

# 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 (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 maximum height of approximately 38 feet-10 inches in lieu of the 30 feet maximum height permitted, 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 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 collision/auto body 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 approximately 38 feet-10 inches, and will be constructed over 240 parking spaces provided on the ground floor parking level 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		38'-10"
<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.

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<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.

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