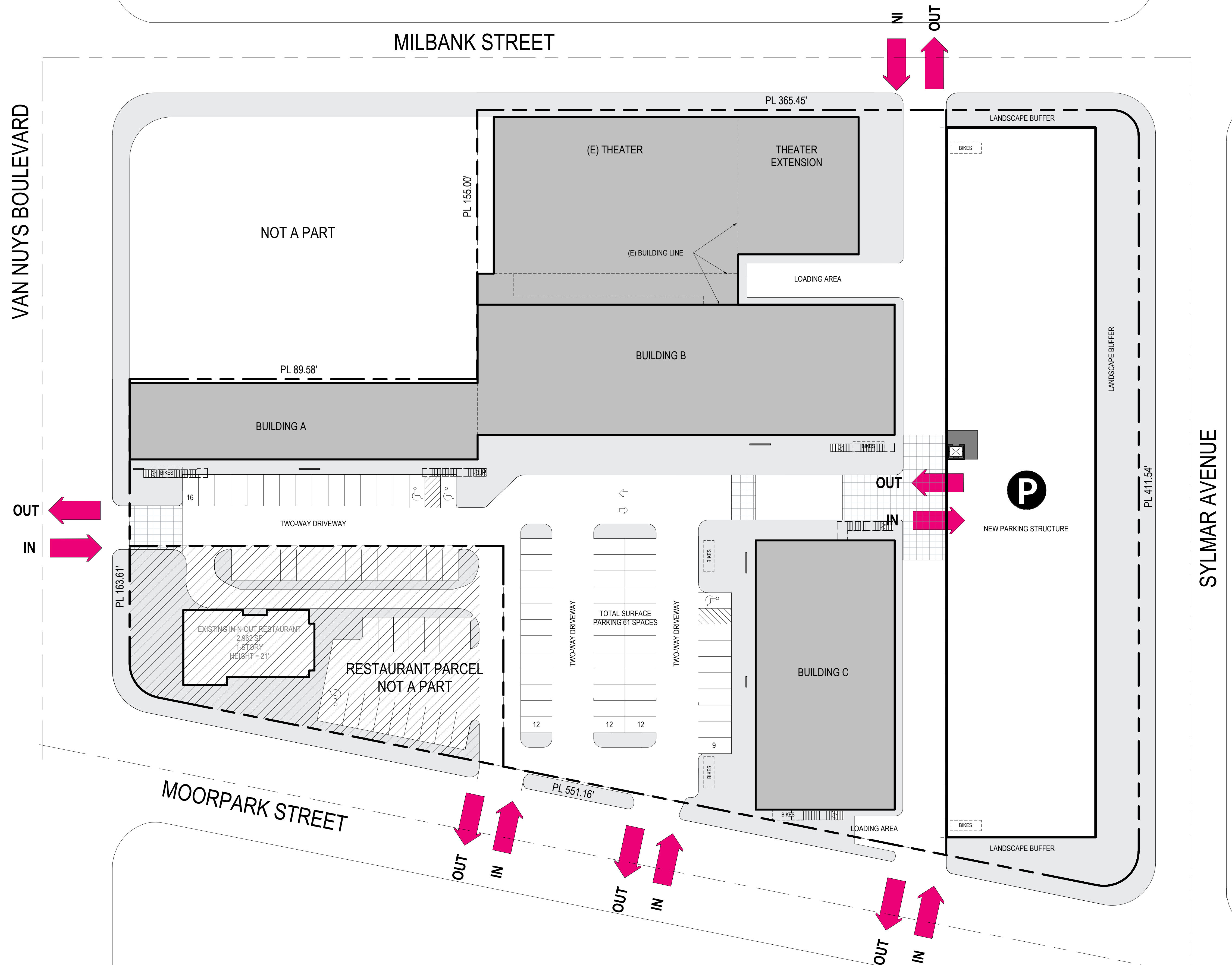
RETAIL TO RESTAURANT CHANGE OF USE PARKING

BUILDING CHANGE OF USE	PARKING REQUIRED FOR (E) RETAIL @ 1/250	PARKING REQUIRED FOR (N) RESTAURANT @ 1/100	ADDITIONAL PARKING REQ'D
BUILDING A	N/A	N/A	N/A
BUILDING B (7,000 SF)	7,000 SF x 1/250 = 28 SPACES	7,000 SF x 1/100 = 70 SPACES	70 - 28 = 42 ADDITIONAL REQ'D
BUILDING C (5,169 SF)	5,169 SF x 1/250 = 21 SPACES	5,169 SF x 1/100 = 52 SPACES	52 - 21 = 31 ADDITIONAL REQ'D
REQUIRED PARKING FROM RETAIL TO RESTAURANT CHANGE OF USE: 42 + 31 =	73 SPACES REQUIRED ADDITIONAL		

TOTAL REQUIRED PARKING	111 (Existing) + 140 (Added Offices) + 73 (Retail to Restaurants) + 75 (Theater to Office) = 399 SPACES REQ'D
TOTAL PARKING PROVIDED	(373 AT PARKING STRUCTURE + 61 AT SURFACE) = 434 SPACES PROVIDED
PARKING DELTA	434 - 399 = 35 SPACES SURPLUS

BICYCLE PARKING	41,802 SF OF OFFICE: 4-SHORT TERM & 8-LONG TERM REQUIRED
	4-SHORT TERM & 8-LONG TERM PROVIDED

PLOT PLAN



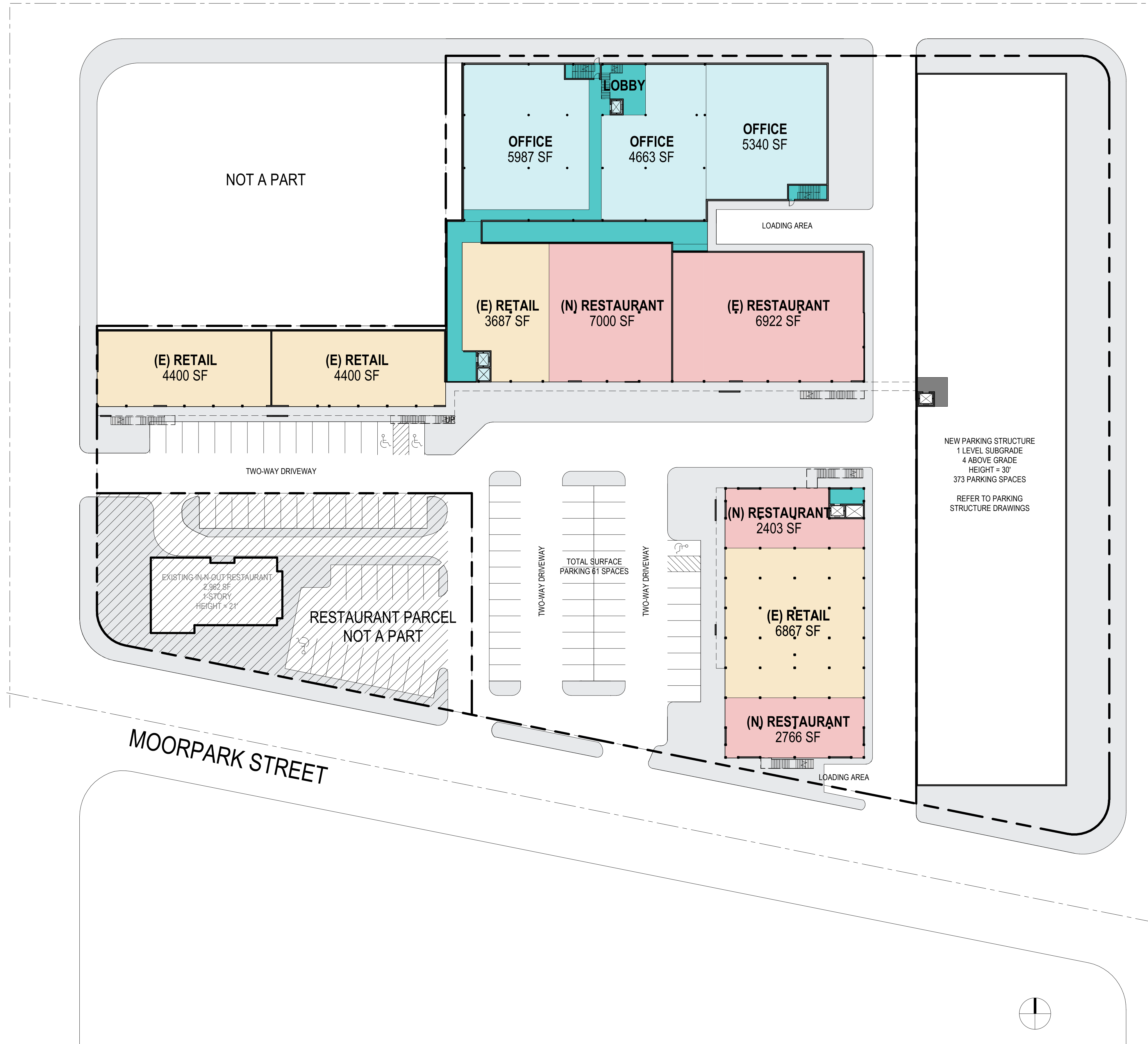
VEHICULAR ACCESS

VAN NUYS BOULEVARD

MILBANK STREET

SYLMAR AVENUE

MOORPARK STREET



LEGEND

- BOH
- BUILDING COMMON AREA
- F&B
- OFFICE
- RETAIL

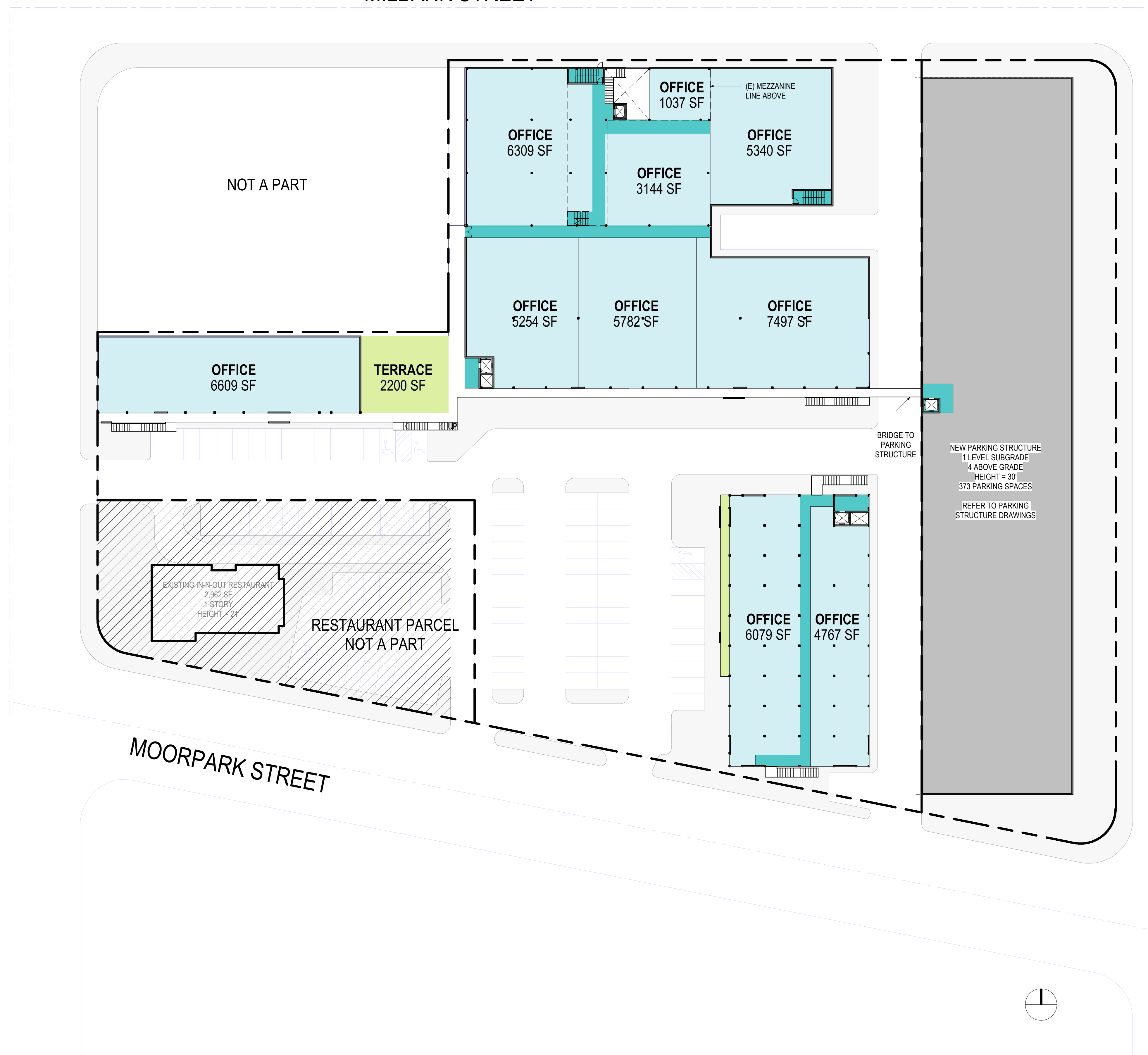
LEVEL 1 FLOOR PLAN

VAN NUYS BOULEVARD

MILBANK STREET

SYLMAR AVENUE

MOORPARK STREET



LEGEND

- BUILDING COMMON AREA
- EXTERIOR AREA
- OFFICE
- PARKING

LEVEL 2 FLOOR PLAN



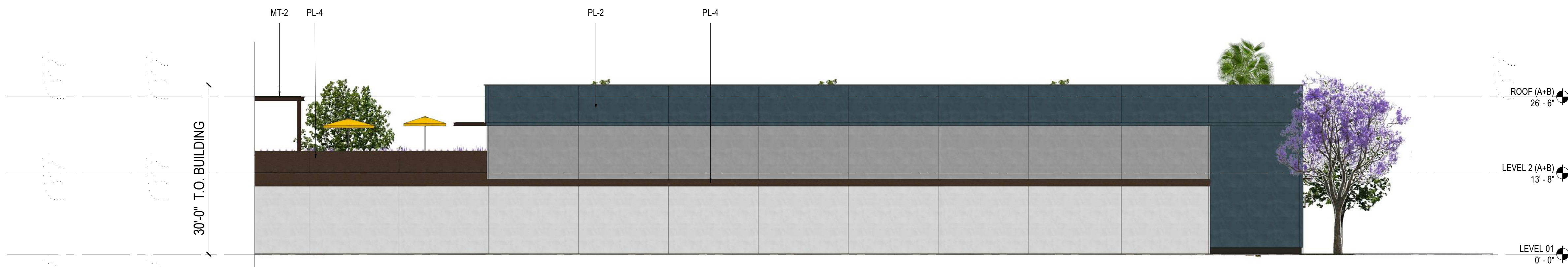
AERIAL VIEW



1 BUILDING A SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING A WEST ELEVATION
SCALE: 3/32" = 1'-0"

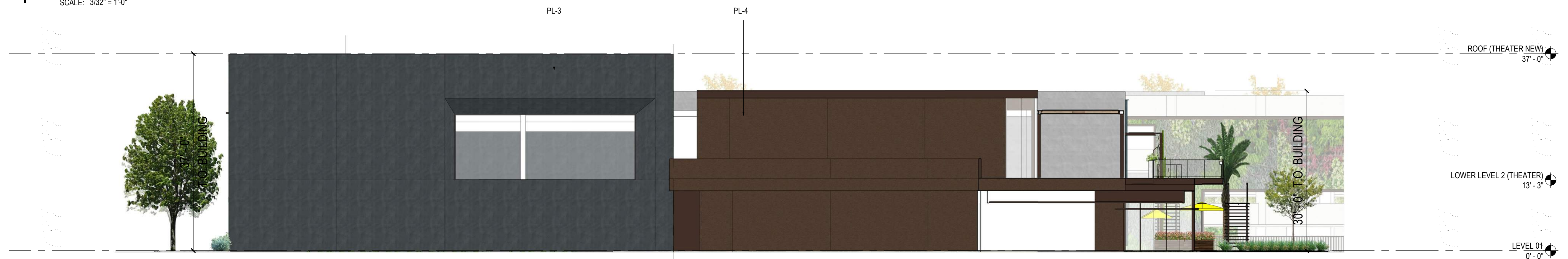


3 BUILDING A NORTH ELEVATION
SCALE: 3/32" = 1'-0"

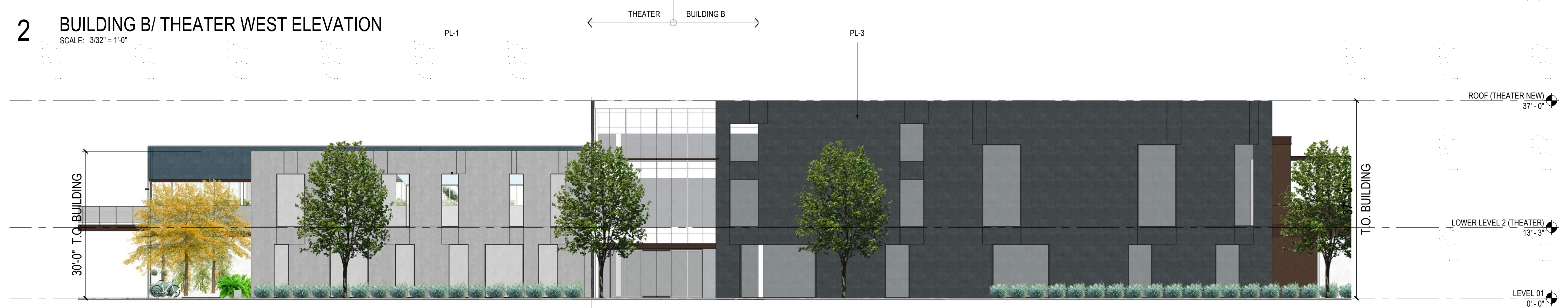
ELEVATION - BUILDING A



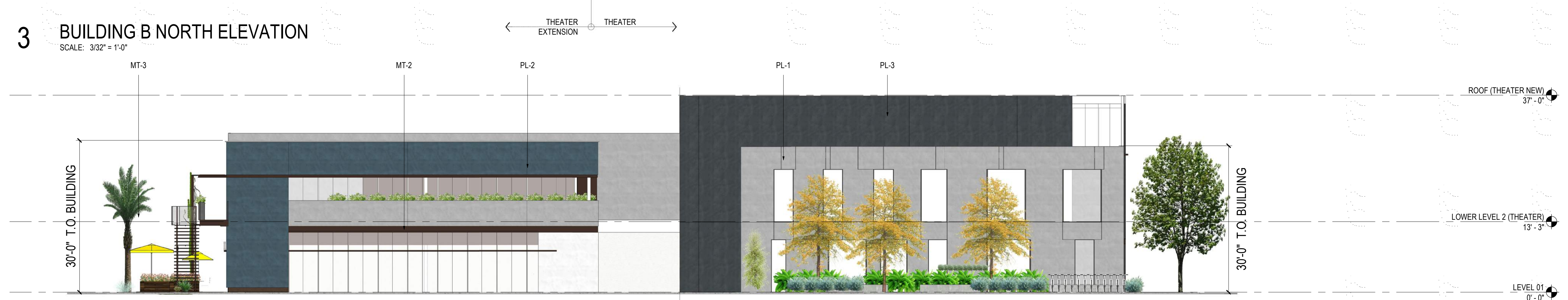
1 BUILDING B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING B/ THEATER WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING B NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING B/ THEATER EAST ELEVATION
SCALE: 3/32" = 1'-0"

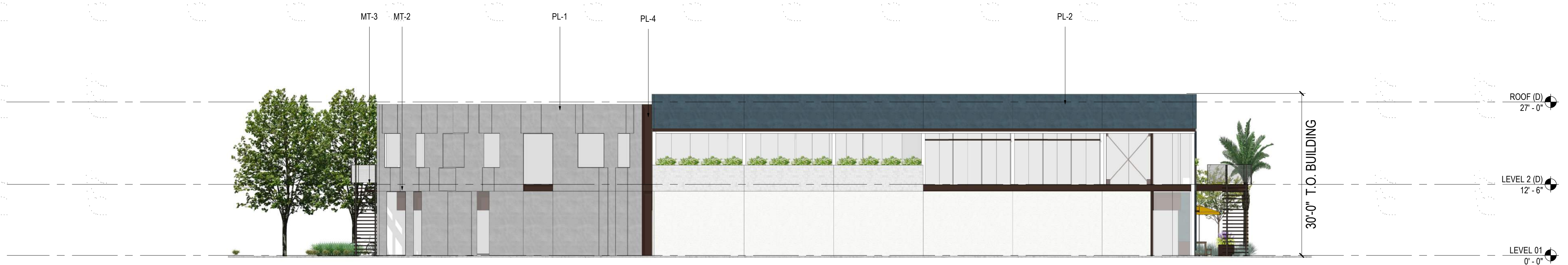
ELEVATION - BUILDING B/ THEATER



1 BUILDING C WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING C NORTH ELEVATION
SCALE: 3/32" = 1'-0"

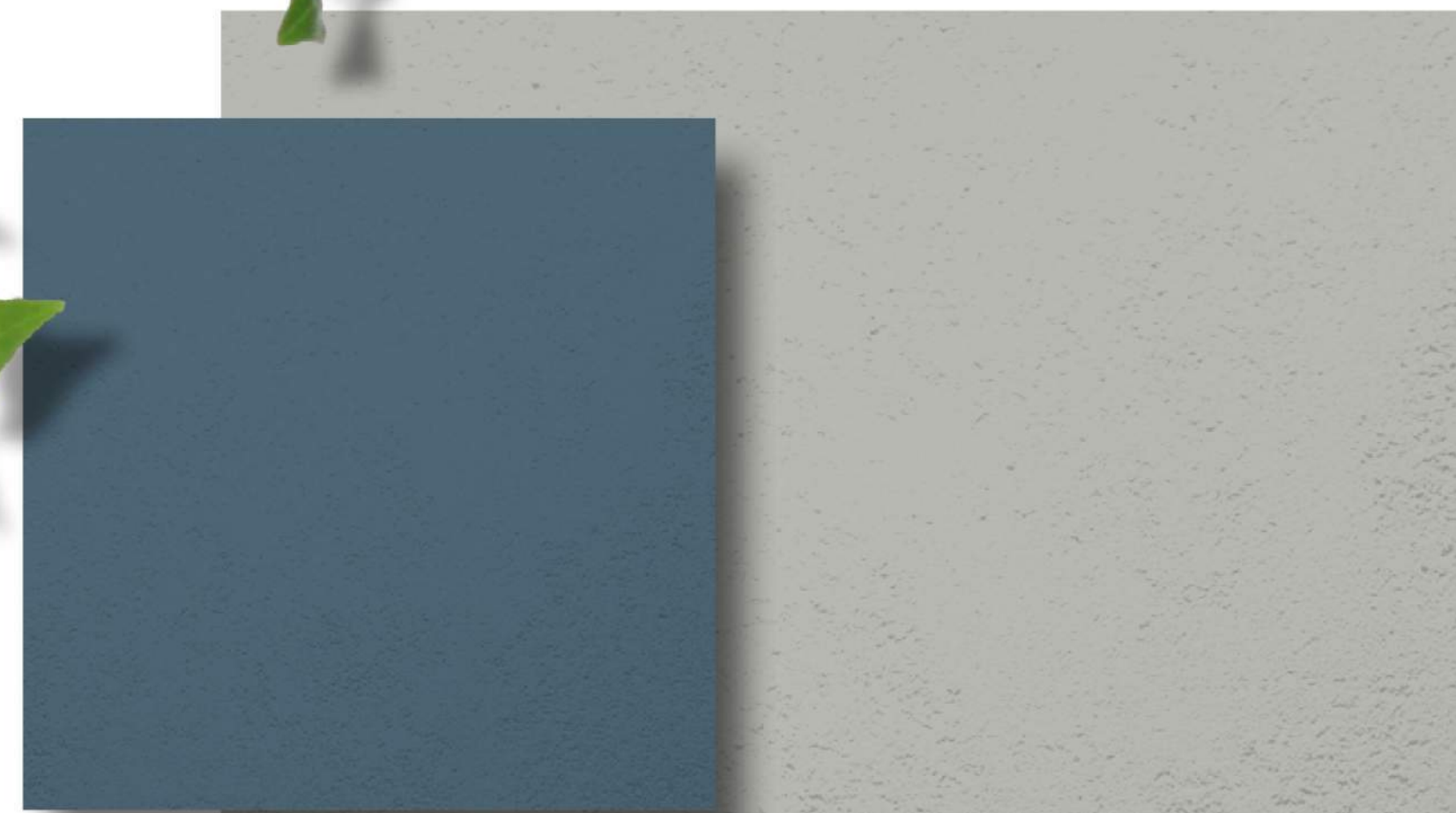


3 BUILDING C EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

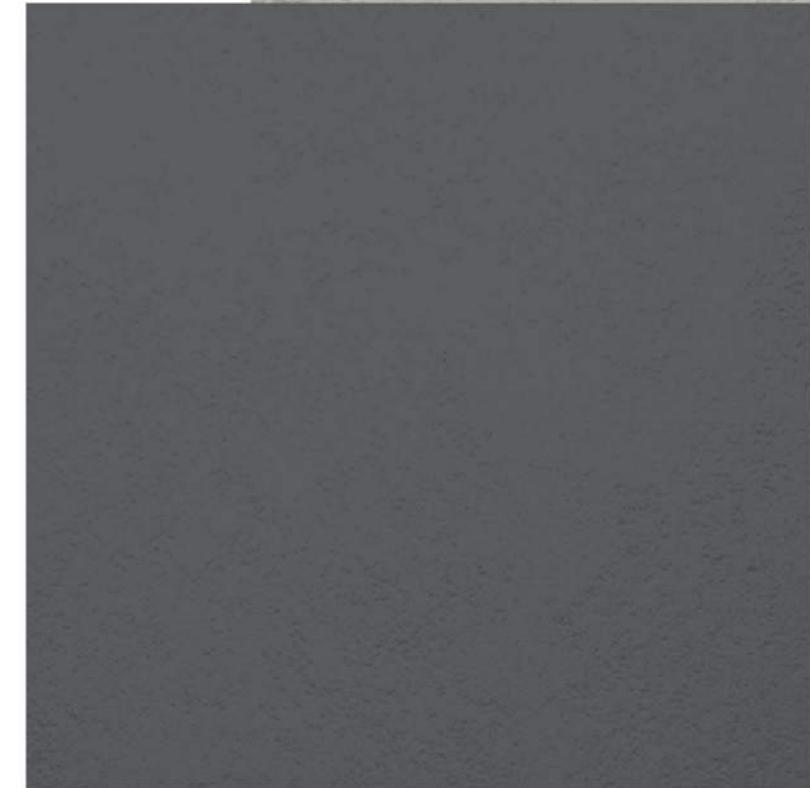
ELEVATION - BUILDING C



PL-1 STUCCO
 TYPE: ACRYLIC FINISH SMOOTH
 COLOR: PAREX USA PLATEAU 3003L (53)



PL-2 STUCCO
 TYPE: CEMENT FINISHES SAND FLOAT
 COLOR: PAREX USA SHERIDAN 3034L (13)



PL-3 STUCCO
 TYPE: ACRYLIC FINISH FINE
 COLOR: PAREX USA TUXEDO 3033L (12)



PL-4 STUCCO
 TYPE: ACRYLIC FINISH FINE
 COLOR: PAREX USA CLIFF 3039D (6)



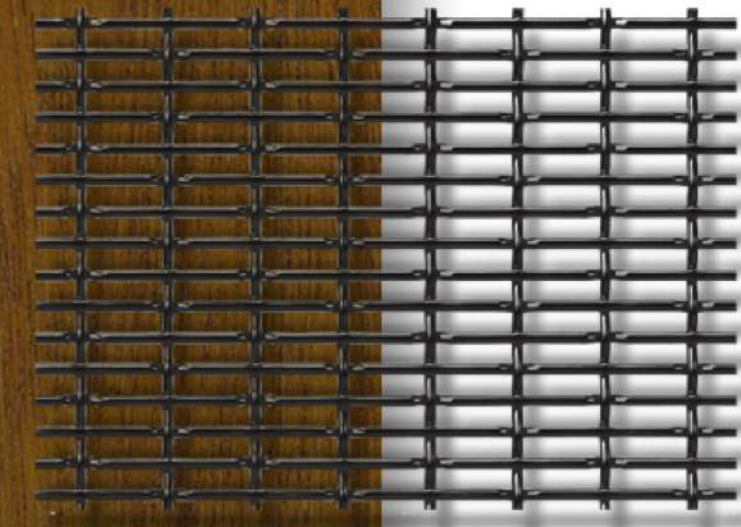
**WD-1 EXTERIOR CANOPY
 WOOD JOIST**
 TYPE: IPE SOLID WOOD
 COLOR: WIRE BRUSHED NATURAL



**MT-1 POWDER
 COATED METAL**
 TYPE: STEEL OR ALUMINUM
 COLOR: RAL 9010 PURE WHITE



**MT-2 POWDER
 COATED METAL**
 TYPE: STEEL OR ALUMINUM
 COLOR: RAL 8016
 MAHOGANY BROWN



**MT-3 POWDER
 COATED WOVEN
 WIRE MESH**
 TYPE: STEEL OR ALUMINUM
 COLOR: RAL 8016
 MAHOGANY BROWN



**GW-1 BASIC MODULAR VINE
 SCREEN SYSTEM**

TYPE: SOLID STRUCTURE - 5' SCREEN
 COLOR: RAL 8022 BLACK BROWN



GW-2 VINE SCREEN SYSTEM

TYPE: WALL MOUNTED SCREEN PANEL
 COLOR: RAL 9010 PURE WHITE

MATERIAL BOARD



BUILDING A VIEW - FROM VAN NUYS BOULEVARD



BUILDING B VIEW - SOUTH ELEVATION



BUILDING B VIEW - FROM MILBANK STREET



INNER STREET VIEW - FROM PARKING STRUCTURE



BUILDING C VIEW - FROM MOORPARK STREET



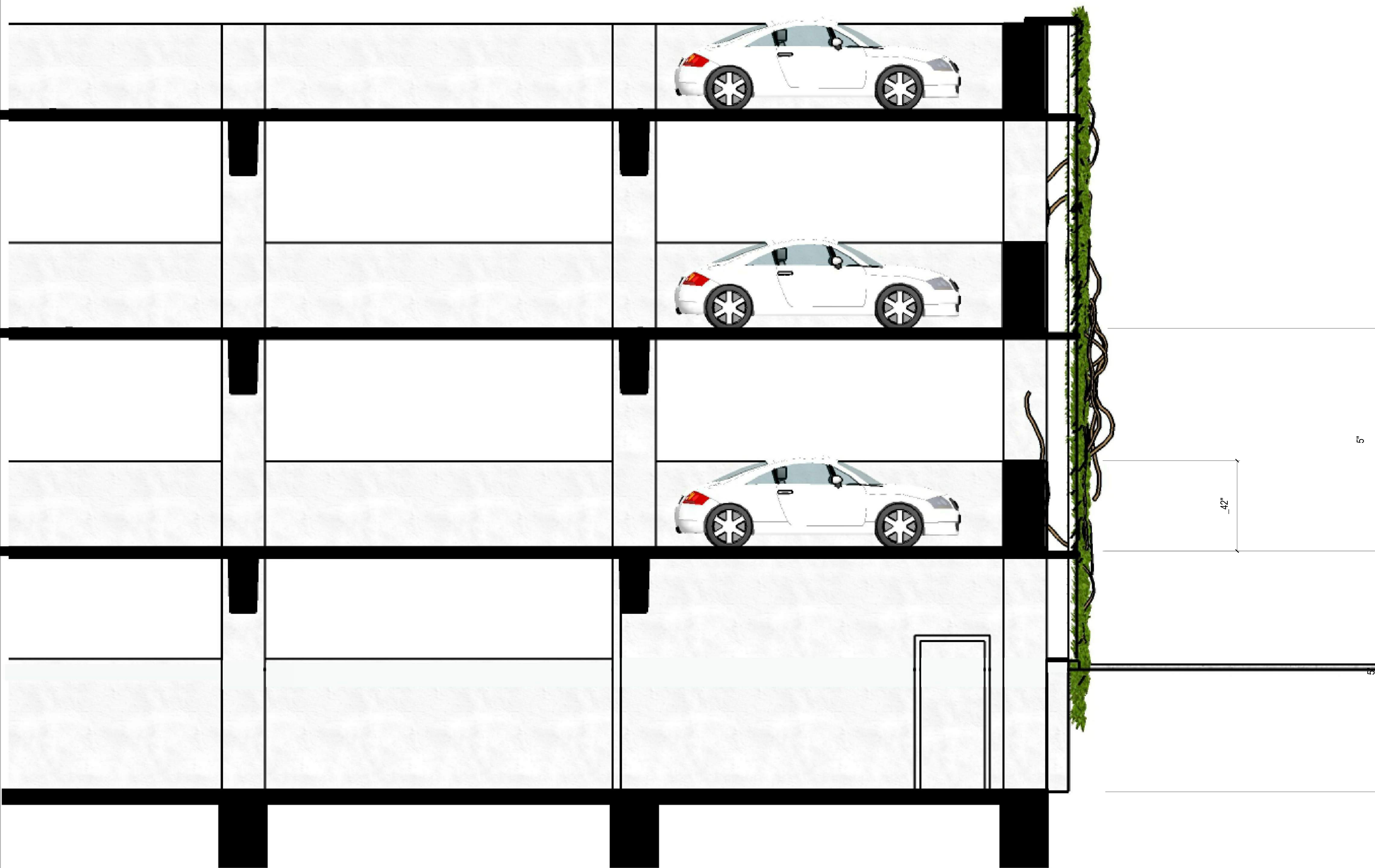
BUILDING C VIEW - WEST ELEVATION



PARKING GARAGE VIEW



PARKING GARAGE VIEW



SECTION - PARKING GARAGE



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2018-3346-SPP

Env. Case Number ENV-2018-3347-EAF

Application Type Project Permit Compliance

Case Filed With (Print Name) Trevor Martin Date Filed 6/12/18

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

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.
 Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 4454 N. Van Nuys Blvd., 14445 W. Moorpark St., and 14424 W. Milbank St. Unit/Space Number N/A

Legal Description² (Lot, Block, Tract) Lots A of Tract PM 3354 and Lot B of Tract PM 2875

Assessor Parcel Number 2265-014-010 Total Lot Area ± 174,424 SF (± 4 acres)

2. PROJECT DESCRIPTION

Present Use Commercial (retail, restaurant, office) and Theater

Proposed Use Commercial (retail, restaurant, office)

Project Name (if applicable) Sherman Oaks Square

Describe in detail the characteristics, scope and/or operation of the proposed project Addition of ± 41,802 SF (N) Floor Area, 2nd-story addition to and exterior facade renovation to (E) 1-story Buildings A & B; exterior facade renovation of (E) 2-story Building C; addition to & Change of Use and exterior facade renovation of (E) Theater to Office; & (N) 3-story plus 1 roof & subterranean level Parking Structure and 61 (E) surface parking spaces for a total of 399 spaces. See Attachment A for details.

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)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

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)

Proposed Project Information

(Check all that apply or could apply)

- 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

- Removal of protected trees on site or in the public right of way
- New construction: _____ 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 _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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 Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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

⁴ 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) _____

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. _____

Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

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:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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 _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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.

⁵ 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

7. **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 or 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 Acknowledgement is available for your convenience on following page.*

Signature 

Date 6-7-18

Print Name STEVEN GRYZMAN, MANAGING MEMBER

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 June 7, 2018 before me, Lilian Pudjowibowo, a Notary Public
(Insert Name of Notary Public and Title)

personally appeared STEVEN GRYZMAN, 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

(Seal)



APPLICANT

8. **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.
 - i. 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: 6-7-18

Print Name: STEVEN GALTZMAN, MANDATING MEMBER