



October 13, 2026

Re: 12555 Ventura Boulevard (Council File 26-1081)

Honorable Planning and Land Use Management (PLUM) Committee Members,

On behalf of the Office of Councilmember Nithya Raman, we respectfully submit the following letter regarding this proposed project located in Council District 4.

Our office continues to be in support of the proposal to allow for the development of a mixed-use project, resulting in more than 800 residential units and nearly 80,000 square feet of commercial space on an existing commercial site located within a high-resource opportunity area, including 46 units designated for very low-income households.

The project utilizes incentives available under the State Density Bonus Law and Assembly Bill 130. No additional incentives or waivers are being requested that would trigger additional discretionary review. Furthermore, the project qualifies for a CEQA exemption under state guidelines. While our office is aware and understands community concerns about the scale of the proposal, we recognize that the applicant is complying with both local and state laws.

The proposed project will include new signalized intersection and crosswalk enhancements to support safer vehicular and pedestrian crossings along Ventura Boulevard, as well as broader pedestrian improvements throughout the project site.

Other public benefits include:

- Improved access to the Los Angeles River for people walking and biking;
- A retail plaza, aligned towards the Los Angeles River, designed to serve both residents as well as retail and restaurant visitors;
- Two 28-foot-wide mid-block connections accommodating pedestrians and emergency vehicle access, linking Ventura Boulevard to Valleyheart Drive South and the LA River;
- Preservation of the existing 1950s Bowl sign.

We appreciate the applicant's willingness to include additional shade trees along the public right of way along Ventura Boulevard and include landscaping within the public right-of-way on Valleyheart Drive. We are also working with the applicant to secure monetary donations towards traffic improvements at the intersection of Moorpark Street / Whitsett Avenue as well as the maintenance and buildout of the LARiverWay. The local area also stands to benefit from Ventura/Cahuenga Specific Plan Project Impact Assessment (PIA) fees and Park Fees that can be used to invest in infrastructure improvements near the site.

Based on our office's review of the applicant's and appellant's materials, we respectfully request a denial of both appeals.

Additionally, we are requesting the PLUM Committee to add the following conditions to secure additional community benefits from the project:

- **Authorize** the Bureau of Engineering (BOE), in coordination with the City Administrative Officer and any other relevant agencies, to accept a contribution in the amount of \$375,000 from Studio City Sports Center, LLC (a California limited liability company) to support BOE's civil and traffic engineering and landscape design work for the following subset of additional scope elements for the LARiverWay Segment 8 Project:
 - The civil and landscape design of the existing section of LARiverWay west of Whitsett Avenue (to the western dead end of Valleyheart Drive South) in order to add connectivity to the Riverwalk development and through it to Ventura Boulevard; and
 - The civil and traffic engineering design and construction associated with implementing Left Turn phasing and associated improvements at the intersection of Whitsett Avenue/Moorpark Street.
 - The contribution of funds from Studio City Sports Center, LLC supporting BOE's work on these additional scope elements of the LARiverWay Segment 8 Project does not grant to Studio City Sports Center, LLC any engineering, traffic, and/or landscape design approval authority on said project.
- **Authorize** the Bureau of Engineering (BOE) to deposit the aforementioned \$375,000 in funding from Studio City Sports Center, LLC into a new account in the Engineering Special Services Fund No. 682, Department No. 50, entitled "LARiverWay Segment 8 – Additional Scope – Connectivity" for the support of BOE's civil and traffic engineering and landscape design work on the LARiverWay Segment 8 Project related to the following additional scope elements: the civil and landscape design of the existing section of LARiverWay west of Whitsett Avenue in order to add connectivity to the Riverwalk development and through it to Ventura Boulevard; and the civil and traffic engineering design and construction associated with implementing Left Turn phasing and associated improvements at the intersection of Whitsett Avenue/Moorpark Street.
- **Authorize** the Los Angeles Department of Recreation and Parks, in coordination with the City Administrative Officer and any other relevant agencies, to take all necessary steps to accept and receive a contribution of \$300,000 from Studio City Sports Center, LLC (a California limited liability company) for the purpose of funding operations and maintenance activities along the LA RiverWay and Los Angeles River frontage along the length of the Riverwalk project located at 12555 Ventura Boulevard.
- **Authorize** the Los Angeles Department of Recreation and Parks to accept the aforementioned \$300,000 and deposit these funds into Department of Recreation and Parks Fund No. 302, Dept. No. 89 (APPR No. TBD) for the operations and maintenance activities for the area along the LA RiverWay and Los Angeles River frontage along the length of the Riverwalk project located at 12555 Ventura Boulevard, and that the funds are administered/expended in accordance with applicable City policies, ordinances, fiscal controls, and any legally permissible restrictions associated with the contribution.
- **Require** the Project to include up to twenty three (23) shade trees along the public right of way on Ventura Boulevard. The shade tree species and number may be revised upon review by the Department of Urban Forestry or Bureau of Street Services during the building permit plan check review.

No Certificate of Occupancy shall be issued for the project until the Applicant has fully satisfied all required monetary contributions and planted the required shade trees. The Applicant shall provide written documentation verifying that all such funds have been paid and received by the appropriate departments to the satisfaction of the City prior to issuance of the Certificate of Occupancy.

Sincerely,

Miles Orr
Planning and Community Development Director, 4th District