

VPLUC SUPPLEMENTAL REPORT 2/25/16

The Committee has previously reported its analysis of the applicant's submission. The Committee had indicated it was waiting for the applicant's traffic study to become available for review before it would be in position to recommend any action that the Board should take with respect to the Caruso Village Project.

Several weeks ago the Committee reported that the applicant, subsequent to its initial DRB hearing, had submitted revised plans reflecting changes in design or style and a withdrawal of its previous requests to deviate from Specific Plan setback requirements and Specific Plan height restrictions, in addition to removal of certain uses such as a Pilates studio, a reduction in the total amount of restaurant space and a removal of a request for shared parking plan.

On February 18 the City released its MND (mitigated negative declaration) that included the City's sign-off and approval of the applicant's traffic study. This traffic study concluded that there were no unmitigatable traffic impacts occasioned by the development. The Committee engaged the services of Patti Post, PPCC Transportation Advisor. She reviewed the MND as well as the underlying documents reviewed by LADOT and City Planning and found that the conclusions of the MND were substantiated.

It should be understood that the MND is not suggesting that there will be no increase in traffic but that the increase in traffic does not create, based on the standards that the City requires developers to comply with, any increase which cannot be mitigated.

As further due diligence, Ms. Post spoke with two separate community leaders who were initially opposed or skeptical of the impact of Caruso projects in their areas (Glendale and Thousand Oaks). She learned that although there were similar concerns to those which our community has voiced, the Caruso assertions proved to be correct. These community leaders were extremely satisfied with the Caruso team during construction and after opening. They were unanimous in their belief that since Caruso does not sell his properties that these properties are managed well for the long term.

Consequently, it is the Village Project Land Use Committee's opinion that the proposed project will on balance offer residents a thoughtfully and responsibly managed shopping, restaurant and theater district that will be approved and enjoyed by the vast majority of residents.

In that regard we offer the three motions which are set forth in the 2/25/16 PPCC Board meeting agenda.