

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$229

Reviewed & Accepted by (DSC Planner): J. Chan

Case No.: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA **Date:** 7/27/28

☐ Determination authority notified ☐ Receipt Number: 200658199704

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☒ City Council
- ☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

APN: 2375-018-008; 2375-018-013; 2375-018-018; 2375-018-019

Project Address: 12501-12665 West Ventura Blvd.

Final Date to Appeal: July 28, 2026

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

☒ Entire

☐ Part

Are specific Conditions of Approval being appealed?

☐ YES

☐ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet, provide the following:

☒ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPELLANT

Check all that apply:

☒ Person, other than the applicant, Owner or Operator claiming to be aggrieved

☒ Representative

☐ Property Owner

☐ Applicant

☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Amy C. Minter, on behalf of Studio City Residents Association & Save LA River Open Space

Company/Organization: Carstens, Black & Minter, LLP

Mailing Address: 700 North Pacific Coast Highway, Ste. 200

city: Redondo Beach **State:** CA **Zip Code:** 90277-2147

Telephone: (310) 798-2400 **E-mail:** acm@cbcearthlaw.com

Is the appeal being filed on behalf or on behalf of another party, organization, or company?

☐ Self

☒ Other: Studio City Residents Association & Save LA River Open Space

Is the appeal being filed to support the original applicant's position?

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

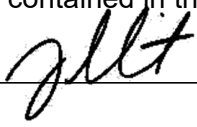
Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  _____ Date: July 27, 2026

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.



QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

Drop off at DSC: Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. Alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal
- ☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

- ☐ *Aggrieved Party*. The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

4. Noticing Requirements

- ☐ *Copy of Mailing Labels*. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.
- ☐ Proof of payment or mailing must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

Aggrieved Party. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.



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acm@cbcearthlaw.com

July 27, 2026

STATEMENT OF REASONS FOR APPEAL;
Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA; ENV-2025-5698-SE
Related Case: VTT-84453-1A

On behalf of the Studio City Residents Association (“SCRA”) and Save LA River Open Space (“SLAROS”), we provide this summary of our reasons for appeal of the City Planning Commission’s approval of the Riverwalk at Studio City mixed use residential and commercial development at 12501-12665 West Ventura Boulevard (“Project”). SCRA is an all-volunteer membership organization that advocates for and enhances the quality of life in Studio City. The SCRA’s volunteers educate our members and create a platform for the interests, concerns and passions regarding the Studio City community. SCRA consists of more than 2,100 members in this community. Of particular interest to SCRA are projects located along the Los Angeles River, which runs through the heart of Studio City. SLAROS is a non-profit volunteer organization working with SCRA, area leaders and regional organizations to preserve green open space, mature trees, and clean water along the Los Angeles River in the San Fernando Valley. SLAROS seeks to enhance LA riverfront sites, provide trail access, and compatibility of development with the LA River Revitalization Master plan and other regional plans for the LA River

The Project includes the merger and re-subdivision of four lots broken into two ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots to allow for the development of 814 residential units, 46 of which are to be reserved for very low incomes, along with 75,968 square feet of commercial uses. Four levels of subterranean parking would also be constructed as part of the Project. The development is seeking incentives and waivers to allow a floor area ratio of 3.2:1, a height increase to 84 feet, an increase in lot coverage to 74 percent and significant reductions in required setbacks. The Project also requires a Haul Route approval for the removal of approximately 521,000 cubic yards of dirt. The Project site is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan area and has a River Improvement Overlay zone due to its proximity to the Los Angeles River. Development of the Project would require the removal of approximately 240 mature trees.

SCRA and SLAROS appeal the approval of CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA and the determination that this Project is exempt for environmental review under the California Environmental Quality Act (“CEQA”). As set forth below and in the attached April 21, 2026 comments submitted to the City Planning Commission by SCRA (“4/21/26 SCRA Appeal”), the City lacks the requisite substantial evidence to support the findings required to approve Project Review or Specific Plan Project Compliance for the Project. The City also improperly granted unauthorized incentives for the Project. Further, due to the Project’s potential adverse impacts to a special status species and the City’s failure to address evacuation impacts, the Project is also not exempt from CEQA under AB130. SCRA and SLAROS further incorporate by reference the April 30, 2026 appeal justification letter submitted by Channel Law Group on behalf of Studio City for Safe Development (“4/30/26 SCSD Appeal”).

I. The City Cannot Make the Required Findings for Project Approval.

A. Required Findings for Project Review Under LAMC 13B.2.4 Cannot Be Made.

The Project includes more than 50 residential units, requiring Project review approval under LAMC section 13B.2.4. Project Review requires the City to make several findings regarding the Project or deny the Project if those findings cannot be made. Each of the required findings must be supported by substantial evidence and the City must “bridge the analytic gap between raw evidence and the ultimate decision or order.” (*Topanga Ass’n for Scenic Cmty. v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.) The City cannot support a required finding that the Project substantially conforms to the City’s General Plan and to the Ventura/Cahuenga Boulevard Corridor Specific Plan.

The Project site is located in a Very High Fire Hazard Severity Zone (“VHFHSZ”). As detailed in the 4/30/26 SCSD Appeal, the Safety Element of the City’s General Plan is required to identify evacuation routes and their capacity, safety and viability and evacuation locations under a range of emergency scenarios. Despite this, the findings approving the Project Review contain no discussion of evacuation routes and whether this Project could impact their capacity, safety or viability. The record also contains no evidence that could support such a finding. Without this evidence, the City cannot make the necessary finding that the Project is consistent with the City’s General Plan.

The City also lacks evidentiary support to make the required finding that the Project substantially conforms to the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Ventura-Cahuenga Boulevard Specific Plan sets specific, mandatory and fundamental development standards for the Specific Plan area. These development standards include:

- Maximum building height of 30 feet.
- Maximum FAR of 1.0:1.
- Maximum lot coverage of 60 percent.
- A minimum setback of 15-19-foot rear yard setbacks.

The Project is substantially inconsistent with the height, lot coverage and FAR limits contained in the Specific Plan for this site. The Project is also inconsistent with the setbacks mandated by the Specific Plan for this site. Moreover, the Project exceeds the allowable incentives set forth in the City's Density Bonus Ordinance and the incentives required by the State Density Bonus Law. Due to the Project's inconsistencies with Specific Plan provisions intended to protect the community, approval of the Project Review must be denied.

The Project's inconsistencies with the Specific Plan also prevent a required finding that the Project is compatible with existing and future development on adjacent properties and neighboring properties.

B. The Required Findings for Specific Plan Review Compliance Cannot Be Made.

The Project also requires Specific Plan Review Compliance approval pursuant to LAMC section 13B.4.2. As set forth above, the Project is not consistent with fundamental provisions of the Ventura-Cahuenga Boulevard Specific Plan that are intended to protect the public. Thus, approval of a Project Compliance Review was improper.

Further, Project Compliance approval is only allowed if the required CEQA review has been properly prepared for the Project. As the Project as improperly relied upon a CEQA exemption pursuant to AB 130, this finding also cannot be made.

II. Density Bonus Approval Is Improper.

The Project relies upon improper off-menu incentives and waivers. This is because the City's Municipal Code only allows off-menu incentives and waivers for those

development standards not included in the menu of incentives contained in LAMC 12.22.A.25(f). Under LAMC 12.22.A.25(g)(3), which allows for off-menu incentives and waivers for qualified projects “for which the applicant request a waiver or modification of any development standard(s) that is not included on the Menu of Incentives.” (Emphasis added.)

Here, the majority of the requested off-menu incentives and waivers of standards are development standards that are included on the Menu of Incentives. Instead of seeking incentives and waivers not otherwise addressed by LAMC 12.22.A.25(f), the applicant seeks incentives and waivers that greatly exceed the limits set for development standard incentives.

- LAMC 12.22.A.25(f)(4) provides for an on-menu incentive to increase FAR, but that incentive is “not to exceed 35%,” which would allow for a 1.35:1 FAR on the Project site. In an attempt to improperly skirt the established limits for FAR incentives, the Project instead seeks what it calls an “off-menu” incentive of 3.2:1 FAR, more than three times that allowed by LAMC 12.22.A.25.
- LAMC 12.22.A.25(f)(5)(i) provides for an on-menu incentive to increase height, but limits that height increase to a maximum of 11 additional feet or one additional story, whichever is lower. The Project improperly includes an “off-menu” incentive for this on-menu development standard to increase height by 54 feet for buildings up to 84 feet in height. This is nearly three times the existing height limit and an increase of 43 feet more than the incentive limit set by LAMC 12.22.A.25(f)(5).
- LAMC 12.22.A.25(f)(5)(i)(b) includes a height setback of one horizontal foot for each additional foot of height provided by incentive. The Project approval ignores this restriction on height incentives and instead includes an improper waiver of transitional height requirements and roof perimeter setbacks.
- LAMC 12.22.A.25(f)(1) provides for on-menu setback incentives, but limits that incentive to a 20 percent reduction in required setbacks. The Project instead includes waivers of this development standard that is included on the menu of incentives, to allow a 1.5-foot rear yard setback instead of the Specific Plan mandated 15-foot setback, far greater than the allowable 20 percent reduction.

The Project's inclusion of significantly greater incentives and waivers than those already addressed by the menu of incentives completely disregards the requirement that any off-menu incentive or waiver actually be for a development standard that is not already included on the menu of incentives. This is an improper interpretation of City's Municipal Code as it would right the limits set by the menu of incentives completely out of existence.

State Density Bonus Law does not require the City to provide the massive deviations from development standards allowed by the LOD. For example, State Density Bonus Law provides that projects with 100 percent affordable units are required to provide a height increase of up to 33 feet. (Gov. Code, §65915, subd. (d)(2)(D).) Interpreting the state law to require a height incentive nearly double that provided for fully affordable projects for a Project that includes only 7 percent affordable units would make the state law internally inconsistent and should be rejected.

Further, the density bonus should not be approved because the Project with the requested incentives and waivers could have specific health and safety impacts. The Project site is located in a VHFHSZ. The high density of development proposed for this development due to the significant deviations from height, FAR and setback standards is not only inconsistent with Specific Plan, it could lead to serious public health impacts during a wildfire evacuation. The 4/21/26 SCRA Appeal and the 4/30/26 SCSD Appeal detail the numerous other projects that are being constructed within less than a one-mile length of Ventura Boulevard, all adding numerous new units that would use the same evacuation route during a wildfire. Without assessment of the evacuation capacity along Ventura Boulevard, which is already at the worst level of service in much of the area due to existing trips, the City lacks evidence to make a finding that the Project is unlikely to add substantially to serious public health impacts during a wildfire.

The 4/21/26 SCRA Appeal also provided detailed information regarding the impacts that would be associated with the proposed 144 truck haul trips per day for at least 10 months during Project construction to haul 521,000 cubic yards of dirt, resulting in approximately one truck every 2.5 minutes. The safety hazards, air quality and other impacts associated with this soil removal and hauling prevent a finding that the design of the Project, with its massive amount of soil removal to provide for the massive size of development proposed, would not result in specific health and safety impacts.

III. The Project is Not Exempt from CEQA.

The City has not prepared environmental review under CEQA for the Project, claiming instead that it is exempt from review under AB130. However, this CEQA exemption does not apply to sites designated as a VHFHSZ unless the Project complies with all fire hazard standards. The 4/30/26 SCSD Appeal identifies that the Project does not comply with state minimum fire safety regulations. Additionally, as discussed above, the Project fails to address wildfire evacuation routes. This unmitigated hazard should prevent reliance on such a CEQA exemption.

This CEQA exemption is also not available for development located on a site that contains “[h]abitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies.” (Gov. Code §65913.4, subd. (a)(6)(J).) The Project proposes to remove 240 mature trees from the site. As detailed in the 4/30/26 SCSD Appeal, the Project would remove nearly 100 palm trees, many of which are located close to the Los Angeles River. Expert Scott Cashen detailed that these trees provide suitable habitat for the western yellow bat, a California Species of Special Concern. SCRA and SLAROS will also be submitting additional comments from Expert Cashen regarding the suitability of western yellow bat habitat at the Riverwalk Project site in support of this appeal.

The City has already recognized the importance of this site as habitat by designating it as part of the 300-foot habitat buffer. The Project would remove mature trees and install new sources of light pollution within this habitat buffer. This further prevents reliance on the claimed AB130 exemption.

IV. Conclusion.

For all of the reasons set forth herein and incorporated by reference, and for the reasons set forth in the related appeal of VTT-84453-1A, we urge the City to grant SCRA and SLAROS’s appeal of the City Planning Commission’s approval of CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA for this Project without environmental review. SCRA also reserves the right to supplement this appeal justification with additional information and supplementary materials submitted prior to the City Council’s consideration of this appeal.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JULY 13, 2026

Case No.: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Council District: 4 – Raman

CEQA: ENV-2025-5698-SE

Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Related Case: VTT-84453-1A

Project Site: 12501 – 12665 West Ventura Boulevard

Applicant: Brett Torino & Eleda Cohen, Studio City Sports Center, LLC
Representative: Sheri L. Bonstelle, Greenburg Glusker, LLP

At its meeting on **June 11, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Demolition and removal of all existing structures from the Project Site and the construction, use, and maintenance of a 744,906 square foot mixed-use development comprised of 814 residential units, 46 of which are reserved for Very Low Income households, and 75,968 square feet of restaurant space. The seven-story (84 foot high) building will contain 668,938 square feet of residential floor area and 75,968 square feet of restaurant floor area with a maximum floor area ratio of 3.2:1. The Project's residential portion will provide 1,040 automobile parking spaces, 324 long-term bicycle parking stalls, and 30 short-term bicycle parking stalls. The commercial portion of the Project will provide 766 automobile parking spaces, 40 long-term bicycle parking stalls, and 38 short-term bicycle parking stalls. The Project will provide a total of 89,937 square feet of open space, including pool/decks, courtyards, and indoor recreational rooms located on the first through seventh floors and private balconies. The Project proposes the removal of 240 non-protected trees from the Project Site and three non-protected street trees from the public right-of-way. The Project proposes grading and exporting of up to 521,000 cubic yards of earth and installation of Wall, Monument, Projecting, Identification, and Wayfinding Signs.

1. **Determined**, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66;
2. **Approved**, pursuant to Chapter 1 Section 12.22 A.37 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 814 units of which 46 units or seven percent for Restricted Affordable Housing Units for Very Low Income household occupancy for a period of 99 years, with the following Off-Menu Incentive and Waivers of Development Standards:
 - a. Off-Menu Incentive to allow a floor area ratio of 3.2:1 in lieu of the otherwise permitted 1.0:1 pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - b. Waiver of Development Standards to allow a lot coverage of 74 percent in lieu of the maximum 60 percent pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2;
 - c. Waiver of Development Standards to allow a height of 84 feet in lieu of the otherwise permitted 30 feet pursuant the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.a.4;

- d. Waiver of Development Standards to allow a rear yard setback of 1.5 feet in lieu of the otherwise required 15 feet for the ground level pursuant the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 7.A.3.c.1 and 19 feet for other levels, per LAMC, Chapter 1, Section 12.13 C.3;
 - e. Waiver of Development Standards to allow up to 100 percent reduction from the transitional height provisions required by LAMC, Chapter 1, Section 12.21.1 A.10; and
 - f. Waiver of Development Standards from the Ventura/Cahuenga Boulevard Corridor Specific Plan Setback from the roof perimeter requirements to allow volume averaging setbacks from the roof perimeter with hybrid vertical cutouts and setbacks required per the Specific Plan Section 7.E.f;
3. **Approved**, pursuant to LAMC Chapter 1 Sections 16.05 and Chapter 1A Section 13B.2.4, a Project Review for a development project resulting in a net increase of 50 or more dwelling units and 50,000 gross square feet or more of non-residential floor area;
 4. **Approved**, pursuant to LAMC Chapter 1A Section 13B.4.2 and the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 9, a Project Compliance to permit the construction of a mixed-use development comprising 814 dwelling units and 75,968 square feet of restaurant floor area;
 5. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 and Chapter 1A Section 13B.2.2 to allow the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with proposed 75,968 square feet of restaurant spaces;
 6. **Adopted** the attached Conditions of Approval; and
 7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Rosenstein
 Second: Lawshe
 Ayes: Choe, Johnson, Klein, Zamora
 Absent: Chavez, Diaz, Saitman

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission is appealable to City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council.

FINAL APPEAL DATE: JULY 28, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

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- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Conditions of Approval, Findings

cc: Phyllis Nathanson, Principal City Planner
Jojo Pewsawang, Senior City Planner
Adrineh Melkonian, City Planner

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", dated October 10, 2025, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Residential Density.** The project shall be limited to a maximum density of 814 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** 46 units shall be reserved for Very Low Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of On-Site Restricted Units or that change the composition of units or parking numbers shall be consistent with LAMC Section 12.22 A.37.
5. **Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 46 units available to Very Low Income Households or equal to seven (7) percent of the project's total proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 99 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an on-site building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

Specific Plan Project Compliance Conditions

6. **Use.** The project shall be limited to 75,968 square feet of restaurant spaces and 668,938 square feet of residential uses.
7. **Floor Area.** The project shall be limited to a maximum floor area of 744,906 square feet and FAR of 3.2:1.

8. **Height.** The height of the buildings shall be limited to 36 feet (Building 1) and 84 feet (Buildings 2, 3, and 4), as shown on the project plans, Exhibit "A", attached to the subject case file.
9. **Front Yard Setback.** The project shall provide minimum front yard setbacks of 1 foot, 6 inches.
10. **Side Yard Setback (east).** The project shall provide minimum side yard setbacks of 1 foot, 6 inches.
11. **Side Yard Setback (west).** The project shall provide minimum side yard setbacks of 28 feet.
12. **Rear Yard Setback.** The project shall provide a minimum rear yard setback of 1 foot, 6 inches.
13. **Open Space.** The project shall provide a minimum of 89,937 square feet of usable open space.
14. **Lot Coverage.** Lot coverage shall not exceed 74 percent of the lot before dedication.
15. **Parking.**
 - a. **Automobile Parking (AB 2097).** 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 parking spaces provided shall be voluntary and not subject to minimum zoning requirements, though they must comply with design and layout standards of the Los Angeles Municipal Code.
 - b. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21 A.16.
 - c. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety.
16. **Circulation.** The applicant shall submit a parking area and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval.
17. **Landscaping.** A landscape plan shall be submitted to ensure that:
 - a. In conformance with the Los Angeles River Improvement Overlay Zone, a revised landscape plan shall be submitted to show at least 75 percent of the plants proposed as appearing on at least one of the following lists:
 - i. Native; plants may be verified through: <http://calscape.com/> or equivalent
 - ii. Watershed Wise; on the list of plantings here:

http://www.watershedhealth.org/Files/document/874_WatershedWise%20List%207_1_14.pdf

- iii. In conformance with the Los Angeles County River Master Plan Landscaping Design Guidelines, which may be verified here: http://ladpw.org/wmd/watershed/LA/LAR_planting_guidelines_webversion.pdf
 - b. A minimum 18-inch setback along the front and easterly side lot lines shall be fully landscaped.
 - c. At least 66 percent (1,437 square feet) of all Front Yards or front setbacks in excess of 18 inches shall be landscaped and the remainder shall be finished to City standards for sidewalks, or finished with other paving materials, including concrete pavers, brick masonry pavers.
 - d. The project shall provide 218 24-inch box trees.
 - e. The applicant shall maintain the landscape in good, healthy condition by performing daily maintenance, removing trash, and replacing any dead plant materials, broken irrigation sprinklers and watering devices.
 - f. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
18. **Signs.** The Department of Building and Safety shall not issue a permit for a sign unless the sign complies with the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8, effective date of August 18, 2021. The project is vested under Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA. Prior to issuance of any sign permit, each future tenant/applicant shall submit two (2) copies of sign plans to the Department of Planning for review and approval.
- a. The plans shall include a detailed Site Plan and Elevations showing sign placement, storefront width, sign colors, materials, dimensions and copy.
 - b. The type, style, design, colors and materials of the signs shall be compatible and be consistent throughout the building.
 - c. Written evidence of review by the property owner regarding the proposed location, colors, materials, and design (and any recommendations thereto), shall be submitted as part of the application.
 - d. The maximum amount of wall signage on the building shall not exceed 5,990 square feet. Prior to clearance, a sign inventory shall be submitted identifying the size and location of all the signs on the building.
 - e. The future signs conform to the following:
 - i. No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.

- ii. Exposed raceway must be approved by Owner and shall be painted to match the façade.
- iii. No decals shall be visible except as required by local codes and ordinances (including U.L. as required).
- iv. No animated, flashing or audible signs shall be permitted.
- v. All sign drawings shall be subject to review by landlord prior to submittal for Planning Department approval. Tenant/applicant shall submit two copies of sign plan for approval.
- vi. The dimensions of the sign for each tenant shall not exceed the dimensions below:

Ventura Boulevard Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 3-1	PW.01	Building 3	Wall	200
Tenant 2-2B	PW.01 / PW.02	Building 2	Wall/Projecting	166
Tenant 2-2A	PW.01	Building 2	Wall	125
Tenant 2-1	PW.01	Building 2	Wall	125
Tenant 1-3	PW.03 / PW.02	Building 1-3	Wall/Projecting	216
Tenant 1-2B	PW.03 / PW.02	Building 1-2	Wall/Projecting	216
Tenant 1-2A	PW.01	Building 1-2	Wall	200
Tenant 1-1B	PW.03 / PW.02	Building 1-1	Wall/Projecting	216
Total				1,464
Valleyheart Drive Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 1-1A	PW.03	Building 1-1	Wall	200
Tenant 1-2A	PW.03	Building 1-2	Wall	200
Tenant 1-2B	PW.01	Building 1-2	Wall	125
Tenant 2-1	PW.01	Building 2	Wall	200

Tenant 2-2A	PW.01	Building 2	Wall	200
Total				925
Ventura Boulevard Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Ventura Boulevard Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 1-1B	PW.03	Building 1-1	Wall	92
Tenant 1-1A	PW.03	Building 1-1	Wall	92
Total				184
Total				2,573

- b. **Window Signs.** All Window signs shall not exceed 10 percent of the window they occupy and be limited to the store name, store hours, security signs, or logos, and holiday paintings only, provided they are not placed in the window more than 30 business days before a holiday and are removed within ten business days after the holiday.
- c. **Monument Signs.** This approval shall permit 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 shall not be taller than six (6) feet in height and greater than 60 square feet in area. Each Monument Signs shall be installed within a landscaped area which are equal to or greater in area than the dimensions of the face of the sign. The monument sign shall be manufactured as shown on the submitted plans marked Exhibit "A", except as modified herein, pursuant to Section 8.B.1.b of the Specific Plan.
- d. **Projecting Sign.** No more than one projecting sign shall be permitted for each building. Notwithstanding LAMC Section 91.6209(d)(2) to the contrary, no wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street and projecting sign shall be limited to 16 square feet.
- e. **Construction Sign.** This approval shall permit the installation of one (1) non-illuminated construction sign of no more than 25 square feet in sign area and no more than 15 feet in height. Any construction sign shall be removed prior to the issuance of a certificate of occupancy or within 30 days of completion of the project, whichever is sooner.
- f. **Temporary Banners.** This approval shall permit the installation of one (1) banner at any given time of no more than 100 square feet in size. No more than two (2)

banners per year per site shall be permitted. Banners shall only be permitted to announce special events associated with seasonal holidays. A banner shall not be installed more than 30 days prior to the event and must be removed within 10 days following the event.

- g. **Illegal Signs.** Prior to the Department of Building and Safety issuance of a final sign-off on any sign approved, any existing exterior signs, temporary banners, window signs, and signs used for advertising products, merchandise and services which are not permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan shall be removed from the business or multi-tenant storefronts by the respective tenants, property manager, or the property owner.

- 19. **Project Impact Assessment Fee.** Prior to Planning clearance, the applicant shall meet with the Department of Transportation (DOT) for assessment of this project. A "Project Impact Assessment" (PIA) fee may be required and paid to the satisfaction of DOT for the purpose of funding the Specific Plan improvements and services, as well as pedestrian improvements which are intended to mitigate the cumulative impacts of new developments within the Specific Plan area.

NOTE: PIA fees to be paid are subject to change due to increases to the Annual Indexing as determined by the DOT.

- 20. **Streetscape Improvement.** Prior to the issuance of a certificate of occupancy, and in addition to all other requirements of the Department of Building and Safety, the property owner shall submit public right-of-way plans to the Department of Public Works (pursuant to Section 9.A. of the Specific Plan) that all required landscape and relevant streetscape elements of the Studio City/Cahuenga Pass Streetscape Plan have been implemented as follows:

Trees

- a. The general standard for planting street trees is to space them approximately 25 feet apart; however, actual spacing is to be determined by the Department of Public Works, Street Services Division. The minimum size is a 24-inch box. The trees are to be planted double staked, with stakes parallel to the roadway, and are to be self-supporting. Size standards shall be as referenced in the U.S.A. Standard for Nursery Stocks (ANSI 300. 1-current edition). The trees are to be untopped.
- b. The tree planting standard for the palms is 25 feet from the deciduous trees. The deciduous trees are planted approximately 35 feet apart. The minimum size is a 24-inch box. The trees are to be planted staked, and are to be self-supporting for deciduous trees. The trees are to be untopped. The Mexican Fan Palm is to have 12 feet of brown trunk. The trees are to be planted according to the Department of Public Works Standard for Street Tree Planting. Actual tree spacing shall be determined by the Department of Public Works, Street Services Division.
- c. The Mexican Fan Palms, *Washingtonia robusta*, shall be extended along the length of Ventura/Cahuenga Boulevard. In all Studio City districts the Mexican Fan Palms will alternate with the Chinese Pistache Trees, and with Pink Trumpet Trees in the Cahuenga Pass community.
- d. In all Studio City districts and the Cahuenga Pass community, flowering/canopy

tree, will be planted closest to the intersections to provide a sense of shelter for pedestrians and to add color and visual interest to the intersections.

Lighting

- e. To provide adequate illumination for the safety of vehicular and pedestrian traffic, taller roadway fixtures that meet the current minimum national standards will be provided to the satisfaction of Bureau of Street Lighting. Street lights are also used in a Streetscape Plan to provide aesthetic appeal and offer identity to a specific community. This is often accomplished by using lower scale pedestrian poles. This additional light also encourages commercial activity since it gives the pedestrian a greater sense of security provided to the satisfaction of Bureau of Street Lighting.

Street Fixtures, Furniture and Equipment

- f. Bicycle racks shall be TimberForm CycLoop 2170 original series or equivalent or to the satisfaction of the Department of Building and Safety and DOT. Existing bicycle racks should be replaced with this model to assure visual consistency in the Studio City Area.
- g. Benches are to be provided at bus stops and elsewhere as desired to the satisfaction of Department of Public Works, Street Services Division. In Studio City they are to be Landscape Forms Scarborough bench with horizontal straps, Model SC 3005-BS-72 or equivalent.
- h. The bollards shall be TimberForm Metal Bollard Model 2190 or equivalent to the satisfaction of the Department of Building and Safety and DOT. If barrier chains are required in specific situations, Models 2193 and 2196 or equivalent may also be used to the satisfaction of the Department of Building and Safety and DOT.
- i. Tree well covers shall be the Neenah R8707, 180 degree square, 5' x 5'. These offer a simpler pattern that works well with other Streetscape Plan elements.
- j. The tree wells are to be a minimum of five (5) feet long parallel to the roadway and five (5) feet wide. Each well is to be lined with a continuous 12 inch deep "Deep Root" or equalinear root barrier. Irrigation is to be by means of bubblers in perforated pipes supplied by the adjacent site development. A gate valve is to be provided on the non-pressure line from the site development to isolate the bubblers in case of equipment breakage. A ground cover of decomposed granite, a minimum of 1 inch deep, is to be provided in the tree well. Soil amendments are normally unnecessary. Although if used, they should comprise no more than 25 percent of the backfill by volume and should not change soil texture of the tree pit. Any foreign material in the tree well, such as construction debris, is to be removed by the installer. Fill soil is to match the site soil texture. Alternate groundcover for the tree wells can be proposed. They should be pre-approved by the Department of Public Works, Street Services Division and should have only permeable surfaces with a coefficient of run-off of less than or equal to 0.6.
- k. Interlocking pavers in the Studio City District shall be red set in a herringbone pattern at a 45-degree angle to the street edge. An example of the red brick color and pattern can be found at 12345 Ventura Boulevard.

- l. Curbs and gutters shall be poured in place concrete, with a natural concrete color and a smooth finish.
- m. Concrete flatwork required by this Streetscape Plan is to be designed in conjunction with the story pavers, sidewalks and streetlights installed by the Bureau of Street Lighting. A concrete border along the building side of the sidewalks shall be poured as a stable edge for the sidewalk field concrete pavers. Expansion joints shall align with edges of story pavers and tree well covers. It shall provide consistent field width for the concrete pavers in any given block. For other areas, any surface material which drains effectively (with approximately a 1 percent minimum slope), is slip-resistant (equivalent to a medium salt finish, or a broom finish), and conforms to handicap accessibility criteria, shall be adequate. Colored concrete should contain integral color, rather than being stained, since integral color tends to achieve a more even color, and wears longer. Other flatwork in the streetscape may be proposed by the applicant. For instance, enhanced paving at building entrances can effectively relate the streetscape to site development. Historical examples can be found in the forecourts of movie theaters from the 1920's and 1930's. An example is the decorative terrazzo designs in the forecourt of "Bookstar" located at 12136 Ventura Boulevard in Studio City. The applicant shall demonstrate the handicap accessible and slip-resistant properties of proposed materials. Certain materials normally will not satisfy these criteria, e.g., ceramic tile, terrazzo, polished stone, or steel trowel finished concrete.
- n. Sidewalks. Three (3) feet wide concrete strips perpendicular to the curb are to be poured with the new streetlights to be installed by the Bureau of Street Lighting centered in them. A score line/expansion joint shall be included to align with the 5' x 5' tree well cover edge five feet in from the curb. The base for these pavers shall be properly prepared for future stability and long-term use.
- o. The rich history of Studio City and the Cahuenga Pass should be displayed in a series of "story pavers" describing bits of this area's history using images and/or words. Details, materials, and accents could change based upon the artists' ideas and, as needed, mark a special event or location. These pavers could initially appear as plain concrete strips running perpendicular to the buildings that line the Boulevard. They will be located in conjunction with the new streetlights that are to be installed by the Bureau of Street Lighting (approximately 120' on center along the Boulevard). These strips will function as dividers between sections of the field of precast concrete pavers. They could be sponsored and underwritten by interested patrons and the City of Los Angeles' One Per Cent for Art Program. They would be an opportunity to involve local artists and schools in their design. Under no circumstances should they be used for commercial advertising. However, a small bronze plaque (two inches by four inches [2" x 4"] or less in size placed in one of the corners closest to the streetlight) may identify the sponsor or donor of the individual paver in plain Roman type. As designers and designs are approved by the Design Advisory Committee, community and Cultural Affairs Commission, these three-foot-wide strips, starting at the expansion joint five feet in from the curb (aligning with the tree well covers) and running into the concrete edge against the buildings, will be removed and replaced permanently with the artists' work. Each artist will have the opportunity to select the specific location for his or her work as sites are available. They

should develop the design of a story paver taking into consideration the specific location and area. These pavers must comply with slip resistance, drainage and handicap accessibility requirements of the Department of Public Works.

21. **Specific Plan Covenant and Agreement.** A Covenant and Agreement shall be recorded with the Los Angeles County Recorder acknowledging the contents and limitations of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as well as the conditions of approval established herein. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns and shall be submitted to the Department of City Planning for approval prior to being recorded. After recording, a copy bearing the County Recorder's number and date shall be provided to the Department of City Planning for attachment to the administrative file.
22. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the definition of a Project per the Specific Plan, and Section 11.5.7 of the LAMC and other applicable statutory requirements.
23. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.

Project Review Conditions

24. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Ventura Boulevard, Whitsett Avenue, and Valleyheart Drive, and shall be screened behind architectural elements.
25. **Lighting.** Lighting should be directed onto the site, and be adequately aimed at and shielded so as to not spill over onto adjacent properties, especially into areas planned and zoned for residential uses.
26. **Solar-Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
27. **Solar Power.** The project shall provide Photovoltaic Collectors for a Solar Hot Water System or photovoltaic provisions as required to comply with the 2019 California Energy Code for Solar Ready Buildings (Section 110.10) to be maintained for the life of the project.
28. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
29. **Stormwater/Irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
30. **Trash Storage.** Trash storage and collections shall be enclosed and not visible from the

public right-of-way. Trash collection shall occur within the enclosed area and shall not interfere with traffic on any public street.

31. **Maintenance.** The project site (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
32. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.
33. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the definition of a project per the Specific Plan, Section 13B.5.4 of Chapter 1A of the LAMC and other applicable statutory requirements.

Main Conditional Use Permit Conditions

34. **Main Conditional Use Permit (MCUP).** The approval authorizes a Main Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption, in conjunction with the indoor and outdoor use and operation of eight (8) restaurant establishments.
35. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Main Plan Approval (MPA) determination pursuant to Section 13B.2.2.H of the Los Angeles Municipal Code Chapter 1A in order to implement and utilize the Main Conditional Use authorization granted. The purpose of the Main Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.
36. **MPA Public Hearing Requirement.** A public hearing for any Main Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.
37. Notwithstanding approved "Exhibit A" and the conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger restaurants, different locations, and/or a reduced number of restaurants than those originally proposed and identified in "Exhibit A". Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior floor areas, maximum interior and exterior seating numbers, maximum (total) number of establishments authorized under this grant, and the maximum number of establishments approved for each type of grant in the conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages, provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions.
38. The business operator shall maintain on the premises, and present upon requests to any law enforcement officer, a copy of the Business Permit, Insurance information, and a valid

emergency contact phone number used by the business.

39. Hours of operation shall be limited from 6:00 a.m. to 2:00 a.m., daily.
40. **Good Neighbor Program.** A telephone number and an email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
- a. Entry, visible to pedestrians.
 - b. Customer service desk, front desk or near the cash registers.
- Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
41. Should there be a change in the ownership of the property/the establishment and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination, including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the Condition Compliance Unit (CCU) in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the CCU within 30 days of the beginning day of his/her new operation of the establishment.
42. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator shall have the right to require the applicant to file a plan approval application together with the associated fees and to hold a public hearing to review the applicant's compliance with, and effectiveness of, the conditions of the grant. The applicant shall be required to submit a summary and supporting documentation demonstrating how compliance with each condition of the grant has been attained. Upon review, the Zoning Administrator may modify, add or delete conditions and reserves the right to conduct the public hearing for nuisance abatement revocation purposes if so warranted by documentation.

Administrative Conditions

43. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
44. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
45. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or

verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

46. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
47. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
48. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
49. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
50. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than 50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits

may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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.

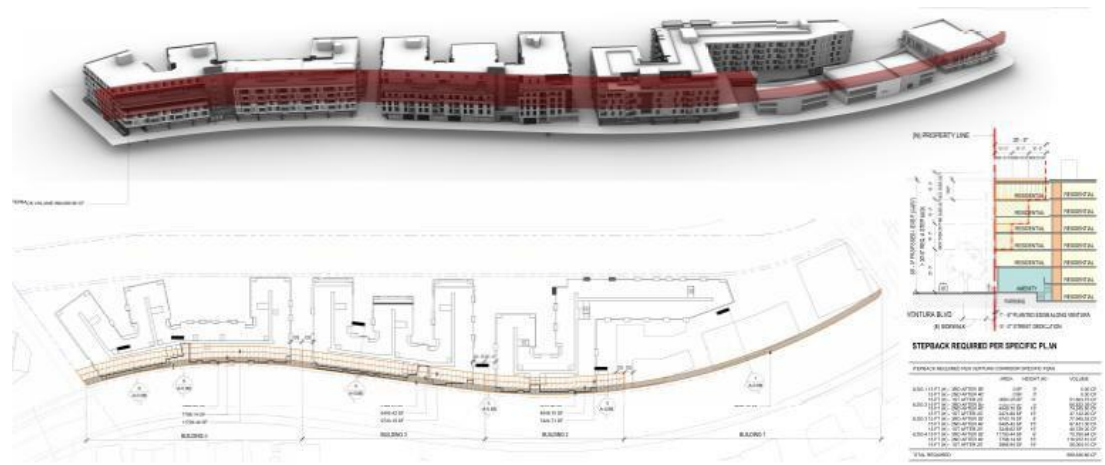


Figure 6. Required set back from the roof perimeter Plans provided by the applicant



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.