

ATTACHMENT A

BACKGROUND INFORMATION/REQUEST

5805 SEPULVEDA RETAIL CENTER

5805 N. SEPULVEDA BOULEVARD AND 15317 W. HATTERAS STREET
VAN NUYS, CA 91411

PROJECT OVERVIEW / REQUEST

The Applicant, 5805 Sepulveda Partners, LP, seeks to construct, use and maintain a new approximately 8,339 square foot, single-story, 28 feet in height, commercial/retail building (the proposed "Project") on the southeast corner of the property located in M1-1-RIO Zone, at 5805 N. Sepulveda Boulevard and 15317 W Hatteras Street (the "Subject Property"). As part of the proposed Project, the existing surface parking area will be reconfigured and restriped. Off-street parking is provided at and above grade and within a surface parking lot and an existing parking structure.

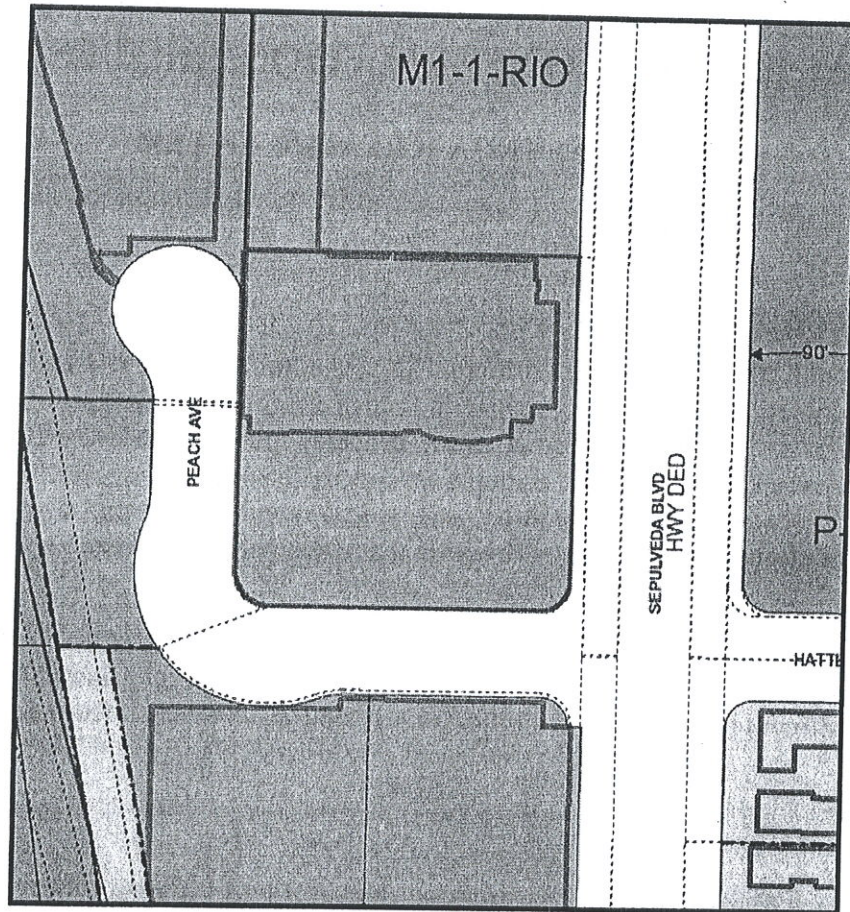
The establishment of the proposed Project requires a **HEIGHT DISTRICT CHANGE**, pursuant to LAMC Section 12.32F, to allow for a change from Height District No. 1 to Height District No. 2D, allowing for an increase in the Floor Area Ratio ("FAR") from 1.5:1 to 1.64:1.

BACKGROUND

Subject Property

The Subject Property is flat, rectangular shaped lot, located at 5805 N. Sepulveda Boulevard and 15317 W. Hatteras Street in the Van Nuys community of Los Angeles. It is legally described as Lot PT 283 (Arb 8) of Tract 1000 and has a total lot area of approximately 58,503 square feet (approximately 1.34 acres). The Subject Property has linear frontage of approximately 252 feet on the west side of Sepulveda Boulevard, approximately 232 feet of frontage along the north side of Hatteras Street and approximately 118 feet of frontage along the east side of Peach Avenue. As shown in **Figure 1**, below, the Subject Property is located within the M1-1-RIO zone, and is located within the adopted Van Nuys North Sherman Oaks Community Plan area.

FIGURE 1. SUBJECT PROPERTY (W/ZONING)



The Subject Property is currently improved with an 87,745 square foot, eight-story commercial office building and parking structure, which was constructed in 1993. An approximately 20,000 square foot surface parking area located at the southern half of the Subject Property. The existing office building and parking structure will remain and the surface parking lot will be reconfigured and restriped to accommodate the proposed approximately 8,339 square foot commercial / retail building.

Surrounding Properties:

Surrounding properties are located within the R3-1-RIO, (T)(Q)RAS4-1VL-RIO, C1.5-1VL-RIO, CM-1-RIO, M1-1-RIO and P-1VL-RIO Zones and are characterized by relatively flat topography and improved streets. The surrounding properties consist of a mixture of multi-family residential, commercial and industrial uses.

The property to the north of the Subject Property, is located within the M1-1-RIO Zone and is improved with a single-story commercial retail building and surface parking lot and occupied by an automobile related use.

The property to the south of the Subject Property, is within the CM-1-RIO Zone and is improved with a two-story retail building and attached four-story above grade parking structure this is currently occupied by a Target and a CVS Pharmacy.

The property to the east of the Subject Property, across Sepulveda Boulevard, is located within P-1VL-RIO and C1.5-1VL-RIO Zones and is improved with a single-story multi-tenant commercial retail center surrounded by surface parking area and occupied by various commercial retail users.

The property to the east and slightly south of the Subject Property, across Sepulveda Boulevard, is located within the R3-1-RIO Zone and is improved with a single-story motel building, currently occupied by Cabana Motel.

The property to the west and slightly north of the Subject Property is within the M1-1-RIO Zone and is improved with a single-story industrial building, currently occupied by a self-storage facility.

Project Description

The proposed Project consists of the construction of a new, single-story, 28 feet in height, multi-tenant, approximately 8,339 square foot commercial / retail building located at the southeast corner of the Subject Property. The proposed building will replace a portion of the existing approximately 20,000 square foot surface parking area.

As noted previously, the Subject Property is currently improved with an 87,745 square foot, eight-story commercial office building and integrated two-story (above grade) parking structure, which was constructed in 1993. The proposed Project would redevelop approximately half of the existing 20,000 square foot surface parking area located on the southern portion of the Subject Property site into the single-story retail / commercial building, while reconfiguring the surface parking area to accommodate the addition of bicycle parking storage areas. The proposed Project would provide 19 automobile parking stalls, at grade, for direct access to the retail / commercial uses. An additional (existing) 163 parking spaces are provided within the existing parking structure.

Access to the Subject Property will be via a new driveway from Hatteras Street, which will replace a driveway that is currently located approximately 65 feet west of Sepulveda Boulevard. This new driveway will provide access to the newly reconfigured surface parking area, the new bicycle parking/storage locker area and the existing office building and related parking structure.

The existing landscape planters along the southern perimeter of the existing surface parking area will remain, while two of the landscape (finger) planters from the interior of the existing surface parking area will be removed. As shown on the enclosed plans, a new landscape planting area is proposed along the southern boundary of the Subject Property in the location of the existing driveway to be removed.

Pursuant to LAMC Section 12.21A4, new or existing required automobile parking spaces may be replaced by bicycle parking at a ratio of one standard automobile parking space for every four required or non-required bicycle parking spaces, not to exceed a replacement of more than

20% of the total required automobile spaces. The existing office building is required to provide 175 automobile parking spaces and there are currently 227 parking spaces provided (163 spaces within the parking structure and 64 spaces within the surface parking area). The proposed commercial / retail building would require a total of 17 additional parking stalls. With the reconfiguration of the surface parking area, the existing 64 parking spaces in the surface parking area will be replaced with 19 parking spaces and 48 bicycle parking spaces. Currently there are no bicycle parking spaces provided on the Subject Property. The proposed Project will add 48 bicycle parking spaces/storage lockers.

STREETS AND CIRCULATION

Sepulveda Boulevard – The Mobility Plan 2035 designates Sepulveda Boulevard as a Boulevard II. The portion of Sepulveda Boulevard adjoining the Subject Property along the east property line, is designated to a half Right of Way (“ROW”) width of 55 feet and a half Roadway width of 40 feet. Currently, the street is dedicated to a half ROW width of 60 feet with a half Roadway of approximately 47 feet and is improved with paved street, curb, gutter, and sidewalk.

Hatteras Street – The Mobility Plan 2035 designates Hatteras Street as a Local Street. The portion of Hatteras Street adjoining the Subject Property along the south property line is designated to a half ROW width of 30 feet, with a half Roadway width of 18 feet. Currently, the street is dedicated to a half ROW width of 30 feet and a half Roadway of approximately 19 feet, and is improved with paved street, curb, gutter, and sidewalk.

Peach Avenue – The Mobility Plan 2035 designates Peach Avenue as a Local Street. The portion of Peach Avenue adjoining the Subject Property along the west property line is designated to a half ROW width of 30 feet, with a half Roadway width of 18 feet. Currently the street is dedicated to a half ROW width of 30 feet and a half Roadway of approximately 19 feet, and is improved with paved street, curb, gutter, and sidewalk.

PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC

The City’s Zoning and Map Information System (ZIMAS) lists the following zoning-related actions as pertaining the Subject Property:

ORD 183144- Effective August 20, 2014, the City Council established the Los Angeles River Improvement Overlay District. Related to CPC-2008-3125-CA

ORD-183145- Effective August 20, 2014 the City Council amended sections of the LAMC in order to authorize the establishment of the Los Angeles River Improvement Overlay District.

GENERAL PLAN

The Subject Property is located within the adopted Van Nuys North Sherman Oaks Community Plan area, and is designated for Limited Manufacturing land uses corresponding to the MR1, M1 Zones.

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ATTACHMENT B

HEIGHT DISTRICT CHANGE JUSTIFICATIONS

5805 SEPULVEDA RETAIL CENTER

5805 N. SEPULVEDA BOULEVARD AND 15317 W. HATTERAS STREET
VAN NUYS, CA 91411

PROJECT OVERVIEW / REQUEST

The Applicant, 5805 Sepulveda Partners, LP, seeks to construct, use and maintain a new approximately 8,339 square foot, single-story, 28 feet in height, commercial/retail building (the proposed "Project") on the southeast corner of the property located in M1-1-RIO Zone, at 5805 N. Sepulveda Boulevard and 15317 W Hatteras Street (the "Subject Property"). As part of the proposed Project, the existing surface parking area will be reconfigured and restriped. Off-street parking is provided at and above grade and within a surface parking lot and an existing parking structure.

The establishment of the proposed Project requires a **HEIGHT DISTRICT CHANGE**, pursuant to LAMC Section 12.32F, to allow for a change from Height District No. 1 to Height District No. 2D, allowing for an increase in the Floor Area Ratio ("FAR") from 1.5:1 to 1.64:1.

JUSTIFICATIONS / FINDINGS

The following information has been developed pursuant to the City of Los Angeles' "Special Instructions for Height District Change (HD), As Prescribed By The City Planning Commission/Area Planning Commissions and LAMC Sections 12.32 F:

Why is the Height District change request beneficial in terms of the public necessity, convenience, general welfare and good planning and zoning practice?

The Subject Property is located within the Van Nuys Sherman Oaks Community Plan (the "Community Plan") area, updated by the City Council on September 9, 1998 (Council File 15-0719). The Community Plan designates the Subject Property for Limited Manufacturing land uses corresponding to the CM, MR1 and M1 Zones. It is located within the M1-1-RIO Zone.

The Applicant is seeking to change the Height District of the Subject Property from "1" to "2D", in order to increase the FAR from 1.5:1 to 1.64:1, allowing the proposed addition of an approximately 8,339-square foot, single-story, commercial retail building at the southeast corner of the Subject Property.

The Subject Property is comprised of one parcel, that is approximately 58,503 square feet (1.34 acres). It is a level, rectangular parcel, located within the Van Nuys-North Sherman Oaks Community of the City of Los Angeles. The Subject Property has linear frontage of approximately 252 feet on the west side of Sepulveda Boulevard, approximately 232 feet of frontage along the north side of Hatteras Street and approximately 118 feet of frontage along the east side of Peach Avenue. It is legally described as Lot PT 283 (Arb 8) of Tract 1000.

ATTACHMENT B – Height District Change Justifications

The Subject Property is improved with an 8-story office building, inclusive of 2 levels of parking, and a surface parking lot. The total existing floor area within the office building, all of which is to be retained, is approximately 87,745 square feet. There are a total of 163 parking spaces located on the 2 levels of parking structure within the office building, all of which will remain. The existing surface parking lot will be reconfigured to allow for the construction and placement of the proposed commercial retail building. The proposed Project will provide a total of 19 surface parking spaces located in the surface parking area to the west of the proposed commercial retail building. A total of 48 Bicycle parking spaces will be provided as part of the proposed Project.

The Applicant proposes to enhance the existing improvements with an approximately 8,339-square-foot, single-story, approximately 28 feet in height, commercial/retail building. The existing improvements on the Subject Property include the 87,745 square feet of office floor area which amounts to an FAR of 1.49:1. The current Zone and Height District of M1-1-RIO allows for a maximum FAR of 1.5:1 and unlimited height. The Applicant is requesting a Height District Change to allow for the addition of an 8,339-square foot single-story commercial retail center. With the addition of floor area, the proposed FAR is 1.64:1. Absent of any other mechanism to allow for the slight increase in FAR, the Applicant is requesting this Height District Change, with certain development limitations (i.e., FAR of 1.64:1), in order to accommodate the building addition.

The requested Height District Change is beneficial in terms of **public necessity** in that the Subject Property is located along Sepulveda Boulevard within the Van Nuys-North Sherman Oaks Community. The focus of a proposed special study area in the Community Plan, the stretch of Sepulveda Boulevard from Erwin Street to Hatteras Street, was identified in a detailed land use survey revealing that a majority of the properties along Sepulveda are currently developed with commercial uses.

The opportunities identified in the Community Plan for Commercial and Industrial areas include; 1) establish appropriate transitions between commercial and adjoining uses, especially residential, 2) Create pedestrian-friendly shopping areas by incorporating street trees, benches, convenient parking/access, and maintaining retail frontage at ground level, and 3) Availability of site planned for job producing uses that improve the economic and physical condition of the area.

The Subject Property is currently classified within in the M1-1 Zone and surrounded by lots classified in the M1-1 Zone to the north, and west (across Peach Avenue), lots classified in the C1.5-1VL, P-1VL, R3-1VL, RAS4-1VL to the east of the Subject Property across Sepulveda Boulevard, and lots classified in the CM-1 Zone to the south across Hatteras Street. The mix of zones and uses in the immediate area require transitions from one zone to the next especially from the residential to commercial and industrial. As such, the introduction of the single-story commercial retail center at the corner of Sepulveda Boulevard and Hatteras Street provides a transition from the Commercial Industrial zoned lot to the south to the Subject Property which is within the Light Industrial Zone; and from the residential uses across Sepulveda Boulevard to the industrial uses west of Sepulveda.

Further, the proposed Project will activate the west side of Sepulveda Boulevard by providing ground floor commercial retail uses within close proximity to residential uses across

Sepulveda and commercial and office uses in the surrounding area. A landscaped outdoor patio area is located along the east side of the building which fronts Sepulveda, providing the potential for outdoor dining. In addition, on the north side of the building is a landscaped outdoor plaza, with access to Sepulveda Boulevard, linking the proposed retail building with the pedestrian entrance to the existing 8-story office building.

Finally, job-producing land is of significant importance to Los Angeles's economic vitality, as it offers employment opportunities, supports multiple business sectors and generates taxes that sustain City services. As industrial land uses have evolved over time due to technological advances and new industry sectors have developed, the City must be able to accommodate these changes and retain critical job-producing land in new and innovative ways. The Subject Property is zoned M1 and considered to be job producing land. The site is currently improved with an 8-story office building. With the addition of new ground floor commercial retail uses, the proposed Project will help to improve the economic and physical condition and vitality of the area.

The outcomes listed above will clearly serve the growing and continued **public necessity** for commercial uses located in the Van Nuys-North Sherman Oaks Community Plan area, by activating the pedestrian experience along Sepulveda, providing transitions between uses and furthering the job producing nature of the M1 Zone.

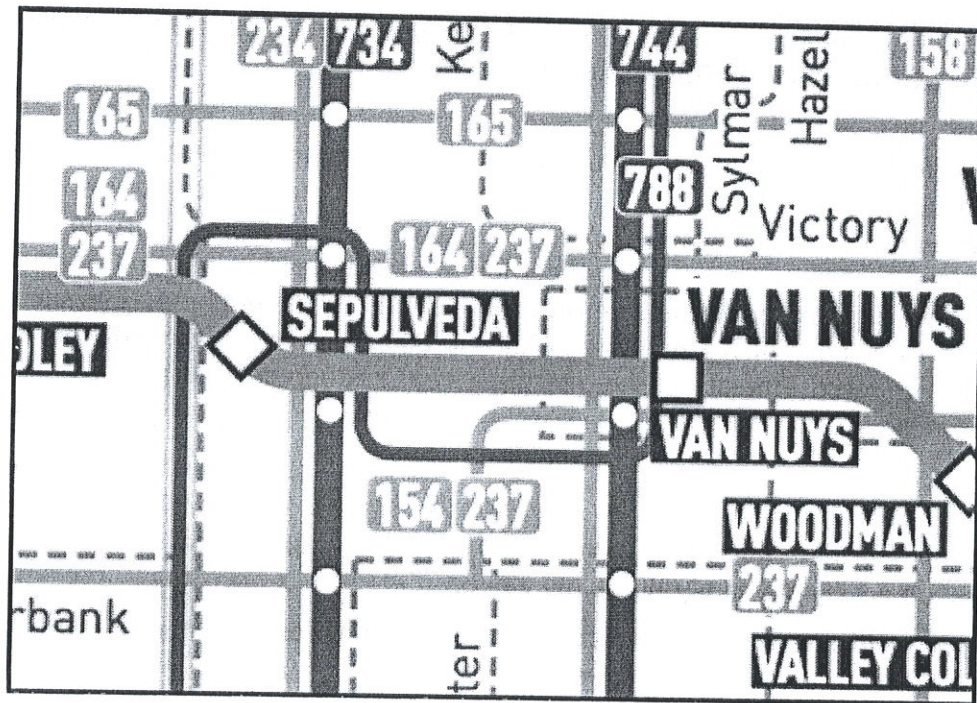
The proposed project is beneficial in terms of **convenience** in that it will locate ground floor commercial retail uses within short walking and biking distance of local and regional public transit opportunities, enabling the prospect for reduced vehicle trips. The proposed project will also activate the pedestrian experience along Sepulveda allowing people to live and work in close proximity.

While the quality of the streetscape plays a large part in someone's decision to walk or not, so too does the proximity and availability of the most commonly frequented neighborhood or community destinations, such as outdoor plazas, restaurants and local serving retail uses. A community with a mix of uses clustered close together makes it much easier for someone to accomplish a number of daily errands by walking or biking.

Specifically, and as shown in **Figure 1** below, the Subject Property is located within convenient walking and biking distance of the Orange Line Busway (less than 1,500 feet) and the following Rapid, and Local/Limited Bus line routes:

- **Rapid Buses**
 - **Line 734** (Northbound to Sylmar Station, Southbound to West Los Angeles via Sepulveda Boulevard)
 - **Line 788** (Metro Valley-Westside Express – Northbound to Arleta, Southbound to West Los Angeles via Van Nuys Blvd and I-405)
- **Metro Local Buses**
 - **Line 234** (Northbound to Sylmar, Southbound to Westwood via Sepulveda Boulevard)
 - **Line 154** (Eastbound to Burbank Station, Westbound to Tarzana via Burbank Boulevard and Oxnard Street)

FIGURE 1. METRO TRANSIT ROUTES
(Vicinity of Subject Property)



Neighborhoods with frequent, reliable transit are the ideal place to cluster uses and services to the advantage of its employees, residents and visitors. Likewise, it makes sense for land uses situated near major bus, transit way and rail service to be of the intensity and type that attract a high number of transit riders and convert others to becoming transit riders.

The proposed Project will provide a new approximately 8,339 square foot ground floor commercial / retail building along Sepulveda Boulevard, with easy access to residential uses, other commercial uses and office uses.

The proposed project is beneficial in terms of **general welfare** in a number of ways. As discussed previously, the proposed Project will add approximately 8,339 square feet of ground floor commercial / retail uses within close proximity to existing residential, commercial and office uses. The location of the proposed Project will provide a transition from the commercial industrial zoned property to the south, the residentially zoned property to the east to the light industrial zone to the west of Sepulveda Boulevard. Additionally, the proposed Project will activate the pedestrian experience along Sepulveda Boulevard, providing access to commercial / retail uses from the sidewalk, providing landscape outdoor patio area and a landscaped plaza linking the new retail to the existing office building on the Subject Property. The proposed Project will also encourage biking, as it incorporates 48 bicycle parking spaces. Further, the amenities of the proposed Project, such as publically accessible patio space and local serving retail uses, will enhance local opportunities for current residents and businesses in the neighborhood. As such, the requested change from Height District No. 1 to Height District No.

2D, will activate the pedestrian experience, promote general health and welfare, and in turn encourage and contribute to the social fabric of the community.

The proposed Project is beneficial in terms of **good planning and zoning practice** in that good zoning practice calls, as stated in the City of Los Angeles' Health and Wellness Element of the General Plan, for a "*physically balanced distribution of land uses that contributes towards and facilitates the achievement of a more livable city, through reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and conservation of existing residential neighborhoods by*" locating ground floor commercial uses that activate the pedestrian experience, with outdoor plaza and patio area, direct entrance to tenant space from the sidewalk, and within walking and biking distance of the Orange Line Busway. The Subject Property, located less than 1,500 feet from the Orange Line and Metro's Rapid and Local bus lines, fulfills this important objective of the Health and Wellness Element of the General Plan.

In 2005, the Mayor appointed nine new commissioners to the City Planning Commission (CPC). The CPC identified a need to better frame the planning policy dialogue and establishes the context by which the Commission would conduct their decision-making. The CPC created a series of planning principles to frame the way policies, programs and projects would be considered. The "*Do Real Planning*" document provided 14 guiding principles. The proposed Project is consistent with the applicable good-planning practices set forth in the *Do Real Planning* publication.

The *Do Real Planning* principles set forth a number of objectives for building neighborhoods and communities that preserve a neighborhood's character and promote good planning initiatives. Those objectives are: 1) Demand a walkable City, 2) Offer Basic Design Standards, 3) Locate jobs near housing, 4) Produce green buildings, and 5) Arrest visual blight.

The proposed Project is within close walking and biking proximity to the Orange Line Busway, as well as Rapid and Local bus routes. It also encourages biking due to the inclusion of 48 bicycle parking spaces. The proposed Project will provide job opportunities for the local residents jobs and will promote livability benefits in the area. Sustainable building practices will be incorporated to eliminate pollution and reduce waste by complying with the CalGreen requirements of the California Building Code and the Los Angeles Green Building Code. In addition, vehicle miles traveled will be reduced by providing a balanced mix of uses that enhance walkability and connectivity in close proximity to transit.

As such, and with regards to public necessity, convenience, general welfare and good zoning practice, the proposed project has been designed to provide uses that will serve the surrounding neighborhood and the Van Nuys-North Sherman Oaks Community by allowing for a slight increase in the allowable Floor Area via a Height District Change to provide ground floor commercial uses helping to transition from the Light Industrial uses to Residential and Commercial uses along Sepulveda Boulevard and activating the pedestrian experience. The Project provides opportunities for jobs and would promote livability benefits in the area. These outcomes are consistent with the relevant objectives of the adopted Van Nuys-North Sherman Oaks Community Plan.

The proposed action would also be consistent with other applicable goals, objectives, and policies in the adopted Van Nuys-North Sherman Oaks Community Plan and in other applicable elements of the City's General Plan. The legal standard that governs consistency determinations provides that a project must only be in "harmony" with the applicable land use plan to be consistent with that plan. (See *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 717-18.) As the Court explained in *Sequoyah Hills Homeowners Assn.*, "state law does not require an exact match between a proposed subdivision and the applicable general plan." (*Id.* at p. 717.) To be "consistent" with a general plan, a project must be "compatible with the objectives, policies, general land uses, and programs specified in the applicable plan," meaning, the project must be "in agreement or harmony with the applicable plan." (*Id.* at pp. 717-18; see also *Greenbaum v. City of Los Angeles* (1984) 153 Cal.App.3d 391, 406; *San Franciscans Upholding the Downtown Plan v. the City and County of San Francisco* (2002) 102 Cal.App.4th 656, 678.) Further, "[a]n action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." (*Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 817.)

The adopted Van Nuys-North Sherman Oaks Community Plan map identifies the M1 Zone as a corresponding zone to the Limited Manufacturing land use designation. The relevant policies of the Community Plan, including those pertaining to compatibility with adjacent development, arrangement of land uses, community serving commercial uses, and an orientation towards pedestrians, were used as the basis in the following review of the proposed Project's conformity with the Community Plan.

On page II-2 of the adopted Van Nuys-North Sherman Oaks Community Plan, under the section titled ROLE OF THE COMMUNITY PLAN, it is stated that "[t]he Community Plan is intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plan is also intended to guide development in order to create a healthful and pleasant environment."

Regarding the arrangement of land uses, streets and services, and as discussed above, the Subject Property is surrounded on three sides by three public rights-of-way, Sepulveda Boulevard (to the east) a Boulevard II; Hatteras Street (to the south), a Local Street; and Peach Avenue (to the west), a Local Street. The Subject Property also includes an existing 8-story office building, that will remain, located just north of the location of the proposed commercial / retail building.

Beyond the public rights of way, the Subject Property is surrounded by an arrangement of land uses that are all key components of the existing community and forthcoming redevelopment along Sepulveda Boulevard. Beginning with the 2-story Target and 4-story associated parking structure south of Hatteras Street, provides a pedestrian entrance along Sepulveda Boulevard contributing to the activation of the pedestrian experience along Sepulveda Boulevard. East of the Subject Property, across Sepulveda Boulevard, is a single-story, multi-tenant, commercial / retail strip center providing various retail services and goods. South and east across Sepulveda Boulevard is a recently approved 4-story hotel replacing a functionally obsolete 1- and 2-story motel complex. Farther south along Sepulveda is a recently constructed 6-story mixed-use

development with commercial retail along the ground floor and residential above. North of the Subject Property are single story automobile related uses including DriveTime used car sales and new car dealerships including Keyes Honda. West of the Subject Property across Peach Avenue and backing up to the 405 Freeway are self-storage facilities. As such, the proposed single-story commercial retail center is perfectly positioned to complement the existing and established uses of the area, activating the pedestrian experience along Sepulveda Boulevard. Furthermore, the proposed Project is an appropriate and compatible use of land located adjacent to three public rights-of-way, office uses, and a mix of residential and neighborhood serving commercial uses.

The proposed Project will activate what has been up until now, an underutilized corner space, with a quality, pedestrian-oriented development containing commercial / retail uses. The proposed Project will enhance the neighborhood well beyond that of the existing office building, by contributing up to 8,339 square feet of commercial / retail uses that are proximate to transit systems in large part to the welfare, benefit and convenience of the adjacent community and the broader City.

Granting of the instant request will further the stated intent of the adopted Van Nuys-North Sherman Oaks Community Plan to *“promote an arrangement of land uses which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.”*

On pages II-2 and II-3 of the adopted Van Nuys-North Sherman Oaks Community Plan under the section titled PURPOSE OF THE COMMUNITY PLAN, it is stated that *“[t]his Community Plan was developed in the context of promoting a vision of the Van Nuys-North Sherman Oaks area as a community that:*

- *Improves the function, design, and economic vitality of the commercial corridors.*
- *Preserves and enhances the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.*
- *Plans the remaining commercial and industrial development opportunity sites for needed job producing uses that will improve the economic and physical condition of the Van Nuys-North Sherman Oaks area.”*

With regard to the adopted Van Nuys-North Sherman Oaks Community Plan, the proposed Project will provide a quality, pedestrian oriented development with commercial retail and restaurant spaces in a single-story, approximately 8,339 square foot commercial / retail building, activating the corner and improving the economic vitality of the Sepulveda Boulevard commercial corridor. This will enable those that work, reside and visit the area to access local services and amenities in an updated and pedestrian activated corner retail center.

With regards to, “strengthening the commercial sector and serving the needs of the community,” Goal 2 of the Commercial Land Use Policies and Programs of the adopted Van Nuys-North Sherman Oaks Community Plan is to provide a *“Strong and Competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while reserving the historic commercial and cultural character of the*

community.” Objective 2-1 of this Goal is to “conserve and strengthen viable commercial development.”

In support of this Objective are the following policies:

- Policy 2-1.1, “New commercial uses shall be located in existing established commercial areas or existing shopping centers.”
- Policy 2-1.2, “Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.”

The proposed Project will place commercial / retail uses on the corner of an existing office building site, thereby activating the northwest corner of Sepulveda Boulevard and Hatteras Street and expanding the commercial opportunities along Sepulveda Boulevard. The proposed single-story commercial / retail building is compatible with the single-story commercial uses east of the Subject Property and across Sepulveda Boulevard as well as the Target retail center to the south across Hatteras Street. Further, the proposed Project will add to the commercial retail uses within the area for residents, employees and visitors, thereby strengthening the viable commercial development along Sepulveda Boulevard.

Objective 2-2 of Goal 2 of the Commercial Land Use Policies and Programs is to “enhance the identity of distinctive commercial districts.”

In support of this Objective are the following policies:

- Policy 2-2.1, “New development needs to add to and enhance the existing pedestrian street activity.”
- Policy 2-2.2, “Ensure that commercial in-fill projects achieve harmony in design with the best of existing development.”
- Policy 2-2.4, “Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.”

The proposed Project will incorporate new ground floor commercial / retail opportunities into the immediate area on an existing property with an existing and remaining 8-story office building. These proposed commercial / retail uses will not only serve those living and working within proximity to the Subject Property, but they will provide job opportunities and services for nearby residents and visitors. The proposed commercial / retail uses would be compatible with existing commercial businesses and shops located Sepulveda Boulevard. This will help to enhance the economic vitality of the commercial corridor by keeping local dollars in the neighborhood.

The City’s General Plan Framework Element provides a set of guiding principles for growth and development at a citywide context. The Van Nuys-North Sherman Oaks Community Plan draws upon the General Plan Framework Element guiding principles to incorporate the community’s valued qualities, hopes and aspirations within overarching community themes, such as the following:

- Complete Neighborhoods;
- Pedestrian Activity; and,
- Sustainable Development.

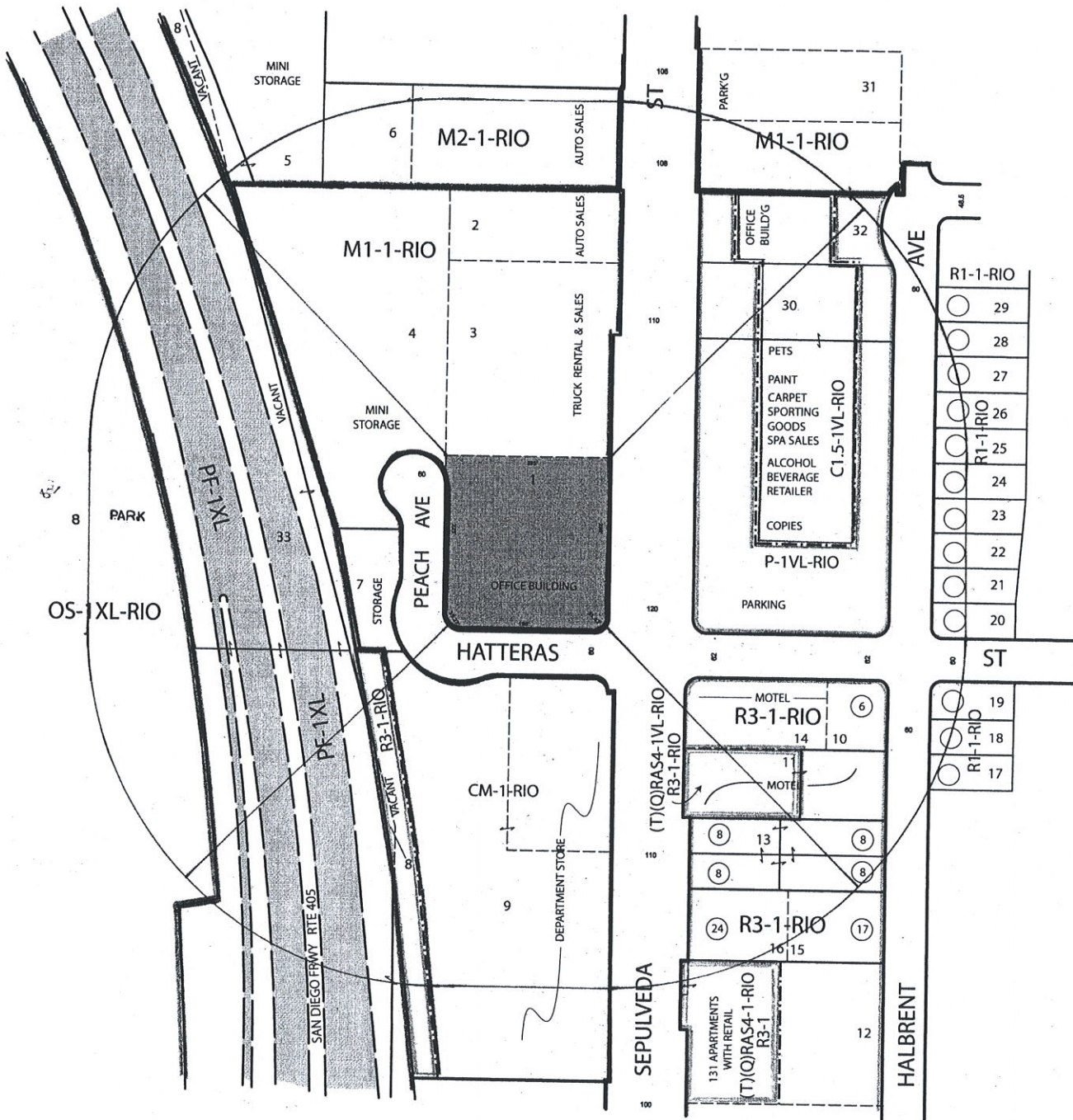
The proposed Project will also be consistent with Goal 3L of the General Plan Framework Element (“*Districts that promote pedestrian activity and provide a quality experience for the City’s residents*”). In support of this Goal is Objective 3.16 (“*Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity*”).

The Subject Property is currently developed with an 8-story office building, which will remain on the site. The proposed Project will introduce new ground floor commercial / retail uses to the corner of Sepulveda Boulevard and Hatteras Street. The addition of new commercial / retail uses at the corner of Sepulveda Boulevard and Hatteras Street will further activate this area and enhance the pedestrian experience along Sepulveda Boulevard.

The Proposed Project would also be in substantial conformance with other applicable local laws and guidelines, including:

- Walkability Checklist: The proposed Project would be consistent with all of the guidelines in the walkability checklist, including the guidelines related to sidewalks, building orientation, off-street parking and driveways, on-site landscaping, building façade, and building signage and lighting.
- Citywide Design Guidelines: The proposed Project would be consistent with all of the City’s Citywide Design Guidelines, including the guidelines related to site planning, building orientation, entrances, relationship to adjacent buildings, building façade, building materials, sidewalks, crosswalks and street crossings for large-scale development, on-street parking, off-street parking and driveways, on-site landscaping, open space and recreation activities, building signage, lighting and security, and utilities.
- City of Los Angeles Do Real Planning Principles. The *Do Real Planning* publication sets forth a number of objectives for building neighborhoods and communities that preserve a neighborhood’s character and promote good planning initiatives. The Project would be consistent with all of the *Do Real Planning* principles, including the principles to: (i) demand a walkable city; (ii) offer basic design standards (iii) locate jobs near housing; (iv) produce green buildings; and (v) identify smart parking requirements. The proposed Project will be consistent with those principles, as it encourages alternative modes of transportation (i.e., walking, biking and transit) since it provide new commercial / retail uses within close proximity to existing residential and office uses, as well as existing bus lines. Further, the proposed Project will incorporate sustainable building practices to eliminate pollution and reduce waste.

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HEIGHT DISTRICT CHANGE - E.A.F.



Quality Mapping Service

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qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS

ASSESSOR PARCEL NUMBER: 2243-001-009

Page: 561 Grid: H1

SITE ADDRESS: 5805 N. SEPULVEDA BLVD.

LEGAL

CD: 4

CASE NO:

LOT:

CT: 1284.00

SCALE: 1" = 100'

"SEE APPS"

PA: 215-VAN NUYS - SHERMAN OAKS

D.M.: 174B145, 177B141,
177B145, 174B141

USES: FIELD

DATE: 05-09-18

Update:

CONTACT: ROSENHEIM AND ASSOCIATES

PHONE: 818-716-2766

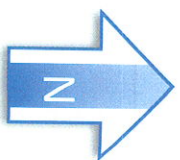
NET AC: 1.34

QMS: 8-799

NORTH

CPC-2018-3091

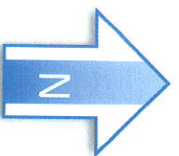
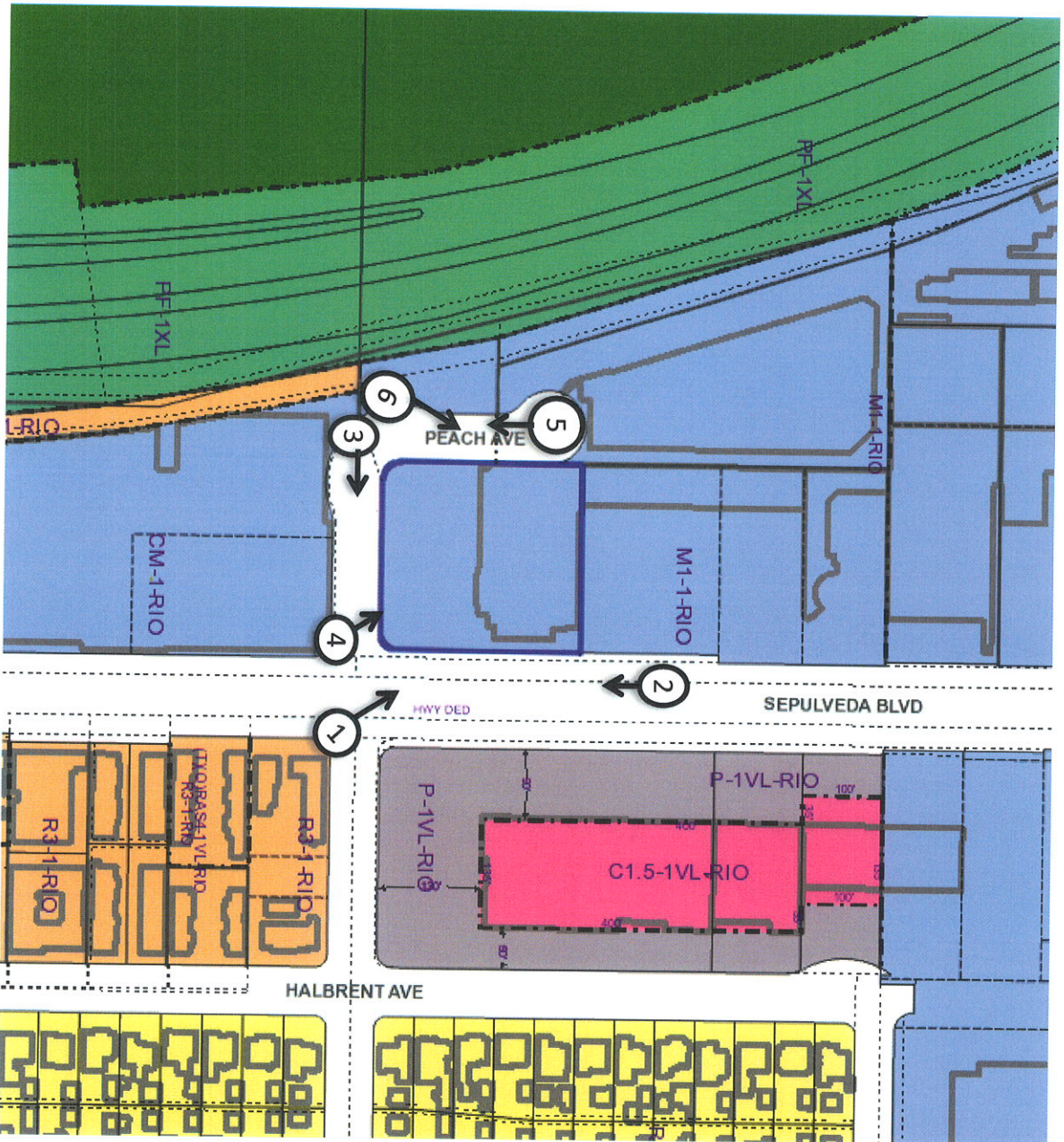
5805 Sepulveda Boulevard
Van Nuys, CA 91411



GPC-2018-3091

Photo Index

15485 Ventura Boulevard
Sherman Oaks, CA 91403





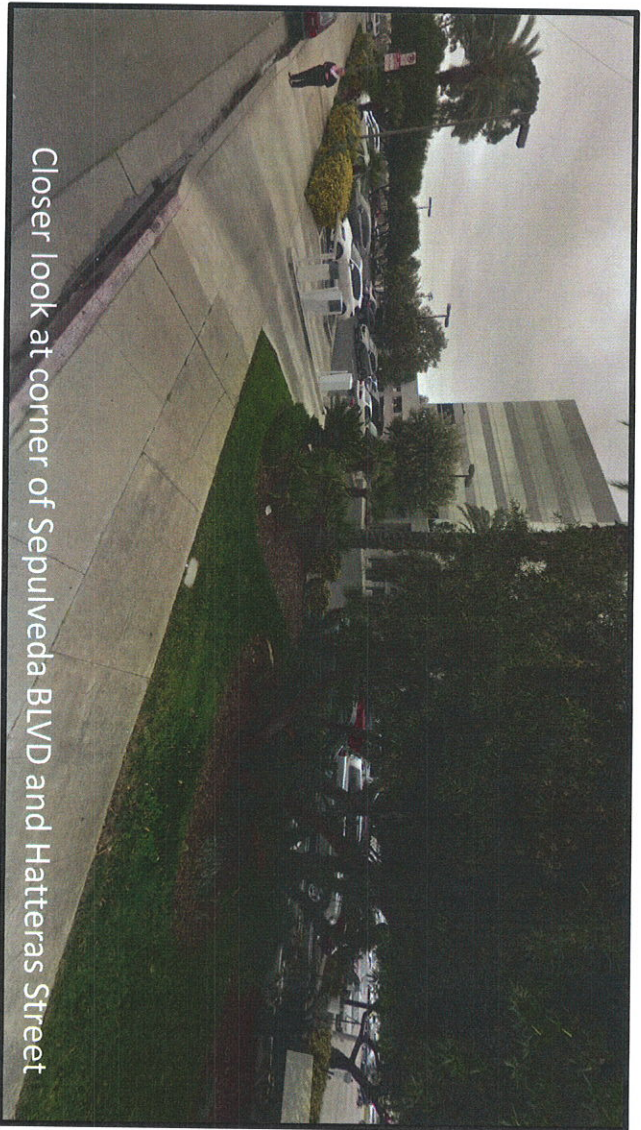
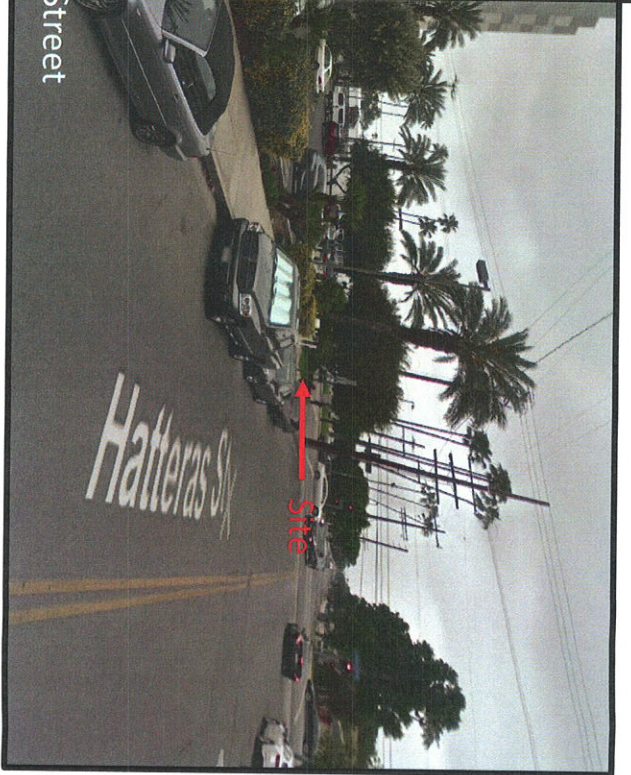
Looking northwest toward Subject Property



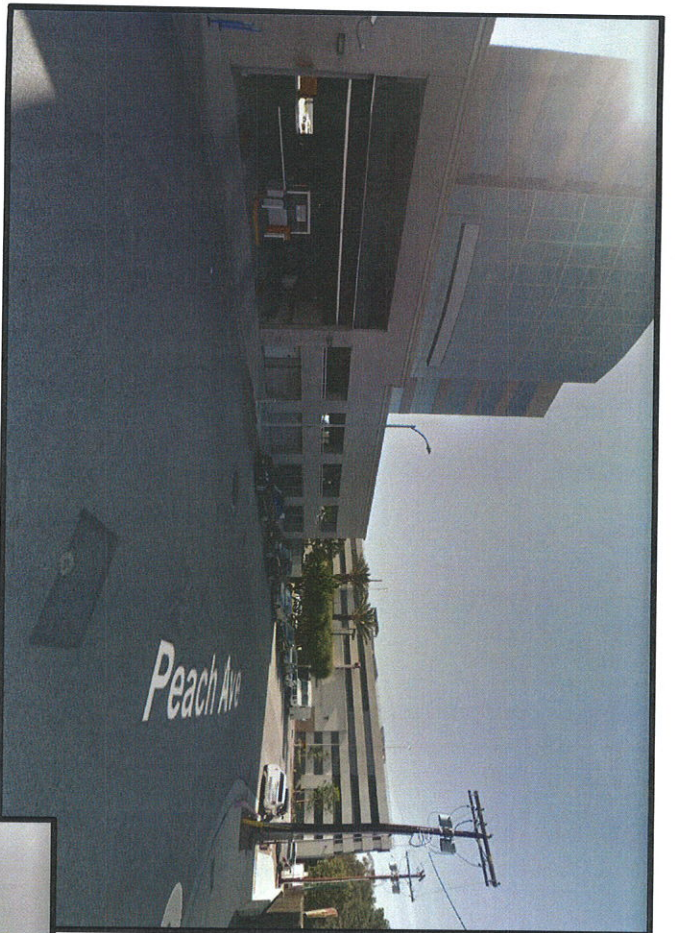
Looking south along Sepulveda Boulevard



Looking East along Hatteras Street

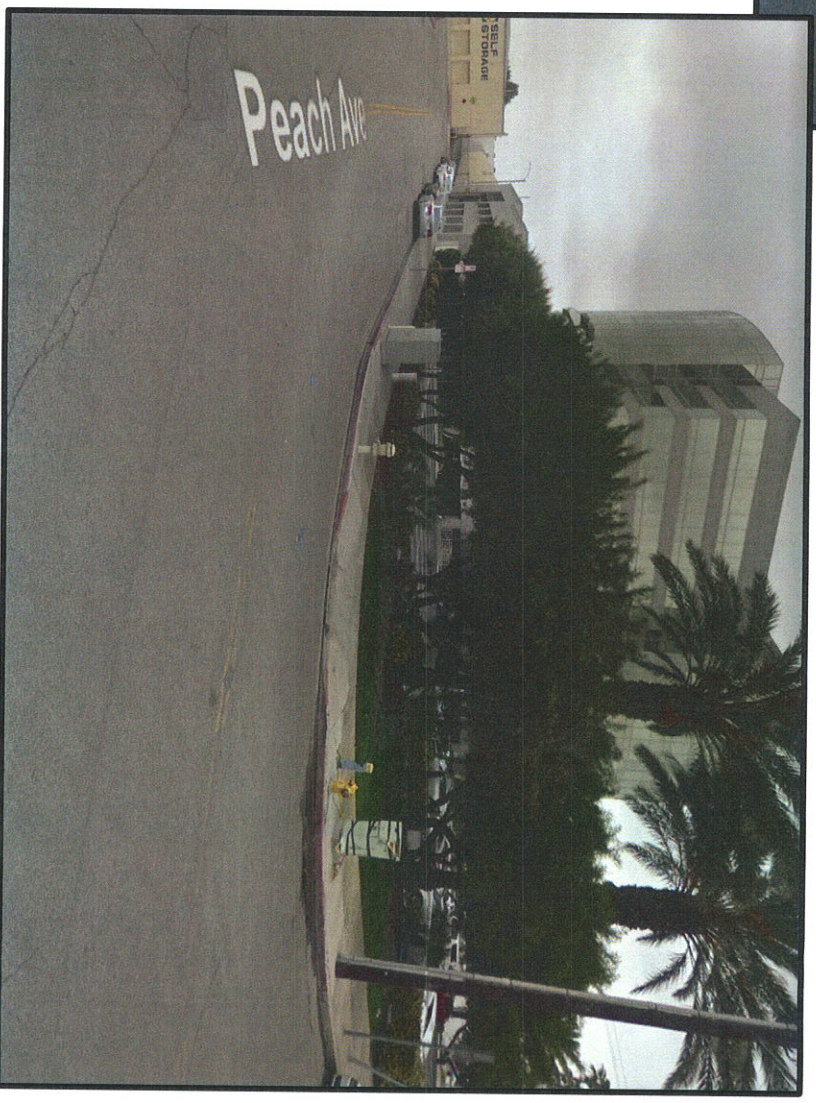


Closer look at corner of Sepulveda BLVD and Hatteras Street



South view along Peach Avenue

North view along Peach Avenue



Vicinity Map



Address: 5805 N. SEPULVEDA BLVD

QMS #18-199

CPC-2018-3091

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day status of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT

4

PROJECT TITLE

* Sepulveda Retail Center

CPC-2018-3091 HD

LOG REFERENCE

ENV 2018-3090

PROJECT LOCATION

* 5805 N Sepulveda Blvd and 15317 W Hatteras St, Los Angeles, CA 91411

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

* The Applicant is seeking a Height District Change from "1" to "2" to permit an increase in the FAR from 1.5:1 to 1.63:1 to allow for the development of an 8,339 SF commercial retail center.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

*

CONTACT PERSON

* Christopher Murray

AREA CODE

* (818)

TELEPHONE NUMBER

* 716-2682

EXT.

EXEMPT STATUS: (Check One)

☐ MINISTERIAL

Art. III, Sec. 2b

Sec. 15268

☐ DECLARED EMERGENCY

Art. III, Sec. 2a (1)

Sec. 15269

☐ EMERGENCY PROJECT

Art. III, Sec. 2a (2) & (3)

Sec. 15269

☐ GENERAL EXEMPTION

Art. III, Sec. 1

Sec. 15061 (b) (3)

☒ CATEGORICAL EXEMPTION

Art. III, Sec. 1

Sec. 15300 et seq.

Class 3 Category 3 (City CEQA Guidelines)☐ Other (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision)

JUSTIFICATION FOR PROJECT EXEMPTION: Construction of a small commercial structure not exceeding 10,000 SF in an urbanized area.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

TITLE

DATE

FEE:

373

RECEIPT NO.

0201525971

REC'D BY

BAS CASHIER

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
REV.11-1-03 REV.1-31-06 WORD

IF FILED BY THE APPLICANT:

* Christopher Murray
Name (Printed)

* 
Signature

* 5/29/2018
Date

CPC-2018-3091



NORTH-EAST VIEW



SOUTH-EAST VIEW

PREPARED FOR:

E.D.D.G. INC.

EL BAYAR DESIGN &
DEVELOPMENT GROUP INC.
22834 Brenford Street
Woodland Hills, Ca. 91364
phone: 310.503.1295



PROJECT ADDRESS

5805 N. SEPULVEDA BLVD.
VAN NUYS, CA 91411

REVISIONS / DATE

△	-	-

PLOTTED DATE
3/30/2018 5:20:12 PM

SHEET CONTENT

3D RENDERING

CADD FILE

SCALE

PROJECT NUMBER

Project Number

DRAWN BY

SHEET NUMBER

A5.0