

# ATTACHMENT B

## ENTITLEMENT REQUESTS

### VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard  
Sherman Oaks, CA 91423

#### PROJECT OVERVIEW

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”).

#### REQUESTED ENTITLEMENTS

*The Applicant is seeking:*

1. A **VESTING TENTATIVE TRACT MAP (VTTM-74577)**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 17.15, for the merger of the Subject Property into one ground lot. As part of VTTM-74577, the Applicant requests the following from the Advisory Agency:
  - a. The merger of a portion of the public alley that bisects the Subject Property, running from existing Lot 246 of Tract 9275 to Moorpark Street to the north;
  - b. Modifications/waivers of the dedication and widening requirements along two street frontages, as follows:
    - i. A 2-foot dedication along Ventura Boulevard, in lieu of 7 feet; and
    - ii. No dedication along Tyrone Avenue, in lieu of 12 feet; and
  - c. Designate Ventura Boulevard and Moorpark Street frontages as front yards, as the Subject Property is a through-lot, and all other yards are side yards.
2. A **VESTING ZONE CHANGE**, pursuant to LAMC Section 12.32 F and 12.32 Q, on the [QJP-1VL-zoned portion of the Subject Property to **C2-1VL**, and an incidental **BUILDING LINE REMOVAL**, pursuant to LAMC Section 12.32 R, of the 15-foot Building Line located along Moorpark Street, established by Ordinance 97,921;

3. A **CONDITIONAL USE PERMIT**, pursuant to LAMC Section 12.24 W.27, 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;
4. A **CONDITIONAL USE BEVERAGE**, pursuant to LAMC Section 12.24 W.1, 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 the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an ancillary restaurant;
5. **SPECIFIC PLAN EXCEPTIONS**, pursuant to LAMC Section 11.5.7 F, from the following requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052):
  - a. From Section 7.B.2, to permit a lot coverage of approximately 68.2% in lieu of the 60% maximum lot coverage permitted;
  - b. From Section 7.E.1.b.1, to permit a maximum height of approximately 38 feet-10 inches in lieu of the 30-foot maximum height permitted; and
  - c. From Section 7.E.1.f, for relief from the 10-foot setback requirement from the roof perimeter for the portion of the building above 25 feet in height.
6. A **PROJECT PERMIT COMPLIANCE REVIEW**, pursuant to LAMC Section 11.5.7 C., for the proposed Project under the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052); and
7. **SITE PLAN REVIEW** approval, pursuant to LAMC Section 16.05, for a change of use which results in a net increase of 1,000 or more average daily trips as determined by, and using the trip generation factors promulgated by the Department of Transportation.

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