

STATUTORY EXEMPTION from the CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND RELATED CEQA FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Project Review and Project Compliance appeal for the properties located at 12501 - 12665 West Ventura Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY the APPEAL filed by Amy C. Minter, on behalf of Studio City Residents Association & Save LA River Open Space, and THEREBY SUSTAIN the LACPC's approval of the environmental clearance, a Statutory Exemption from CEQA, and 1) Approving a Project Review, pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1 Section 16.05 and Chapter 1A Section 13B.2.4, 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; and 2) Approving a Project Compliance, pursuant to LAMC Chapter 1A Section 13B.4.2 and the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 9, to permit the construction of a mixed-use development comprising 814 dwelling units and 75,968 square feet of restaurant floor area; for the 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, 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; for the properties located at 12501 – 12665 West Ventura Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee to:
 - a. Add a Condition of Approval to the subject Letter of Determination (LOD) as follows: Prior to recordation of the Final Map, 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, as recommended by the Department of City Planning report dated October 5, 2026.
 - b. Add the conditions listed in the letter from Council District 4, dated October 13, 2026, attached to the Council file.

Applicant: Brett Torino & Eleda Cohen / Studio City Sports Center, LLC

Representative: Rose Fistrovic / Psomas

Case No. CPC-2025-5697-DB-PR-SPPC-MCUP- VHCA-1A

Environmental No. ENV-2025-5698-SE

Related Case Nos. VTT-84453; VTT-84453-1A; VTT-84453-2A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – OCTOBER 23, 2026

(LAST DAY FOR COUNCIL ACTION – OCTOBER 23, 2026)

Summary:

At a regular meeting held on October 13, 2026, the PLUM Committee considered a report from the LACPC and a Project Review and Project Compliance appeal for the properties located at 12501 - 12665 West Ventura Boulevard. DCP staff provided an overview of the matter. Councilmember Raman spoke in support of denying the appeal, and a representative from her office read into the record a letter requesting additional conditions to secure community benefits. This letter dated October 13, 2026, is attached to the Council file. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representative, the Committee recommended to deny the appeal and sustain the approval of the environmental clearance, a Statutory Exemption from CEQA, approving a Project Review and Project Compliance and adoption of the Findings, and Conditions of Approval, as modified by the PLUM Committee to add a Condition of Approval to the subject LOD, and add the conditions listed in the letter from Council District 4, dated October 13, 2026, attached to the Council file. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
RAMAN:	YES
JURADO:	YES
LEE:	YES
NAZARIAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-