

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

Housing Replacement

Consistent with Assembly Bill 2222 (Government Code Section 65915), Applicants of Density Bonus projects filed as of January 1, 2015, must demonstrate compliance with the housing replacement provisions, which require replacement of rental dwelling units that either existed at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On October 1, 2025, the owner of the property executed a declaration to affirm that the proposed project will not result in a loss of residential dwelling units or protected residential dwelling units; therefore, no units are subject to replacement. Thus, the project is in compliance with the housing replacement provisions.

LAMC Criteria

As permitted by LAMC Section 12.22 A.37 the applicant is requesting one (1) Off-Menu incentive, and five (5) Waiver of Development Standards that will facilitate the provision of affordable housing at the site.

Pursuant to Chapter 1, Section 12.22 A.37 of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

- a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

LAMC Section 12.22 A.37 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The project has a base density of 653 units, is proposing 814 units, and is providing 46 units for Very Low Income households, which qualifies the project to utilize one (1) off-menu incentive. The project includes an off-menu incentive for increased Floor Area. A total of 261,485 square feet of floor area is permitted. The project proposes 744,906 square feet of floor area. The

FAR limitation for this site is 1.0:1. The project proposes a 3.2:1 ratio. The project requests an off-menu incentive to allow a 3.2:1 FAR and for relief from the FAR requirement. It also includes requests to waive five (5) development standards to allow for increased lot coverage, increased height, reduced rear yard setback, modified Transitional Height, and reduced setback from the roof perimeter requirements.

- b. The Incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).***

There is no substantial evidence in the record that the proposed off-menu incentives and the waiver of development standards will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested incentive. As required by Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The facade of the proposed building which faces Ventura Boulevard will be articulated in multiple ways, creating a visually interesting elevation that invites interaction with the street. The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required.

Although no buildings on the subject site are officially designated as historic, the original illuminated "BOWL" roof sign on Building 1 was identified by Chattel Historic Preservation Consultants as locally eligible as a City Historic-Cultural Monument. It is important to note that for CEQA purposes, neither the building nor the BOWL sign was determined to be a historic resource. Despite this, the project proposes to salvage, rehabilitate, and reinstall the BOWL sign as a new art piece on private property. The applicant will work with the Department of Cultural Affairs to create a public art program that utilizes the Bowl sign.

According to ZIMAS, the project is not located in the Hillside area, but it is located within a Very High Fire Hazard Severity Zone. Although the project is located within a Very High Fire Hazard Severity Zone, the record does not contain substantial evidence of a specific, unmitigated adverse impact upon public health and safety. The project is conditioned to incorporate comprehensive Los Angeles Fire Department safety mandates prior to the issuance of building permits, including the maintenance of dedicated 20-to-28-foot fire lanes, ensuring all structures are within 300 feet of a fire hydrant, and mandating that dwelling unit entrances are no more than 150 feet from an approved access road.

Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources.

c. *The incentive(s) are contrary to state or federal law.*

There is no substantial evidence in the record that the proposed incentive and waivers are contrary to state or federal law.

Government Code Section 65915 and LAMC Section 12.22. A.37 states that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds any of the following that:

d. *The waiver will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).*

There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.37). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments other than the BOWL sign which will be removed, salvaged, stored, rehabilitated, and reinstalled as a freestanding art piece to be located on private property.

A historic impact report prepared by Chattel, Inc. | Historic Preservation Consultants, dated April 28, 2022, and accepted by Office of Historic Resources has found the project will not result in any impacts to a historical resource. Additionally, a Fire Protection Technical Memo prepared by Dudek, dated September 25, 2025, has found the project will comply with LAFD conditions, and regulations found in Title 14, Division 1.5, Chapter 7, and submit a comprehensive fire protection plan if required. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waiver.

e. *The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).*

Waiver of Development Standards

Lot Coverage. The Applicant seeks a waiver to allow 74 percent lot coverage instead of the 60 percent maximum established by Specific Plan Section 7.B.2. This request permits deviations from Specific Plan standards to achieve building design and construction efficiencies that facilitate affordable housing. By enlarging the building

envelope, the waiver enables the creation of more units and increases the total square footage for residential use. This modification directly supports the Applicant's commitment to providing 46 Restricted Affordable units for Very Low Income Households for a term of 99 years.

Height. The developer is requesting a waiver to allow a building height of 84 feet, deviating from the 30-foot limitation established by Specific Plan, Section 7.E.1.a.4 for the segment of Ventura Boulevard between Whitsett Avenue and Fulton Avenue. By permitting exceptions to these Specific Plan standards, the request facilitates building design and construction efficiencies that reduce the costs associated with developing affordable housing. This waiver allows for an expanded building envelope, which in turn enables the construction of additional units and increases the total square footage dedicated to residential purposes. These modifications directly support the Applicant's commitment to providing 46 units reserved for Very Low Income Households for a period of 99 years.

Rear Yards Setback. The Applicant is seeking a waiver to allow an 18-inch rear yard setback instead of the 19 feet required by LAMC, Chapter1, Section 12.13 C.3. This request facilitates exceptions to specific plan standards that enhance building design and construction efficiencies, thereby reducing costs for affordable housing. By expanding the building envelope, this waiver enables the construction of additional units and increases the total square footage dedicated to residential use. These modifications directly support the Applicant's commitment to providing 46 units reserved for Very Low Income Households for a period of 99 years.

Transitional Height. The Applicant seeks a waiver from LAMC, Chapter1, Section 12.21.1 A.10 to allow for a zero-foot transitional height for structures on a C Zone lot located within 49 feet of a lot in an RW1 or more restrictive zone. By permitting exceptions to LAMC provision, this request facilitates construction and design efficiencies that lower affordable housing costs. This waiver enables an expanded building envelope, allowing for the creation of additional units and a larger total residential floor area. Such modifications directly support the Applicant's commitment to providing 46 units dedicated to Very Low Income Households for a term of 99 years.

Roof Perimeter Setback. The Applicant requests a waiver to utilize volume averaging setbacks featuring hybrid vertical cutouts and a roof perimeter setback, rather than the 10-foot setback for every 15-foot increment above 30 feet required by Specific Plan, Section 7.E.f. This request facilitates exceptions to Specific Plan standards that enhance construction and design efficiencies, thereby supporting affordable housing development. By expanding the building envelope, the waiver enables the construction of additional units and increases the total square footage dedicated to residential use. This modification is instrumental in the Applicant's commitment to providing 46 units reserved for Very Low Income Households for a period of 99 years.

f. The waivers are contrary to state or federal law.

There is no substantial evidence in the record that the incentives are contrary to state or federal law.

Project Review Findings

In order for the plan review to be granted, all three of the legally mandated findings delineated in Section 13B.2.E of Chapter 1A of the LAMC must be made in the affirmative:

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The project site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which is one of 34 Community Plans that the Land Use Element of the General Plan is comprised of. Additionally, the site is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Community Plan designates the Site with the Neighborhood Office Commercial land use designation, which lists the following corresponding zones: C1, C1.5, C2, C4, RAS3, RAS4, and P. The site is zoned C1.5-1VL-RIO, which is consistent with the land use designation. The applicant is requesting a Density Bonus which would allow the project to be developed with 814 residential units with 46 units to be reserved for Very Low Income Households and approximately 75,968 square feet of restaurant spaces thoroughfare in close proximity to other neighborhood-serving commercial uses, existing transit infrastructure, and public open space will be in conformance with good planning and land use practices, and will be consistent with the following elements of the General Plan, including the Community Plan.

General Plan Framework Element

The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the site. The Framework Element includes the following goals, objectives, and policies relevant to the site and the proposed project:

Urban Form and Neighborhood Design

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

The project will support the Framework Element's Urban Form and Neighborhood Design chapter by providing a new mixed-use project with 814 dwelling units and 75,968 square feet of commercial use along a major commercial corridor that is well-served by transit infrastructure. The placement of the project's uses on Ventura Boulevard in a new approximately 744,906 square foot mixed-use development is consistent with existing use and development patterns along the Boulevard, and with the adjacent and nearby multifamily, multistory residential and commercial projects. Moreover, the project's residents will be living in immediate proximity to dining and shopping opportunities along Ventura Boulevard. The infill development of the site with the Project's proposed uses will therefore be compatible with the active transit- and pedestrian-friendly Ventura Boulevard corridor. Therefore, for the above reasons, the Project conforms to the Framework Element's goals and policies regarding urban form and neighborhood design.

Housing Element

The project is consistent with the following Goals, Objectives, and Policies of the Housing Element 2021-2029:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.4: Site buildings and orient building features to maximize benefit of nearby amenities and minimize exposure to features that may result in negative health or environmental impacts.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

Goal 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

Objective 4.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason.

Policy 4.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

The proposed project is consistent with the goals, objectives, and policies of the City's 2021-2029 Housing Element by significantly contributing to the supply of diverse and affordable housing in a sustainable, mixed-use location. Specifically, the project advances Goal 1 and Objective 1.2 through the net increase of 814 residential dwelling units, which includes 46 units explicitly reserved for Very Low Income households. This development facilitates the production of affordable housing and addresses Policy 1.2.2 by offering a range of housing types—specifically 223 studios, 373 one-bedroom, and 218 two-bedroom units—to accommodate the needs of the City's diverse households. Furthermore, the development supports Goal 3 and Objective 3.2 regarding sustainability and livability. The mixed-use design, incorporating 75,968 square feet of commercial space alongside residential units, promotes environmentally sustainable land use patterns. By locating the development in direct proximity to Ventura Boulevard's commercial services and existing transit via the Los Angeles County Metropolitan Transit Authority local bus lines 167 and 240 and Los Angeles Department of Transportation DASH, the project aligns with Policy 3.2.2 to promote mixed-income housing near transit and jobs, effectively shortening commutes and reducing greenhouse gas emissions. In accordance with Objective 3.1 and Policy 3.1.4, the strategic placement of lower-impact uses like courtyards and pool decks along the sensitive Los Angeles River frontage, combined with mandatory adherence to safety regulations for high fire hazard and liquefaction areas, ensures the project maximizes the benefits of nearby amenities while minimizing environmental and safety risks. Finally, the project fulfills Goal 4 and Objective 4.3 by affirmatively furthering fair housing and inclusion. The provision of 46 Very Low Income units contribute to Policy 4.3.2, ensuring that the neighborhood maintains a range of housing typologies and inclusive options for residents of various income levels, allowing them to remain in the community as their needs evolve.

Mobility Element

The project is consistent with the following Policies of the Mobility Element, Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations and other neighborhood services.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project demonstrates strong consistency with the Mobility Element by integrating site-specific features that directly advance the City's transportation goals. In alignment with

Policy 2.3, the development prioritizes high-quality pedestrian access through residential entrances that connect directly to the sidewalk, supplemented by a new traffic signal and an enhanced mid-block crosswalk on Ventura Boulevard to create a safe, comfortable walking environment. Compliance with Policy 3.1 and Policy 3.3 is achieved by replacing underutilized commercial structures with a high-density, mixed-use program situated near established Metro Rapid and local bus lines. This strategic placement provides residents with immediate proximity to jobs and services, effectively reducing reliance on single-occupancy vehicle trips and promoting equitable land use. Finally, the project supports Policy 3.8 by providing a comprehensive bicycle infrastructure, including 354 residential and 78 commercial bicycle stalls, ensuring secure and convenient facilities for all users.

Land Use Element

The project is located in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, one of 34 Community Plans which comprise the Land Use Element. By providing 814 residential units and approximately 75,968 square feet of restaurant spaces in an underutilized infill site currently developed with four (4) commercial buildings, the project will provide a variety of compatible new housing opportunities within the Community Plan area; improve the function, design, and economic vitality of Ventura Boulevard. The Community Plan designates the site for General Commercial land uses with corresponding zones of C1.5, C2, C4, CR, RAS3, RAS4, and P. The subject site is zoned C1.5-1VL-RIO and is thus consistent with the land use designation. In addition, the requested uses are permitted uses in the C1.5 Zone. The density for the C1.5 zone permits 400 square feet of lot area per dwelling. The project utilizes the Density Bonus, codified in LAMC Section 12.22 A.37, to increase the maximum density from 653 to 814 dwelling units, 46 of which will be set aside for Very Low-Income Households. The project is also in an area that is on and close to various bus routes, connecting the project site to other regional and local destinations. The project will contribute to the Studio City area as a mixed-use development that provides affordable housing. The project will advance a number of other objectives, goals and policies of the Community Plan, as evidenced by the following:

Objective 2-1: To conserve and strengthen viable commercial development.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The project actively advances Objective 2-1 by replacing underutilized surface parking and mostly vacant commercial store fronts with a robust 744,906-square-foot mixed-use development, thereby conserving and strengthening the site's commercial viability through the introduction of 75,968 square feet of new restaurant and retail space. To further Objective 2-4, the development enhances the visual appeal of the Ventura Boulevard commercial district by integrating pedestrian-oriented features, such as 18-inch setbacks for landscaped entrances and an enhanced mid-block crosswalk, which create a more inviting and cohesive streetscape. Furthermore, the project maintains consistency with Policy 2-4.2 and the Ventura/Cahuenga Boulevard Corridor Specific Plan by employing architectural mitigations—including vertical cutouts and transitioning masses that preserve community character and scale while ensuring the new structures complement the established commercial diversity of the corridor.

2. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The project site consists of one (1) site, located on the north side of Ventura Boulevard. The project proposes to construct 814 residential dwelling units and 75,968 square feet of restaurant spaces.

Height

The Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.a.4, restricts building height to 30 feet for properties located on both sides of Ventura Boulevard between Whitsett Avenue and Fulton Avenue. In contrast, the Applicant intends to construct seven-story residential structures reaching a maximum height of 84 feet, as measured from the lowest grade at Valleyheart Drive. Additionally, the proposal includes two-story commercial spaces on the eastern portion of the site with double-height ground floors, reaching approximately 36 feet in height. To reconcile these differences, the project is requesting an off-menu Density Bonus incentive to permit the 84-foot building height in place of the 30-foot maximum set by the Specific Plan.

The project incorporates mindful design elements to ensure compatibility with the heights of surrounding developments and to provide an appropriate transition to adjacent properties. The site shares a property line with only one private property, situated to the west, which currently features a four-story office building. This existing structure possesses massing and height comparable to the proposed residential building (Building 4). Furthermore, the proposed five-story residential and two-story commercial components remain consistent with established uses found across Whitsett Avenue and Ventura Boulevard.

Buildings 2 through 4, the seven-story residential structures, will feature double-height ground-floor amenity spaces fronting Ventura Boulevard, such as a music room, coworking space, lobbies, a game room/sports lounge, and a yoga/spin room. Building 3 will also include a ground-floor restaurant accessible to the public. These street-level amenities serve to buffer the residential units from the thoroughfare while sustaining a pedestrian-scale, active frontage along Ventura Boulevard. On the Valleyheart Drive side, which is adjacent to the Los Angeles River and its pedestrian path, the project will locate open space courtyards, a pool lounge, fitness room, and pool decks. Placing these amenities along the quieter frontage ensures compatibility with existing and future neighboring uses. Connectivity between Valleyheart Drive and Ventura Boulevard will be facilitated by two mid-block landscaped paseos.

Bulk

Design Flexibility and Streetscape Integration

The proposed volume-averaging strategy allows the building's perimeter setbacks to be averaged across the facade. This flexible approach enables certain portions of the structure to sit closer to the property line, while others are recessed further back, all while maintaining the overall volume within established zoning limits. By integrating vertical cutouts with these setbacks, the project aims to foster a more engaging and dynamic

streetscape, enhancing the local pedestrian experience and upholding the character of the neighborhood.

Architectural Massing and Contextual Compatibility

To address the visual impact of the requested height and setback waivers, the design strategically concentrates the seven-story mass along the Ventura Boulevard commercial corridor. This allows for a sensitive transition toward the Los Angeles River frontage by placing lower-scale elements, such as pool decks and open-space courtyards, along Valleyheart Drive to ensure the building bulk remains compatible with its environment. The architectural composition balances solid walls with transparency, using stacked and staggered patterns to create a sense of dynamic massing.

Visual Character and Materiality

The development features a contemporary aesthetic, employing distinct architectural styles to vary the street frontage and separate ground-floor amenities from the upper-level residences. Residential Buildings 2 and 4 utilize rhythmic staggered frames, while Residential Building 3 adopts a streamlined base-middle-top proportioning order with stacked frames. Visual interest is further enhanced through upper-floor balconies and integrated landscape/hardscape elements, which help break up the building mass and ground the project within its existing context.

Commercial and Residential District Synergy

The commercial components are aesthetically linked to the residential portions but distinguished through unique materials and colors to establish two separate districts. A shared, street-grade plaza connects the commercial spaces, serving as a pedestrian access point that breaks up the overall massing. Glazed facades provide transparency and create an inviting presence, ensuring the project's distinct design remains compatible with the surrounding area.

Setback

Pursuant to Specific Plan, Section 7.A.1.a, the lot shall be deemed to front on Ventura Boulevard. As a result, the lot line adjacent to Valleyheart Drive is considered the rear yard.

Pursuant to Specific Plan, Section 7.A.3, lots that are wider than 200 feet may not be built within 18 inches of the front lot line. However, floors above 15 feet may be built to the lot line. The 18-inch setback shall be landscaped. The Applicant proposes to provide an 18-inch landscaped front yard setback along the Ventura Boulevard.

Specific Plan, Section 7.A.3.b, indicates that for corner lots, the side of the lot facing the side street intersecting with Ventura or Cahuenga Boulevard requires a minimum 18-inch and maximum 15-foot landscaped setback. The Applicant is proposing to provide an 18-inch landscaped side yard setback along the Whitsett Avenue frontage.

LAMC, Chapter 1, Section 12.13.5.B.2 (C1.5 Zone) indicates that Side Yard Setbacks shall be the same as required in the C1 zone. LAMC Section 12.13.C.2. (C1 Zone) indicates that for all portions of buildings erected and used for residential purposes, the width of the required side yard shall not be less than 10 percent of the lot width but need

not exceed five feet and shall not be less than three feet in width. Provided, however, that one foot shall be added to the width of the required side yard for each additional story above the second story, but such side yard need not exceed 16 feet in width.

The Applicant proposes to provide a 20-foot-wide drive aisle and two landscape buffers (one 3 feet wide and the other 5 feet wide) to create a 28-foot-wide setback for fire lane purposes. The 28-foot-wide setback is allowable, pursuant to Specific Plan, Section 7.A.3.b, which permits “an accessway, which may include a maximum 20 foot wide driveway, a maximum 4 foot wide walkway and landscape buffers of 1.5-feet to 5 feet on either side of the accessway, may be provided for vehicular access to parking and pedestrian access to the building.”

LAMC, Chapter 1, Section 12.13 C.3 requires a rear yard setback no less than 15 feet in depth, with one foot added to the depth for each additional story above the third story, not to exceed 20 feet. The proposed building will be seven (7) stories tall, necessitating a 19-foot-wide setback along Valleyheart Drive. However, the proposed rear yard setback is 18-inches. As a result, the project is requesting a Waiver of Development Standards to allow the proposed buildings to encroach into the required rear yard setback.

The project’s setbacks will ensure that the buildings are setback from the street in a manner appropriate with other surrounding developments. Additionally, the Specific Plan requires that the 1.5-foot front and side yard setbacks be landscaped (Specific Plan, Sections 7.A.3 and 7.A.3.b).

Off-Street Parking Facilities

The applicant proposes providing 1,040 residential parking spaces and 766 commercial parking spaces for a total of 1,806 automobile parking spaces. All parking spaces will be provided within four subterranean levels of parking. The project voluntarily proposes to provide the amount of parking that the Code states is required, but AB 2097 prohibits the City from imposing or enforcing that requirement. Vehicular access to the parking levels will be provided from two driveways off Valleyheart Drive, and two driveways off of Ventura Boulevard. The project is proposing a new traffic signal and crosswalk adjacent to one of the parking entrances off Ventura boulevard. In doing so, the project will provide additional pedestrian and vehicular safety to benefit project residents, visitors, and the surrounding community.

Consistent with the requirements of LAMC, Chapter 1, Section 12.21.A.16.(a)(1)(i), the residential component of the project includes 30 short-term and 324 long-term bicycle parking spaces, for a total of 354 residential bicycle parking spaces. All long-term bicycle parking spaces, along with the bicycle work area room, are located on Level P1 of the subterranean parking structure. The project site is located to the south of the Los Angeles River Bicycle Path which runs 16.7 miles along the Los Angeles River, connecting the Shoreline Bikeway in Long Beach to Atlantic Boulevard in the City of Vernon per Los Angeles County Bicycle Master Plan dated March 2012.

The bicycle parking for the commercial component of the project would meet the requirements of LAMC Section 12.21.A.16.(a)(2), which requires one (1) long-term bicycle parking and one (1) short term parking space per 2,000 square feet of restaurant or retail space. The project includes 38 short-term and 40 long-term bicycle parking spaces for commercial spaces, for a total of 78 commercial bicycle parking spaces. The 40 long-term spaces are located on Level P1, and the 38 short-term spaces are located along the Ventura Boulevard frontage (18 spaces) and the Valleyheart frontage (20 covered

spaces).

Loading Areas

There is one loading area for the project located off Valleyheart Drive. The loading area will be utilized by the commercial and residential tenants. The loading area has been located on the lesser trafficked frontage in order to minimize impacts to vehicular circulation on Ventura Boulevard and Whitsett Avenue.

Lighting

The project will provide increased lighting, visibility, and pedestrian activity along the Ventura Boulevard corridor. All night lighting will be designed to be contained on-site, with no spillover to adjacent properties. Additionally, all lighting will meet Green Building Code requirements.

Landscaping

The project proposes open space in excess of the required amount outlined in LAMC, Chapter 1, Section 12.21.G.2. Pursuant to this section, the project is subject to the following open space requirements:

- 100 square feet of open space for each unit with less than 3 habitable rooms;
- 125 square feet of open space for each unit with 3 habitable rooms; and

The project complies with the relevant LAMC, Chapter 1, Section 12.21.G requirements because it includes 89,937 square feet of open space. Of this total, 55,866 square feet are common open spaces, including two outdoor pools and several courtyard areas and 12,966 square feet of indoor open space including an indoor pool lounge, fitness room, yoga and spin room, a coworking space, and a game room. Private open space consists of 423 private balconies for a total of 21,105 square feet.

The project will provide 32,575 square feet of landscaping, or 36.3 percent of the total usable open space, as required by the LAMC, Chapter 1, Section 12.21.G.2.a.3, which is in excess of the 25 percent minimum requirement. There are 218 trees proposed on the subject site consistent with LAMC, Chapter 1, Section 12.21.G.2.(a)(3), which requires at least one 24-inch box tree for every four dwelling units, or 204 trees. The project is proposing plants that are native to Southern California. Landscaped areas will be integrated with the overall site development and will serve to buffer the sensitive residential uses from the public right-of-way. Additionally, the commercial district will be anchored by a central landscaped plaza, welcoming patrons and the general public.

Trash Enclosures

Enclosures for trash and recycling collection are provided on the subterranean parking levels and are as a result fully enclosed and shielded from public view.

Therefore, the project's arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, as identified and discussed above, will be compatible with existing and future development on adjacent properties and neighboring properties.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project will improve habitability for its residents by providing on-site recreational amenities located wholly within the project site, which are not expected to impact any neighboring properties. The Project complies with the relevant LAMC, Chapter 1, Section 12.21.G requirements because it includes 89,937 square feet of open space. Of this total, 55,866 square feet are common open spaces, including two outdoor pools and several courtyard areas and 12,966 square feet of indoor open space including an indoor pool lounge, lobbies, a yoga/spin room, a coworking space, a music room, and a game room/sports lounge. Private open space consists of 423 private balconies for a total of 21,105 square feet.

The project also proposes publicly accessible open space which will serve as a benefit to the community. The project is proposing two mid-block pedestrian paseos that will connect Ventura Boulevard to Valleyheart Drive, and the Los Angeles River beyond to be only used by the residents, enhancing pedestrian activity and the project's integration with its surroundings. There will also be publicly accessible open space located in the plaza connecting the commercial spaces which will create additional pedestrian access points and provide open space for the community.

Specific Plan Project Compliance Findings

The Ventura/Cahuenga Boulevard Corridor Specific Plan designates the subject property for Neighborhood and General Commercial land uses which are a “focal point for surrounding residential neighborhoods, containing a diversity of land uses, such as small offices and overnight accommodations, cultural facilities, schools and libraries, in addition to neighborhood-oriented services.”

The proposed project, a mixed-use development, substantially complies with the site's zoning and the Community Plan land use designation. As enumerated below, the proposed project has been conditioned to comply with all applicable regulations, findings, standards, and provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The one (1) incentive and five (5) waivers of development standards are warranted based on the findings separately enumerated and the conditions applied.

4. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The proposed project complies with all applicable development requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as follows:

- a. **Section 5.C: Uses.** The proposed uses of residential and commercial are not restricted in this area of the Specific Plan and thus are allowed.
- b. **Section 6B: Floor Area Ratio (FAR).** A total of 261,485 square feet of floor area is permitted. The project proposes 744,906 square feet of floor area. The FAR limitation for this site is 1.0:1. The project proposes a 3.2:1 ratio. The project requests an off-menu incentive to allow a 3.2:1 FAR and for relief from the FAR requirement. As such, the project complies with the FAR requirements.

- c. **Section 7A: Yards.** The front yard setback requirement is an 18-inch minimum. However, floors above 15 feet may be built to the lot line. This project proposes 18 inches. For corner lots, the side of the lot facing the side street intersecting with Ventura or Cahuenga Boulevards shall require a minimum 18-inch and maximum 15-foot landscaped setback; this project proposes 18 inches along Whitsett Avenue. A side yard of 10 feet may be permitted, except that an accessway, which may include a maximum 20 foot wide driveway, a maximum 4 foot wide walkway and landscape buffers of 18 inches to 5 feet on either side of the accessway, may be provided for vehicular access to parking and pedestrian access to the building, or as specified in Subsection F [Parking], or where the project contains residential uses, in which case, LAMC provisions will apply. This project proposes a 28-foot westerly side yard setback. As such, the project complies with the setback requirements. The project requests a waiver of development standard to allow an 18-inch rear yard setback in lieu of 19 feet otherwise required by the Specific Plan. As such, the project complies with the rear yard setback requirements.
- d. **Section 7B: Lot Coverage.** The project requests a waiver of development standard to allow lot coverage of 74 percent in lieu of 60 percent otherwise required by the Specific Plan. As such, the project complies with the lot coverage requirements.
- e. **Section 7D: Landscaping.** At least 66 percent (1,437 square feet) of all Front Yard or front setback in excess of 18 inches will be landscaped and the remainder will be finished to City standards for sidewalks, or finished with other paving materials, including concrete pavers, brick masonry pavers. The side of the lot fronting Whitsett Avenue will require a minimum 18-inch and maximum 15-foot landscaped setback. The project will provide 218 24-inch box trees within the ground, third, sixth, and seventh levels. The project is also subject to the River Improvement Overlay Zone regarding the species planted, and the Landscape Ordinance regarding what qualifies as shade-trees. An automatic irrigation system to maintain all required landscaping will be installed. As such, the project complies with the setback requirements.
- f. **Section 7E: Height.** The project requests a deviation to allow an 84-foot-high building in lieu of 30 feet otherwise permitted by the Specific Plan. As such, the project complies with the building height requirements. Within the Neighborhood and General Commercial Plan Designation Areas, the Specific Plan allows buildings, abutting a major or secondary highway, may only exceed 30 feet in height, if, for each 10-foot increment above 25 feet, at least a 10-foot setback from the roof perimeter is provided. The project requests a deviation to allow a building with hybrid vertical cutout and setback from roof perimeter and for relief from the setback from the roof perimeter requirement.

The red highlighted area in the 3D view, shown on the drawing below, illustrates the required setback from the roof perimeter, which yields an equivalent volume of 699,637 cubic feet setback. The applicant is proposing a setback from the roof perimeter design with the equivalent volume. Under the Ventura/Cahuenga Boulevard Corridor Specific Plan, these setbacks from the roof perimeter must be provided as uniform measurements along the entire length of the building(s), creating a monotone “wedding cake” tiered effect.

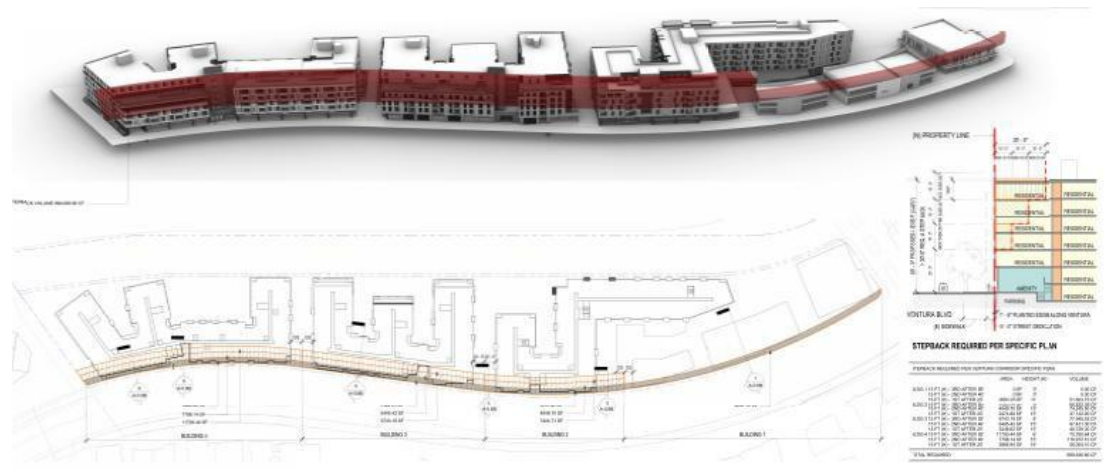


Figure 6. Required set back from the roof perimeter Plans provided by the applicant



Figure 7. Proposed set back from the roof perimeter Diagram Plans provided by the applicant

The proposed set back from the roof perimeter, shown on drawing below, introduces a slight deviation from the Plan's specifications by incorporating varied setbacks from the roof perimeter rather than a uniform measurement. Although configured differently, this approach provides setbacks from the roof perimeter volumes that exceed the required cubic foot totals for each building. Collectively, the proposal achieves 824,009 cubic feet of setback from the roof perimeter volume for the entire project, exceeding the required total, while achieving a more varied design aesthetic along Ventura Blvd.

As such, the project complies with the setback from the roof perimeter from the roof perimeter requirements.

- g. **Section 7F: Parking.** Based on Section 7.F.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan, restaurant uses must provide a minimum of one

parking space for every 100 square feet of floor area. Consequently, the development's 75,968 square feet of restaurant space necessitates 760 vehicle parking spaces. Regarding bicycle infrastructure, the project is mandated to provide one long-term and one short-term space per 2,000 square feet, with a minimum of two spaces for each category. While the requirement totals 38 long-term and 38 short-term bicycle spaces, the project exceeds these standards by providing 40 long-term and 38 short-term spaces.

Vehicle parking for the residential component is governed by LAMC, Chapter 1, Section 12.21 A.4(a), which dictates a ratio based on habitable rooms: one space for units with fewer than three rooms, 1.5 spaces for units with three rooms, and two spaces for units with more than three rooms. Although the project is required to provide 923 vehicle spaces for its 814 dwelling units, the current proposal includes 1,040 spaces. Additionally, the development satisfies all LAMC bicycle parking requirements. For the residential units, the project provides 324 long-term spaces (exceeding the 279 required) and 30 short-term spaces (exceeding the 28 required). Overall, the project remains in full compliance with all applicable parking regulations.

Pursuant to California Government Code Section 65863.2 (Assembly Bill 2097), the project is located within one-half mile of a major transit stop and is exempt from minimum automobile parking requirements. No minimum automobile parking spaces are required for this project. Any automobile parking spaces provided shall be voluntary but if provided shall comply with design and layout standards of the Los Angeles Municipal Code. Aside from minimum automobile parking spaces, the project shall comply with all other applicable parking standards. No variance in parking requirements has been requested or granted herein. If valet parking services are provided, they shall comply with Los Angeles Municipal Code Section 103.203.

- h. **Section 8: Signs.** Pursuant to Section 5.A.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the project's proposed signs must comply with the applicable development requirements of Sections 8 and 9 of the Plan, as it relates to the sign regulations and Project Permit Compliance process.

The project proposes Wall, Monument, Projecting, Identification, and Wayfinding signs. The project proposes an approximately 2,509 square feet of Wall Signs, including 1,400 square feet of tenant Wall Signs along Ventura Boulevard, 925 square feet of tenant Wall Signs along Valleyheart Drive, and 184 square feet of tenant Wall Signs along Whitsett Avenue, 64 square feet of projecting signs along Ventura Boulevard, and three (3) 60 square-foot Monument Signs. The sign inventory and analysis are included.

Window Signs: The Ventura/Cahuenga Boulevard Corridor Specific Plan permits window signs if they are for the store name, store hours, and security signs. These permitted signs may not occupy more than ten percent of any window in area. As conditioned herein, any proposed window signs will not exceed more than 10 percent of the window they occupy. Therefore, any proposed signs, further enforced through Condition of Approval No. 18.f, will comply with the Specific Plan regulations.

Wall Signs: Per section 8.B.1.a of the Ventura/Cahuenga Boulevard Corridor

Specific Plan, a maximum of one (1) wall sign per tenant on a building's street frontage and a second sign facing a parking lot, secondary street, or alley is permitted. The total sign area permitted is two square feet per one linear foot of lot frontage. The sign plans establish the general permitted location and maximum sign area for each of the future tenant suites within the project site in accordance with the Ventura/Cahuenga Corridor Specific Plan's regulations. The project site has a frontage of 1,425 feet along Ventura Boulevard, 1,448 feet along Valleyheart Drive, and 122 feet along Whitsett Avenue, totaling a maximum of 2,995 feet of linear lot frontage which allows up to 5,990 square feet of sign area. The 2,509 square feet of Wall Signs further enforced through Conditions of Approval Numbered 18.a to 18.e, will not exceed the maximum signage area, and thus comply with the Specific Plan regulations.

Monument Signs: Per Section 8.B.1.b of the Ventura/Cahuenga Boulevard Corridor Specific Plan, monument signs are permitted at a rate of no more than one sign per 200 feet of linear lot frontage, no taller than six (6) feet in height and greater than 60 square feet in area, and within a landscaped area which are equal to or greater in area than the dimensions of the face of the sign. The project site has a frontage of 1,425 feet along Ventura Boulevard, 1,448 feet along Valleyheart Drive, and 122 feet along Whitsett Avenue, totaling a maximum of 2,995 feet of linear lot frontage which allows up to 14 Monument Signs. The project proposes three (3) Monument Signs; on the northeast corner of Ventura Boulevard and Whitsett Avenue, next to building No 2-2B facing Ventura Boulevard, and next to building No 1-1. The Monument signs will not be taller than six (6) feet in height and greater than 60 square feet in area. Each Monument Sign will be installed within a landscaped area which is equal to or greater in area than the dimensions of the face of the sign. The proposed signs, further enforced through Condition of Approval Numbered 18.g, therefore comply with the Specific Plan regulations.

Projecting Signs: Per section 8.B1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, one (1) projecting sign is permitted per building. As per Condition of Approval Numbered 18.h, the sign area of a projecting sign is limited to 16 square feet or project four feet from the facade. The projecting sign may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley. No projecting sign shall extend above the lowest point of the roof eave visible from the street. The project's projecting signs will consist of the following:

- a. One double-faced projecting sign will be located on Building 2 for Tenant 2-2B along Ventura Boulevard. The sign will be approximately 16 square feet in size.
- b. One double-faced projecting sign will be located on Building 1-3 for Tenant 1-3 along Ventura Boulevard. The sign will be approximately 16 square feet in size.
- c. One double-faced projecting sign will be located on Building 1-2 for Tenant 1-2B along Ventura Boulevard. The sign will be approximately 16 square feet in size.
- d. One double-faced projecting sign will be located on Building 1-1 for

Tenant 1-1B along Ventura Boulevard and Valleyheart Drive. The sign will be approximately 16 square feet in size.

As the proposed signs are by the front entrance, are no more than 16 square feet each, and are located next to a pedestrian entrance, the signs comply with the requirements and design provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Wayfinding and Identification Signs: The project has accessory wayfinding and Identification wall, canopy, and projecting signage throughout the project site to provide center identification, directions, and parking areas/entrances. The Specific Plan does not regulate directional and Identification signs, thus the proposed signs need to comply only with the LAMC and will be reviewed by the Department of City Planning Zoning Review Unit and for permits issued by the Department of Building and Safety.

Signage for future tenant changes will be deemed to comply with the sign plans.

Construction Sign: Specific Plan Section 8.B.d.1 permits no more than one (1) non-illuminated construction sign less than 25 square feet in area and 15 feet in height and be removed prior to the issuance of a certificate of occupancy or within 30 days of completion of the project, whichever is sooner. As conditioned herein, any construction sign will not exceed 25 square feet in area or 15 feet in height and will be removed within the required time limits. Therefore, any proposed sign, further enforced through Condition of Approval Number 18, will comply with the Specific Plan regulations.

Temporary Banners: Specific Plan Section 8.B.d.4 permits a maximum of one (1) banner of no more than 100 square feet to announce special events associated with seasonal holidays, provided they are not erected for more than 30 days preceding the holiday and are removed ten days following the holiday. No more than two banners per year per site will be permitted. Therefore, any proposed banners, further enforced through Conditions of Approval Number 18, will comply with the Specific Plan regulations.

5. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

On June 30, 2025, as part of the State of California's budget adoption, AB 130 was signed by the Governor and took effect immediately. This was an omnibus bill, making many significant changes to the California Environmental Quality Act (CEQA). It focuses on Section 59 of AB 130, which added PRC Section 21080.66, providing a statutory exemption from CEQA for qualifying infill housing development projects, including associated permits, approvals, and public improvements. The significant components of this new law are summarized below, including eligibility criteria, tribal consultation, and other requirements.

If the project meets the eligibility criteria the exemption can be used. To use the exemption, the City needs to (1) comply with the tribal consultation processes and (2) add the required tribal, hazardous contamination, and freeway adjacency conditions of approval, as

applicable.

This mixed-use housing development project, as defined in Government Code Section 65905.5, qualifies for a CEQA exemption under PRC Section 21080.66 since it meets all of the following conditions, including Criteria for Qualified Urban Use, Environmentally Sensitive Areas, and Historic Resources. Based on the whole of the administrative record, the Project is statutorily exempt from CEQA pursuant to Public Resources Code, Section 21080.66.

BASIS FOR MAIN CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit are located at LAMC, Chapter 1A, Section 13B.2.2 of and LAMC, Chapter 1, Section 12.24 W of Chapter 1 of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made.

Conditional Use Findings

- 6. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant is requesting a Main Conditional Use Permit to permit the sale of alcoholic beverages for on- and off-site consumption within nine (9) different establishments. The establishments would be located within the proposed construction of a 744,906 square foot mixed-use development including 75,968 square feet restaurant uses and 7,485 square feet of outdoor dining area.

The site is currently developed with four (4) existing one and two-story commercial buildings, consisting of 125,856 square feet, and associated surface parking lots. All existing improvements will be removed to accommodate the development of the project. Eight (8) of the proposed restaurants will be located in a commercial district on the eastern portion of the site and be joined by a shared plaza which will be accessible at street-grade, welcoming visitors and connecting development to the surrounding community. There will also be one additional restaurant space on the ground floor of Residential Building 3 to provide dining amenities on the western portion of the project site and further activate the street frontage along Ventura Boulevard.

The proposed spaces will provide valuable amenities to those who live, work, or visit the area. In general, restaurants with on-site alcohol sales and on-site consumption will perform a function and provide a service that is beneficial to the community by offering a service that is generally expected in dining establishments in urbanized areas. Additionally, uses such as health clubs and lounges provide an essential service to the community as well.

The Main Conditional Use Permit (MCUP) is intended to provide a path to enhance the experience at the site and will provide residents, employees, visitors, and patrons of nearby businesses as well as local residents the convenience of new restaurants, thereby contributing to the development of a viable economic environment. The restaurant amenities that will serve alcohol will bring convenience to residents and their guests to

purchase and consume alcohol within the designated amenity areas of the mixed-use buildings.

Further, each individual tenant is required to file for a Main Plan Approval, which will give an additional opportunity to consider more specific operational conditions for each tenant space. Therefore, the Main Conditional Use authorization for the tenant spaces to sell and dispense a full line of alcoholic beverages for on-site consumption will perform a function that is beneficial for the surrounding community.

7. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The project site is located in the Ventura/Cahuenga Boulevard Corridor Specific Plan, on the north side of Ventura Boulevard, and measures approximately 261,240 square feet in lot area. The commercial district located on the eastern portion of the project site will contain eight (8) restaurant spaces within the two-story buildings, which are consistent with other surrounding buildings along the Ventura Boulevard corridor. There is one (1) additional restaurant space on the ground floor of Residential Building 3, which is seven-stories in height, and consistent with taller buildings to the west of the project site.

The Main Conditional Use Permit request is for the sale and dispensing of a full line of alcohol for on- and off-site consumption associated with the commercial component of the new mixed-use development, specifically a maximum of eight (8) commercial tenancies occupying approximately 75,968 square feet of floor area and 7,485 square feet of outdoor dining area. Hours of operation are from 6:00 a.m. to 2:00 a.m., daily.

Surrounding land uses consist of a mix of restaurants, retail spaces, offices, and other commercial uses. To the south, across Ventura Boulevard, lots are zoned C1.5-1VL-RIO and are developed with one- and two-story commercial buildings and associated surface parking; uses include restaurants, a service station, offices, and various retail stores. To the east, across Whitsett Avenue, lots are zoned C2-1VL-RIO and are developed with a two-story commercial building with associated surface parking. To the north, the Los Angeles River Flood Channel is zoned OS-1XL-RIO; beyond the river to the north is the former Weddington Golf & Tennis Facility, which was closed in April 2024, and will be redeveloped as a recreational facility for nearby Harvard-Westlake School. To the west, adjoining the subject site, the property is zoned C1.5-1VL-RIO and is developed with a four-story office building and associated surface parking.

The Main Conditional Use Permit provides an umbrella entitlement with conditions that will apply to the subject property and in general to all tenant spaces. Additionally, each tenant space will be required to file for a Main Plan Approval, the approval of which will detail the operational conditions tailored to the specific use. Floor plans, seating limitations, entertainment, and the mode and character of each individual operations, will be addressed and enforced through the imposition of tenant-specific conditions. These conditions will ensure that the operation will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety by ensuring security and safety, and responsible management. Given the conditions of approval, and the requirement that each individual tenant file an application for a Main Plan Approval, which will provide an opportunity to consider the specific operational characteristics and location for each tenant space, the Main Conditional Use

authorization for the subject spaces will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

8. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The property is not subject to any specific plans or overlays that would otherwise impact the requested action.

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designates the property for General Commercial land uses with corresponding zones of C1.5, C2, C4, CR, RAS3, RAS4, and P. The subject site is zoned C1.5-1VL-RIO, and is thus consistent with the land use designation. In addition, the requested restaurants are a permitted use in the C1.5 Zone. The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan allows a variety of commercial uses but is silent with regard to the sale and dispensing of alcohol, leaving interpreting the intent of the Plan to the Zoning Administrator. Conditional authorization for the sale of alcoholic beverages for on- and off-site consumption, as an accessory service to the restaurant spaces, is allowed through the approval of the City Planning Commission subject to certain findings. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the sale of alcohol for on- and off-site consumption. The proposed sale of alcoholic beverages at the proposed restaurant spaces located in a commercial zone is consistent with the following Community Plan commercial objectives and policies:

Objective 2-1: To conserve and strengthen viable commercial development.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The Ventura/Cahuenga Boulevard Corridor Specific Plan addresses the unique development problems associated with commercial and residential development within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area. The goals of the Ventura/Cahuenga Boulevard Corridor Specific Plan are to ensure an equilibrium between the transportation infrastructure and land use development.

Approval of the requests is consistent with Objective 7.3 of the Framework Element which states "maintain and enhance the existing businesses in the City" as well as Policy 7.3.2 which states "retain existing neighborhood commercial activities within walking distance of residential areas." The subject restaurants are desirable uses in an area primarily designated for commercial use. The project will continue to provide convenience to workers, visitors, and residents in the immediate neighborhood and, as conditioned, will not negatively impact the area. Numerous operational conditions are

incorporated into the grant that address safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan and applicable community plan.

Findings for the sale and dispensing of alcoholic beverages, pursuant to LAMC section 12.24 W.1(a)

9. The proposed use will not adversely affect the welfare of the pertinent community.

The predominant land use pattern within the immediate surrounding area within the jurisdiction of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan is mainly commercial and residential uses. The Community Plan lists issues expressed by the community such as the desire for quality and economically viable commercial spaces. Efforts to maintain and expand existing commercial amenities are intrinsic to the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of alcoholic beverages for on- and off-site consumption in conjunction with the proposed restaurant spaces will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. With oversight from the California Department of Alcoholic Beverage Control and the incorporation of a number of conditions with this grant, the project will be compatible with the character of the immediate neighborhood. Employees will undergo training on the sale and dispensing of a full line of alcoholic beverages including training provided by the Los Angeles Police Department STAR Program. Other conditions related to loitering and litter will safeguard the surrounding residential and sensitive uses.

It is anticipated that the business owners will not adversely affect the immediate neighborhood. No evidence was submitted for the record prior to, at, or after April 14, 2026, public hearing, which demonstrated that the proposed sale of beer and wine for off-site consumption in conjunction with an existing convenience store will not adversely affect the welfare of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass community. As conditioned herein, each establishment would be required to submit an application for a Main Plan Approval in order for the City to review and condition the operations of the proposed tenants as appropriate. Therefore, with the imposition of such conditions, the sale of alcoholic beverages for on- and off-site consumption in conjunction with the proposed restaurants will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

10. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four (4) on-site and two (2) off-site licenses allocated to the subject Census Tract Number 1439.01. There are currently 41 on-site and six (6) off-site ABC licenses in the census tract.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The subject site is located in a commercial corridor where a concentration of restaurants and convenience stores is expected and thus a higher number of alcoholic beverage licenses are anticipated. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance, adequate lighting and deterrents against loitering.

According to statistics provided by the Los Angeles Police Department North Hollywood Division, which has jurisdiction over the subject property, within Crime Reporting District No. 1591, a total of 489 crimes of which 10 (2 percent) are alcohol related crimes reported in 2025, compared to the citywide average of 194 crimes and the high crime average of 231 crimes. The above statistics indicate that the crime rate in the census tract where the subject site is located is higher than the city average and higher than high crimes reported. However, there has been no evidence submitted for the record indicating the subject site has been the subject of any nuisance or criminal activity. No comments have been submitted by the Los Angeles Police Department as to their concerns for the proposed project. As conditioned herein, the use is not expected to negatively impact the surrounding uses and is not expected to increase or contribute to the area's crime rate.

The approval of the Main Conditional Use Permit is in conjunction with the development of a 744,906 square foot mixed-use development. The proposed development would provide an alternative location for residents in the area to dine with varying options of consuming alcoholic beverages as part of their meal. The approval has been conditioned to require that each establishment file for a Main Plan Approval so that the individual operations may be evaluated and the operations conditioned so as to not have a negative impact on the surrounding community.

11. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive use is located within 1,000 feet of the project site:

- Thirty-sixth Church of Christ (4032 Whitsett Ave.)
- Harvard Westlake River Park (4141 Whitsett Ave.)

Consideration has been given to the distance of the subject establishment from the

above-referenced sensitive uses. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will continue to serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.