DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: June 11, 2026
Time: After 8:30 a.m.
Place: City Hall
John Ferraro Council Chamber, 3rd Floor, Room 340
200 North Spring Street
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissionsboards-hearings and/or by contacting cpc@lacity.org

Public Hearing: April 14, 2026
Appeal Status: Appealable to City Council
Expiration Date: June 12, 2026

Case No.:	CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
CEQA No.:	ENV-2025-5698-SE
Incidental Cases:	None
Related Cases:	VTT-84453-VHCA
Council No.:	4 - Raman
Plan Area:	Sherman Oaks – Studio City – Toluca Lake Cahuenga Pass
Specific Plan:	Ventura/Cahuenga Boulevard Corridor
Certified NC:	Studio City
GPLU:	Neighborhood Office Commercial
Specific Plan GPLU	Neighborhood & General Commercial
Zone:	C1.5-1VL-RIO
Applicant:	Brett Torino & Eleda Cohen
Representative:	Rose Fistrovic

PROJECT LOCATION: **12501-12665 West Ventura Boulevard**

PROPOSED PROJECT: The project proposes 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 spaces. 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 unit mix will be comprised of 223 studios; ranging from 470 square feet to 475 square feet, 373 one-bedroom; ranging from 625 square feet to 689 square feet, and 218 two-bedroom units; ranging from 946 square feet to 1,047 square feet. 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 (3) 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.

REQUESTED ACTIONS:

1. A statutory exemption from Californian Environmental Quality Act pursuant to California Public Resource Code Section 21080.66.

2. Pursuant to Los Angeles Municipal Code (LAMC), Chapter 1, Section 12.22 A.37, a Density Bonus Compliance Review for a project totaling 814 units, of which 46 units or seven (7) percent for Restricted Affordable Housing Units for Very Low Income households and 768 market-rate units, with the following Incentives and Waivers:

Off-Menu Incentive

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;

Waivers of Development Standards

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; and,

3. Pursuant to LAMC, Chapter 1, Section 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. 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; and,

5. 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.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the Project is statutorily exempt from CEQA, pursuant to Public Resources Code, Section 21080.66.

2. **Approve** the following one (1) incentive and five (5) waivers requested by the applicant for a project totaling 814 dwelling units, reserving 46 units for Very Low Income household occupancy for a period of 99 years:

   Off-Menu Incentive

   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;

   Waivers of Development Standards

   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; and,

3. **Approve** Project Review, pursuant to LAMC, Chapter 1, Section 16.05 and Chapter 1A, Section 13B.2.4;

4. **Approve** Specific Plan Project Compliance, pursuant to LAMC, Chapter 1A, Section 13B.4.2; and,

5. **Approve** a Main Conditional Use Permit, pursuant to LAMC, Chapter 1, Section 12.24 and Chapter 1A, Section 13B.2.2.

6. **Adopt** the attached findings.

VINCENT P. BERTONI, AICP
Director of Planning

Phyllis Nathanson

Phyllis Nattanson, Principal City Planner

JoJo Pewsawang, Senior City Planner

Adrineh Melkonian

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B – Environmental Clearance – ENV-2025-5698-SE

C – Public Communications

PROJECT ANALYSIS

Project Summary

The proposed project involves the removal of all existing structures to facilitate the construction and maintenance of a 744,906-square-foot mixed-use development. This seven-story, 84-foot-tall building will feature a total floor area ratio of 3.2:1, consisting of 668,938 square feet of residential space and 75,968 square feet dedicated to restaurant use. The residential component includes 814 units, with 46 set aside for Very Low Income households. The unit distribution is as follows: 223 studios; ranging from 470 square feet to 475 square feet, 373 one-bedroom; ranging from 625 square feet to 689 square feet, and 218 two-bedroom units; ranging from 946 square feet to 1,047 square feet. Residents will have access to 89,937 square feet of open space, such as courtyards, pool decks, private balconies, and indoor recreation rooms. Parking facilities will provide 1,040 automobile spaces and 354 bicycle stalls (324 long-term and 30 short-term), for residential use, and 766 automobile spaces and 78 bicycle stalls (40 long-term and 38 short-term) for commercial use. Project development will require the removal of 240 non-protected on-site trees and three non-protected street trees, along with the grading and export of approximately 521,000 cubic yards of earth. Additionally, the project includes various signage, including wall, monument, projecting, identification, and wayfinding signs.



Image 1. Rendering from Ventura Boulevard of proposed mixed-use building.

Background

Subject Property

The proposed project is located at 12501-12665 West Ventura Boulevard in Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area in the City of Los Angeles.

The subject property is within a geographic area subject to Assembly Bill (AB) 2097 (2022), which added California Government Code Section 65863.2 and prohibits a public agency from imposing or enforcing any minimum automobile parking requirements on any residential, commercial, or other development project within one-half mile of a major transit stop [with limited exceptions that do not apply to the subject project].

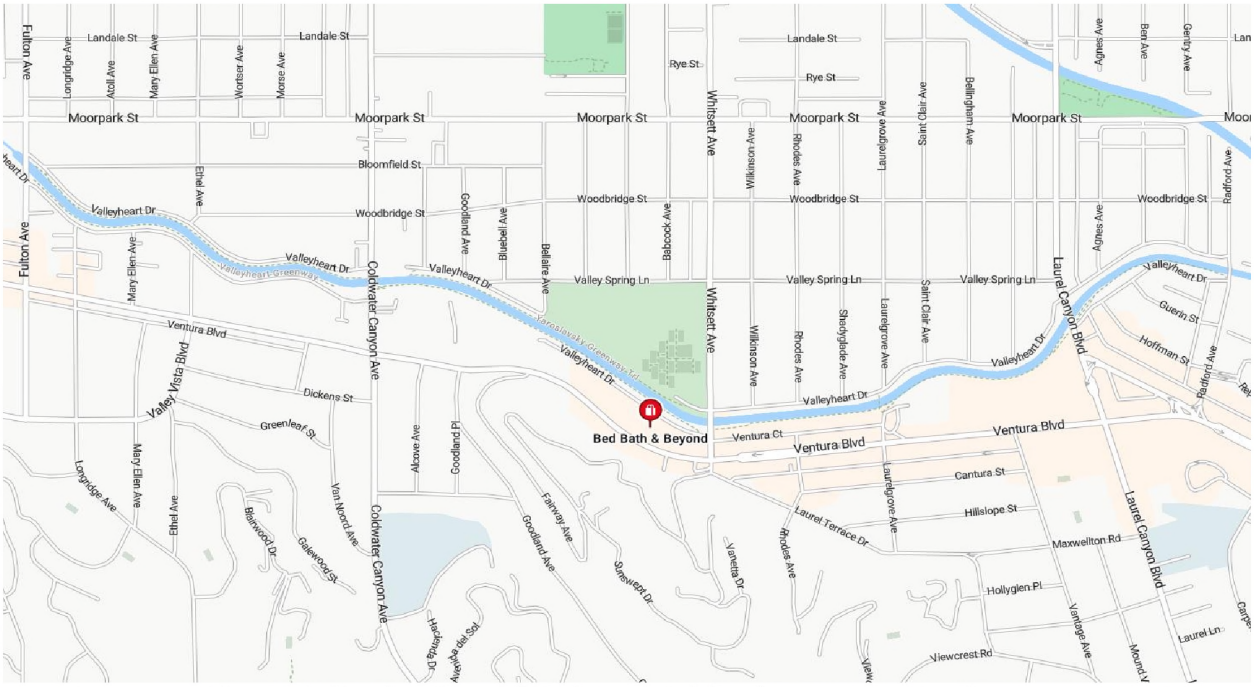


Figure 1. Regional and Site Location Map from maps.google.com

The project site comprises four lots (APNs 2375-018-008, 2375-018-013, 2375-018-018, and 2375-018-019), consisting of eight portions with a total area pre-dedication of approximately 261,485 square feet. Currently, the site contains four (4) commercial buildings totaling 125,856 square feet and associated surface parking. All existing improvements will be demolished to facilitate the proposed development. An aerial photograph of the site is provided below.

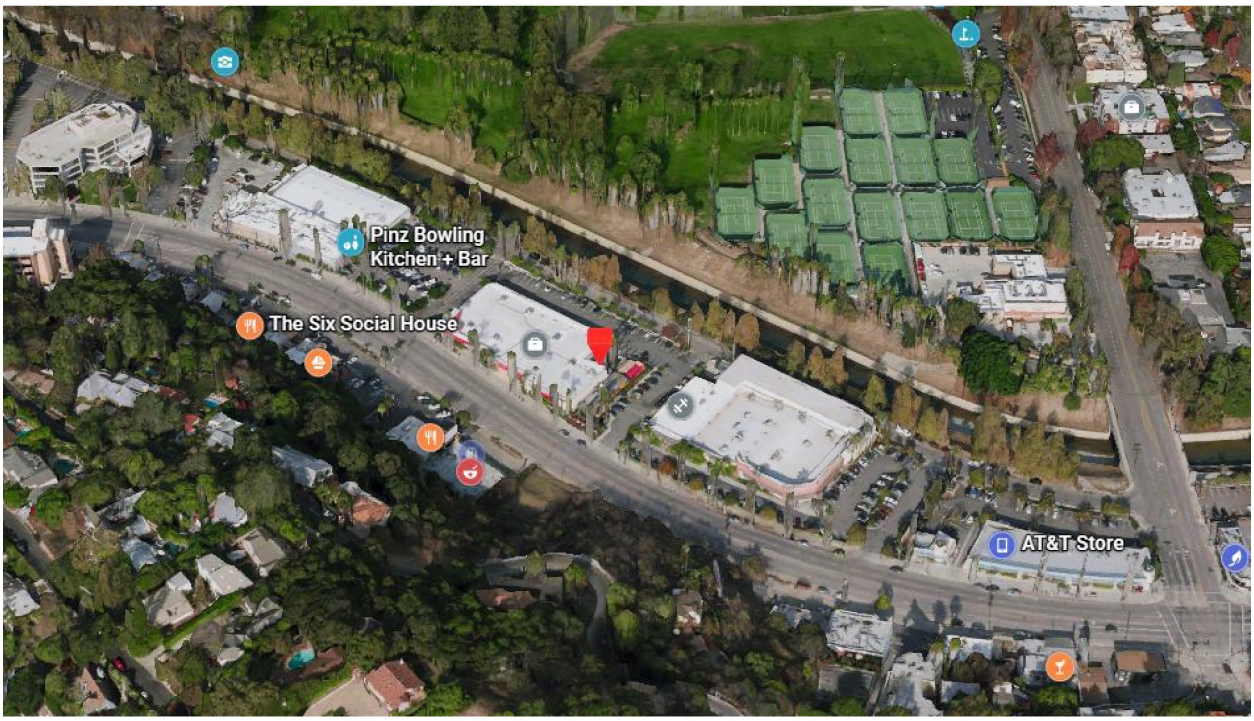


Figure 2. Aerial photography from bing.com

The Community Plan designates the site for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The site is zoned C1.5-1VL-RIO (Commercial, Height District 1VL). The C1.5 zone permits a wide array of land uses including commercial and multifamily residential uses. The "1VL" Height District designation allows a maximum height of 45 feet and three (3) stories, and a maximum floor area ratio ("FAR") of 1.5:1. The "RIO" Supplemental Use District establishes the Los Angeles River improvement Overlay and Los Angeles River Design Guidelines (River Guidelines), which requires the projects to comply with the RIO standards and guidelines for the discretionary projects.

The site is located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan, which establishes numerous use and development regulations, including but not limited to height, floor area, and setback. When Specific Plan regulations differ from the LAMC, the Specific Plan's regulations supersede the LAMC's regulations. The Specific Plan allows a maximum height of 30 feet. The site is also located within the boundaries of the Studio City/Cahuenga Pass Streetscape Plan, which expands upon the landscaping provisions, including type of tree, and standards of the Specific Plan.

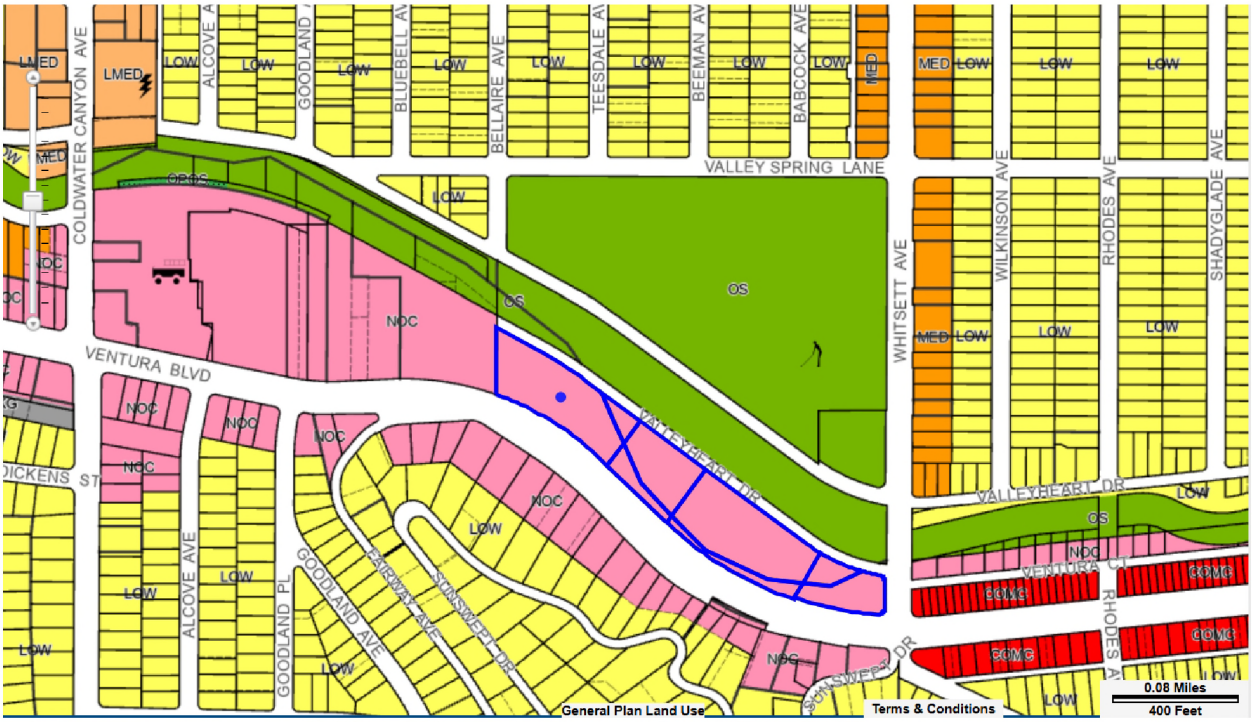


Figure 3. Land Use map from zimas.lacity.org

The project site is situated 2.3 km from the Hollywood Fault; however, it does not fall within the Alquist-Priolo Fault Zone. It is not located in a BOE Special Grading Area or a designated hillside area. Furthermore, the site is free from identified hazardous waste, past remediation, and is not within a methane, landslide, tsunami inundation, or flood zone. Consequently, the Specific Plan for the Management of Flood Hazards does not apply to this location.

While the site is positioned within a liquefaction area and a Very High Fire Hazard Severity Zone, it will adhere to all applicable development regulations for such zones. Approval from the Fire Department and the Department of Building and Safety is mandatory prior to permit issuance. Public safety services are provided by the Los Angeles Police Department's Valley Bureau, North

Hollywood Station (Reporting District 1591), and the Los Angeles Fire Department's Valley Bureau, Battalion 14, Fire Station 78.

There are 244 non-Protected trees on the site and 31 street trees in the public right-of-way. 240 non-Protected on-site trees are proposed to be removed due to the infeasibility of preserving the trees due to the location of the project's proposed buildings. Of the 31 street trees (all on Ventura Boulevard), two (2) are proposed to be removed for new driveway access and one (1) street tree removed for fire lane access. Any street tree removals in the public right-of-way would require approval by Public Works and would be subject to replacement mitigation consistent with Urban Forestry policies.

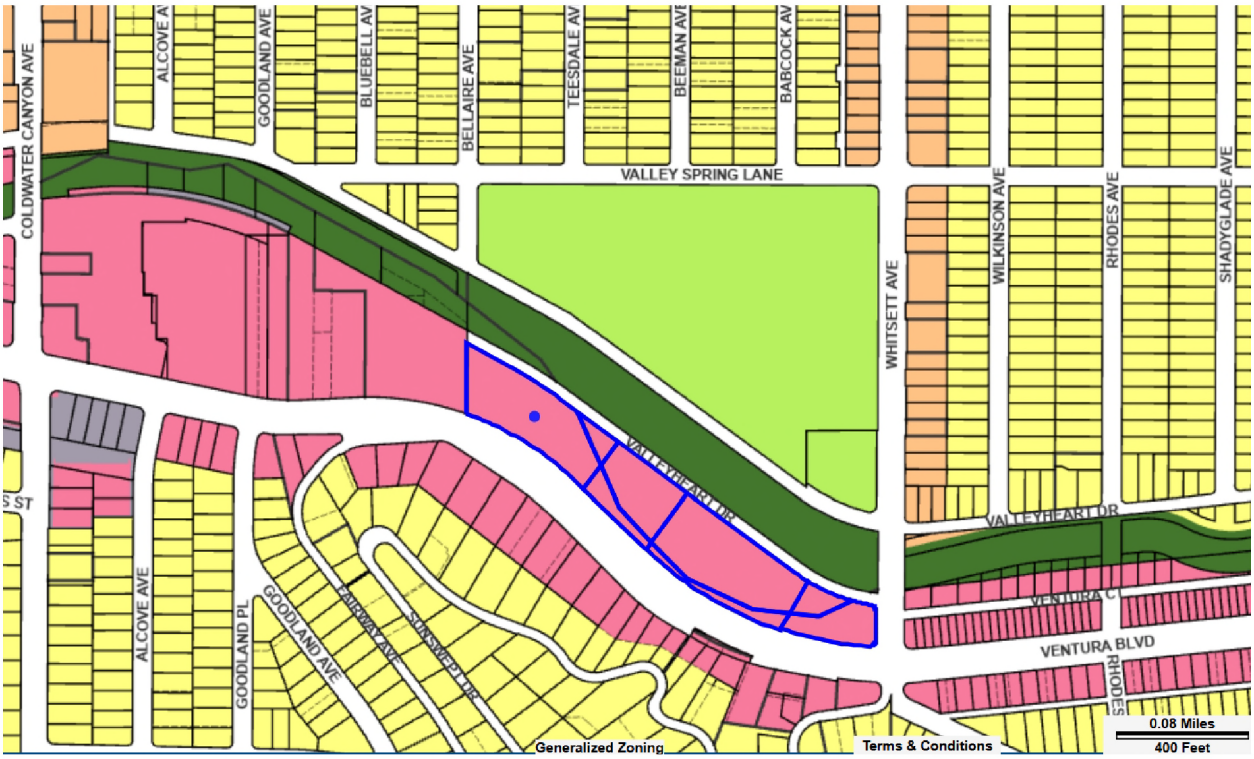


Figure 4. Zoning map from zimas.lacity.org

Project Overview

The proposed project involves the demolition of existing commercial structures and surface parking to facilitate a new mixed-use development totaling 744,906 square feet. This development will feature 814 dwelling units, including 46 units dedicated to Very Low Income households, alongside 75,968 square feet of commercial space.

Situated on the eastern portion of the site are three two-story commercial buildings, ranging from 8,506 to 21,102 square feet and reaching a height of 36 feet. The project includes mixed-use buildings (Building 2 and Building 3) that offer restaurant spaces fronting Ventura Boulevard. Overall, the mixed-use structures will rise to seven stories (84 feet), maintaining compatibility with the commercial character and development patterns of the Ventura Boulevard corridor.

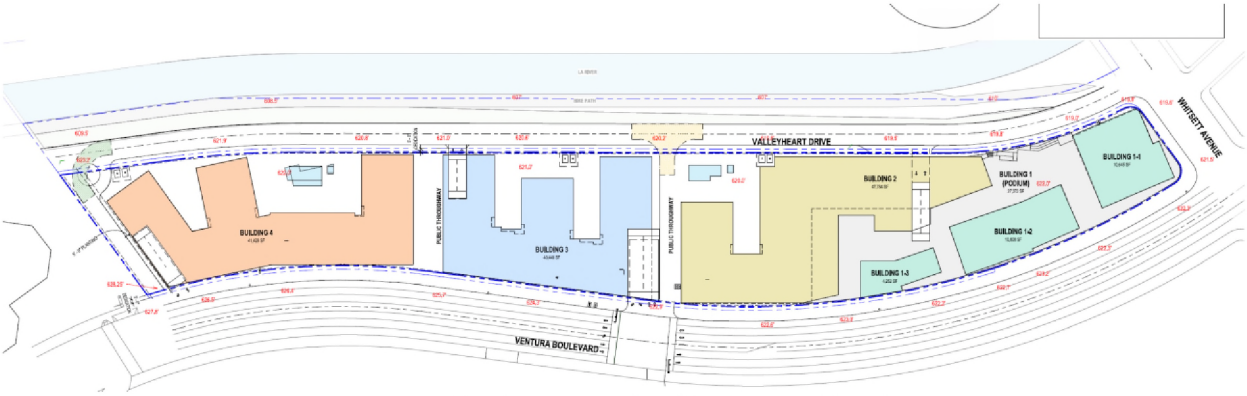


Figure 5. Plans provided by the applicant

Residential offerings include 223 studios, 373 one-bedroom units, and 218 two-bedroom units. Residents will have access to 89,937 square feet of open space, comprised of indoor recreation areas, balconies, and common areas such as pool decks and courtyards. Infrastructure highlights include:

- Residential Parking: 1,040 automobile spaces across four subterranean levels, with 324 long-term and 30 short-term bicycle stalls.
- Commercial Parking: 766 automobile spaces, with 40 long-term and 38 short-term bicycle stalls.
- Site Design: Buildings will be set back 18 inches from the Ventura Boulevard sidewalk to accommodate pedestrian entrances in compliance with Specific Plan requirements.

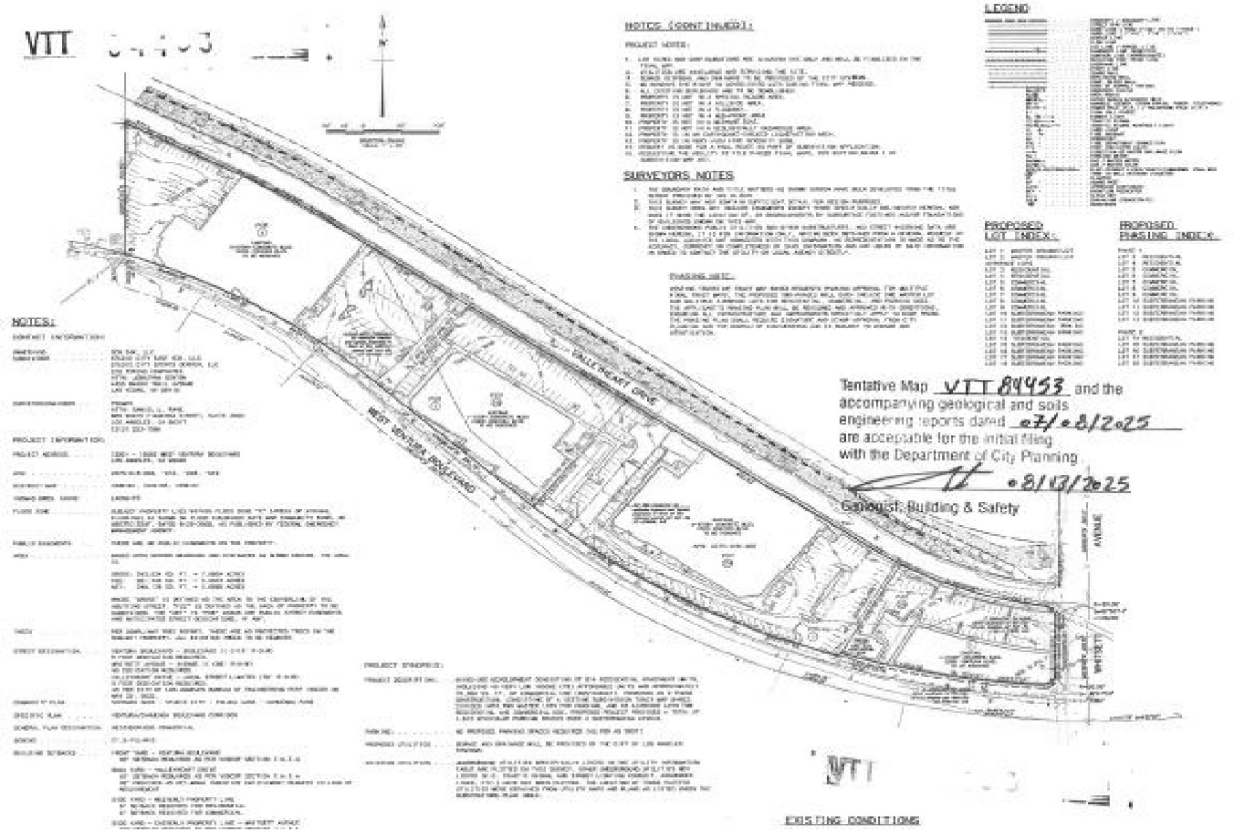


Figure 5. Vesting Tentative Tract Map provided by the applicant

The building program distributes uses across multiple levels: subterranean tiers house parking, mechanical systems, and storage; the ground floor features a lobby, commercial spaces, and residential units; levels 2 through 4 blend residential and commercial uses; and levels 5 through 7 are dedicated to residential units and outdoor common areas. Under the related case VTT-84453-VHCA, the project includes the merger and re-subdivision of four parcels into two ground lots, with additional airspace lots designated for residential, commercial, and parking uses.

The Project has been designed and will be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Municipal Code and CALGreen. These standards will reduce energy, water usage, and waste, thereby reducing associated greenhouse gas emissions and minimizing the impact on natural resources and infrastructure.

Density
The C1.5-1VL-RIO Zone permits an R4 Zone density of one dwelling unit per 400 square feet of lot area which permits a maximum of 653 dwelling units based on the lot area of 261,240 square feet before dedication. Pursuant to LAMC Section 12.13.5, the C1.5 "Limited Commercial Zone" allows residential uses that conform to the R4 "Multiple Dwelling" Zone. The R4 Zone, as codified in LAMC Section 12.11 C, requires a minimum lot area of 400 square feet per dwelling unit. Since the adoption of Ordinance 188,477 (Citywide Housing Incentive Program (CHIP) Ordinance), which became effective on February 11, 2025, the City complies with State Density Bonus law instead through the filing, processing, and effectuation procedures codified under LAMC Sections 12.22 A.37 – 39. The project application was filed on October 10, 2025, after the adoption of the CHIP Ordinance. As a Density Bonus Affordable Housing project, the project complies with the Program Standards pursuant to LAMC Section 12.22 A.37. Based on the C1.5 Zone (as codified in LAMC Section 12.13.5 C.3), the project is permitted a base density of 653 units (261,240 square foot site/400 square feet of lot area per dwelling unit). In exchange for reserving at least 25 percent (47 units) for Lower Income Households, the project is permitted an increase in density of 981 units. Therefore, the project's proposed 814 dwelling units would be permitted under the C1.5-1VL-RIO Zone as part of the Density Bonus request.

Floor Area
Specific Plan Section 6.B.3 permits a floor area ratio ("FAR") of 1.0:1. For the project site, a total of 261,240 square feet of floor area is permitted. The project proposes a floor area of 744,906. Therefore, the project's proposed 3.2:1 FAR would not be permitted under the Specific Plan, thereby necessitating the need for the requested off-menu incentive.

Lot Coverage
Specific Plan Section 7.B.2 permits a maximum lot coverage limit of 60 percent of the site for buildings and structures. The project proposes 74 percent lot coverage which would not be permitted under the Specific Plan, thereby necessitating the need for the requested waiver of development standard.

Height, Setbacks, and Setback from the roof perimeter
The Specific Plan allows a maximum height of 30 feet. The LAMC allows a maximum of three stories. The Specific Plan also requires a 10-foot setback for buildings exceeding 30 feet in height that abut a Major Highway (such as Ventura Boulevard), which would apply to the Project. As part of the Density Bonus requested Incentive, the project requests a deviation to allow an 84-foot-high building and for relief from the LAMC's transitional height limits. LAMC transitional height provision would otherwise apply to the building due to its proximity to R1 and OS zoned properties.

Relief from the Specific Plan setback from the roof perimeter regulations, thereby necessitating the need for the requested waiver of development standards.

Access and Circulation
Vehicular access to the site's subterranean parking areas would be provided via two (2) driveways on Ventura Boulevard and two (2) driveways on Valleyheart Drive. Pedestrian access to the residential units is provided within the lobbies of each of the three residential buildings fronting Ventura Boulevard. The main pedestrian access to the commercial buildings is located off Valleyheart Drive through the commercial plaza entrance, and additional pedestrian access is provided to each of the commercial buildings fronting Ventura Boulevard. Pedestrian access within and around the site will be enhanced via sidewalk improvements and the development of short-term bike parking infrastructure.

Vehicular and Bicycle Parking
Pursuant to Section 7.F.1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, restaurant uses require at least one parking space for each 100 square feet of floor area, resulting in a requirement of 760 parking spaces for the project's commercial use. The project provides 766 parking spaces for commercial use. Pursuant to LAMC Section 12.22.A.37(e)(2)(ii)a, the 814 residential dwelling units require 923 parking spaces. The project provides 1040 automobile parking spaces for residential use.

The project would provide short- and long-term bicycle parking in compliance with LAMC requirements. For commercial uses, the project would require one (1) short-term and one (1) long-term bicycle space per 2,000 square feet of square feet of floor area and a minimum of two (2) short-term and two (2) long-term bicycle spaces. The project provides 38 short-term and 40 long-term bicycle parking spaces. For residential uses, the project is required to provide 28 short-term and 279 long-term bicycle parking spaces. The project proposes 30 short-term and 324 long-term bicycle parking spaces for residential use.

Landscaping
The project's street frontage and open space area will be landscaped in accordance with the standards of the Specific Plan, LAMC, and the Studio City/Cahuenga Pass Streetscape Plan.

Signs
The Specific Plan permits a maximum of one (1) wall sign per tenant on a building's street frontage and a second sign facing an associated parking lot, secondary street, or alley, and a maximum sign area of two square feet for each lineal foot of street frontage. The site has a total of 2,995 feet of street frontage. As such, a maximum of 5,990 square feet of wall sign area could be permitted. The project proposes a total of 2,573 square feet of Wall and Projecting signs and three (3) Monument signs. The proposed signage will be in compliance with the Specific Plan and LAMC requirements.

Surrounding Properties

Abutting properties to the north, across Valleyheart Drive, have a land use designation of Open Space, are zoned OS-1XL-RIO and developed with Los Angeles County Flood Control District infrastructure (LA River). The properties to the east, across Whitsett Avenue, have a land use designation of Neighborhood Commercial and Community Commercial, are zoned C2-1VL-RIO, and are developed with one-story stores and associated surface parking. The properties to the west and south, across Ventura Boulevard, have a land use designation of Neighborhood Office

Commercial, are zoned C1.5-1VL-RIO, and are improved with commercial buildings with associated surface parking.

Adjacent properties to the north, across the LA River, are designated for Open Space land use, zoned A1-1XL-RIO, and developed with a Fire Department and recreational facility. Adjacent properties to the south are designated for Low Residential land use, zoned R1-1, and developed with single-family dwellings. Adjacent properties to the west and east are designated for Neighborhood Office and Community Commercial land uses, zoned C1.5-1VL-RIO and C2-VL-RIO, and developed with one- to multi-story commercial buildings and associated surface parking.

Street Designations

Ventura Boulevard, abutting the site to the north, is designated as a Boulevard II with a designated right-of-way width of 110 feet, and improved with concrete roadway and concrete curb, gutter, and sidewalk.

Whitsett Avenue, adjacent to the site to the east, is designated as an Avenue II with a designated right-of-way width of 60 feet, and improved with concrete roadway and concrete curb, gutter, and sidewalk.

Valleyheart Drive, adjacent to the site to the east, is designated as an Local Street - Standard with a designated right-of-way width of 60 feet, and improved with concrete roadway and concrete curb, gutter, and sidewalk.

Subject Property:

Ordinance No. 188,816 - Effective March 14, 2026, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan to streamline the review process for signs, interior tenant improvements, and a change of use, and update the appointment process and composition of the Ventura/Cahuenga Boulevard Corridor Specific Plan Review Board.

Ordinance No. 185,650 (CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI) - Effective August 12, 2018, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan to remove the Providence Cedars-Sinai Tarzana Medical Center from the Specific Plan.

Ordinance Nos. 183,144 and 183,145 (CPC-2023-3125-CA and CPC-2007-3036-RIO) - Effective August 14, 2014, this ordinance authorizes the establishment of River Improvement Overlay (RIO) District and River Design Guidelines for designated areas adjacent to the City's waterways.

Ordinance No. 174,052 - Effective August 18, 2001, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan including the expansion of pedestrian-oriented areas and designation of the Regionally Impacted Area, Pedestrian Development District and Use Restricted Area as well as the adoption and implementation of community Streetscape Plans.

Ordinance No. 171,240 - Effective September 25, 1996, this ordinance amended the Ventura/Cahuenga Boulevard Corridor Specific Plan including changes to the unit measure for the Project Impact Free from trips to floor area.

Ordinance No.166,560 - Effective February 16, 1991, this ordinance established the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Ordinance No.165,290 - Effective October 31, 1989, this ordinance temporarily imposed interim regulations on developments along Ventura Boulevard.

Ordinance No.159,763 (CPC-1981-29795) - Effective May 17, 1985, this ordinance amended Section 12.04 of the LAMC by amending the zoning map.

Ordinance No. 156,378 - Effective February 16, 1982, this ordinance amended Section 12.04 of the LAMC by amending the zoning map.

Ordinance No. 154,553 (CPC-1980-29224) - Effective October 16, 1980, this ordinance temporarily prohibiting the issuance of building permits to erect or construct or add to any building or structure with a height in excess of the Sherman Oaks-Studio City-Toluca Lake District Plan on any lot located in whole or in part generally along Ventura Boulevard and Cahuenga Boulevard between Sepulveda and Mulholland Drive.

Ordinance No. 109,633 (CPC-8240) - Effective July 3, 1957, this ordinance amended Section 12.04 of the LAMC by amending the zoning map.

Ordinance No. 107307 (CPC-6978) – On April 19, 1956, the ordinance amended Section 12.04 of the LAMC by amending the zoning map to C2.

Ordinance No. 59574 – On November 30, 1927, the ordinance established a setback line on Ventura Boulevard and westerly city limits.

Case No. CPC-2023-1637-SP – Amendment to the Ventura/Cahuenga Boulevard Corridor Specific Plan to create an administrative review of signs, adjust PRB member appointments by the community and general clean up.

Case No. CPC-2006-48-ICO - At its meeting of June 8, 2006, the City Planning Commission approved the staff recommendation to disapprove the proposed Interim Control Ordinance for the approval of entitlements and the issuance of building permits for projects adjoining the Los Angeles River. The proposed Ordinance was withdrawn at the request of Councilmember Ed Reyes, Council District 1.

Case No. CPC-1999-1-SP - The Los Angeles City Planning Commission approved amendments to the Ventura/Cahuenga Boulevard Corridor Specific Plan resulting in the adoption of City Ordinance No. 174,052.

Case No. CPC-1985-381-MOR - The Los Angeles City Planning Commission approved amendments to the Ventura/Cahuenga Boulevard Specific Plan resulting in the adoption of City Ordinance No. 171,240.

Case No. CPC-1985-382 - The Los Angeles City Planning Commission approved the establishment of the Ventura/Cahuenga Boulevard Specific Plan resulting in the adoption of City Ordinance No. 166,560.

Case No. CPC-1980-29223 - Effective July 9, 1981, this ordinance imposed a four-month moratorium on building permits for new construction along Ventura Boulevard and Cahuenga Boulevard inconsistent with the height limits of the district plan

Case No. APCSV-2000-5113-SPE-ZV – On April 26, 2001, the South Valley Area Planning Commission approved the construct a new 500 square-foot drive-through bank and a new single-story 11,350 square-foot, multi-tenant retail building for a total development of approximately 11,850 square feet on a 37,600 square-foot lot. The project will have 50 on-site parking spaces and be approximately 22 feet high with a portion of the building to be 30 feet high. The. Applicant is requesting the following Exceptions to the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance 171,240): Section 10.C.2 (street widening), Section 7.F.1 (parking), Section 7.D.1 (landscaping), Section 8 (signage), and Section 7 (temporary facilities). A Ventura/Cahuenga Boulevard Corridor Specific Plan Project Compliance is requested pursuant to Ordinance 171,250 Part 5 (administrative responsibilities) and pursuant to Ordinance 173,455, Section 11.5.7.C (Specific Plan Procedure Project Permit Compliance Review). A Zone Variance from Section 12.13.5-A of the Los Angeles Municipal Code to permit the construction, use and maintenance of a 500 square-foot drive-through bank as not allowed by right in the Cl.5 Zone.

Case No. ZA-2005-2005-PAB - On June 7, 2005, the Zoning Administrator interpreted a conditional use status and a Plan Approval for the sale and dispensing for consideration of alcoholic beverages as a use accessory to a banquet hall use and restaurant use on the second floor of the building,

Case No. ZA-1987-661-PAB - On October 8, 1087, the Zoning Administrator approved a Plan Approval for the sale of alcoholic beverages for on-site consumption in conjunction of existing deli restaurant.

Case No. PMEX-3952 - On February 14, 1997, the Deputy Advisory Agency approved a Parcel Map Exemption clarifying new boundary lines for APNs 2375-018 & 012.

Case No. DIR-2016-1896-DI – On August 1, 2016, the Director of Planning interpreted that the definition of a Project shall not include a change of use which increases the parking requirement per Section 7.F of the Specific Plan when this requirement can be provided on-site either through automobile parking spaces or through bicycle parking spaces. It was also interpreted that an increase in parking spaces resulting from a change of use shall be subject to the procedures of the Ventura/Cahuenga Boulevard Corridor Specific Plan for parking alternatives, regardless of whether the strictest requirement for parking is from the Los Angeles Municipal Code (LAMC) or the Specific Plan. This allows for changes of use with an increase in parking to be exempt from Project Permit Compliance case processing, but as the parking requirement will be met on-site, such a case filing is inconsistent with the intent of the Specific Plan.

COC-93-1, COC-93-2, COC-93-3 & COC-93-4 – On November 12, 1993, a Certificates of Compliance was legalized the subject parcel.

COC-92-73 & COC-92-74 – On February 11, 1993, Certificates of compliance were withdrawn for legalization of subject property.

OB-11978 – In August 1961, a covenant and agreement to hold property as one parcel was field with Recorder's Office Of Los Angeles County.

OB-11493 - On March 3, 1958, an agreement was recorded with Recorder's Office of Los Angeles County and Los Angeles City Department of Building and Safety Department for the construction of an over-sized building.

AF-93-2228404 & AF-93-2228405-CC – On November 12, 1993, a request for certificate of

compliance was field with Recorder's Office Of Los Angeles County to determine if said property described was established by division in compliance with provisions of the subdivision map act and section 17.50 of the LAMC.

AF-93-2183928-CC & AF-93-2183929-CC – On November 8, 1993, a request for certificate of compliance was field with Recorder's Office Of Los Angeles County to determine if said property described was established by division in compliance with provisions of the subdivision map act and section 17.50 of the LAMC.

AF-91-2033791-OB – On December 27, 1991, a covenant and agreement regarding maintenance of off-street parking spaces was filed with Recorder's Office Of Los Angeles County.

AF-91-2009990-OP – On December 23, 1991, a covenant and agreement regarding maintenance of yards for an oversized building was filed with Recorder's Office Of Los Angeles County.

Permit Application No. 25010-10000-01328: On April 1, 2025, an application was submitted to the Department of Building and Safety for construction of a mixed-use development consisting of 814 residential dwelling units, including 46 Very Low Income (7%) Affordable Units and approximately 75,968 square feet of commercial uses (restaurant).

Nearby Properties:

Case No. CPC-2021-6074-DB-SPR-SPP-ZAD-HCA – On July 19, 2021, the case was filed for the demolition and removal of all existing structures from the project site and the construction, use, and maintenance of a 133,858 square feet mixed-use development comprised of 27 condominium units, five (5) of which are to be reserved for Very Low Income households. The building will contain 22,250 square feet of residential and 17,375 square feet of commercial floor area including 13,869 square feet of ground floor restaurant uses, 3,506 square feet of retail uses, and 51,317 square feet of parking area, with a maximum floor area ratio of 0.975:1. The unit mix will be comprised of 27 one-bedroom units. The residential portion of the project will provide 27 automobile parking spaces within the residential and third levels parking garage. The project will provide 27 long-term bicycle parking stalls and three (3) short-term bicycle parking stalls for the residential portion of the project. The commercial portion of the project will provide 123 automobile parking spaces, nine (9) long-term bicycle parking stalls, and 109 short-term bicycle parking stalls. The project will provide a total of 7,414 square feet of open space, including (1,855 square feet pool deck) 4,954 square feet of common outdoor area, and 605 square feet of common indoor area. The project proposes to remove 112 Protected trees from the project site. The project proposes grading of approximately 51,162 cubic yards and export of up to 49,285 cubic yards of earth. The project proposes a sign program including six (6) Wall Signs and five (5) Canopy Signs. The project also includes a Vesting Tentative Tract Map for the merger and re-subdivision of five (5) existing lots comprised of approximately 50,943 net square feet (after dedication) to allow for the conversion to proposed condominiums located at 12544 Ventura Boulevard.

Professional Volunteer Program Review

The proposed project was presented at Department of City Planning Urban Design Studio (UDS) on November 12, 2025, and at the Professional Volunteer Program (PVP) on November 18, 2025. The meeting was conducted by staff on behalf of the City Planning Department and applicant team. The purpose of the meeting was to take comments and provide feedback to the applicant about the design for Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA.

PVP Comments/Suggestions	Applicant's Response
Pedestrian-First:	
Strengthen and activate the Ventura Boulevard frontage by treating it as a primary pedestrian-oriented edge rather than a back-of-house condition. Incorporate ground-floor transparency, active uses, and inviting pedestrian connections that integrate the site with Ventura Boulevard's existing street activity. Ensure that circulation pathways, retail frontages, and public-facing amenities directly engage Ventura Boulevard to avoid a "back door" feel and contribute to a vibrant, cohesive streetscape.	The design of Buildings 2, 3, and 4 prioritize cohesive pedestrian activity and connection. The frontages of these buildings enhance the street-level experience. Over 70% glazing is provided on all commercial frontages, activating their use and inviting pedestrian interaction. The ground floor includes the main circulation pathways, retail frontages, and public-facing amenities. The design of Building 1 incorporates multiple entry points into the project's retail space, incorporating vast landscape planting and restaurant patios facing Ventura Blvd. Pedestrian activity and vehicular visibility are clearly identified in the retail space using these pedestrian corridors, creating peek-a-boo points to keep engagement with the site. All building entries face Ventura Blvd. with access to the backside into the plaza space and interior corridor.
Ensure that pedestrian pathways and building entrances along both Ventura Boulevard and the interior paseo network are legible, welcoming, and accessible. Provide a cohesive system of canopies, pedestrian-scaled lighting, paving cues, and landscape elements that guide people intuitively through the site. Integrate clear wayfinding either through signage, planting patterns, and/or architectural cues to reinforce primary entry points, improve visibility, and create a comfortable, continuous pedestrian experience.	The ground floor frontages of Buildings 2, 3, and 4 are designed to clearly define pedestrian pathways and building entrances. A cohesive system of canopies, pedestrian-scaled lighting, and distinct paving cues is implemented along the frontage. To establish a strong primary entry point, each building's entrance is centrally located. The main entrances are directly integrated with the building's stairs and elevator tower massing, ensuring they are highly visible from the streetscape. The ground floor frontage of Building 1 is designed to clearly define pedestrian pathways and building entrances. A cohesive system of canopies, pedestrian-scale lighting and distinct paving cues are implemented along the frontage. Raised planters at multipl heights and distinct paving patterns allow for clear direction into the space. Focal tree species are located at major points in the paseo that will keep visual interest without blocking visibility to signage and storefronts. Landscape elements such as lounge spaces with fire tables, string lights, benches, lounge seating, lawn areas and stadium seating are also incorporated.

PVP Comments/Suggestions	Applicant's Response
Minimize the visual impact of vehicular and underground parking entrances to maintain a welcoming pedestrian experience.	The parking entrances are strategically located away from the main retail frontages and primary building entrances to protect the pedestrian experience. Above the garage entrance, consistent horizontal architectural features are employed throughout the façade to mitigate visual impact and ensure seamless integration with the building design. Enhanced architectural and landscape materials were incorporated to minimize visual impact.
Provide smooth transitions between private development and adjacent public spaces, ensuring accessible connections to nearby pedestrian routes.	Recessed alcoves were incorporated at each building entrance to enhance the transition space. Established a raised open courtyard, complete with steps and an accessible ramp, to provide a smooth transition to the public pedestrian sidewalk. The plaza component is the main amenity in the paseo which will be used for events and gatherings. We have provided accessibility ramps and stairs to get the public to the main sidewalk.
360° Design:	
Consult DWP as early as possible to discuss feasibility of undergrounding transformers.	The project will move forward with the current design and proposed locations of the transformers. Refer to the architectural plans for the locations of the transformers.
Preserve views and access along the riverfront by considering underground existing utility lines, enhancing safety and aesthetic quality.	Although the project is not required to underground utility lines, LADWP has been engaged to evaluate the potential to underground the utility lines along Valleyheart Drive and Whitsett Avenue.
Reduce excessive parking infrastructure where possible to reallocate underground space for stormwater tanks, greywater systems, or energy storage, improving project sustainability and efficiency.	If during the design phase of the project, it is determined that the low impact development strategy requires stormwater detention or retention, then it would be likely that internal space within the parking garage would be used as space for stormwater facilities; thus meeting regional requirements and improving project sustainability and efficiency.
Alley, side, and rear façades, including service and rear walls, will benefit from an additional layer of design including further architectural detailing.	The alley, side, and rear façades of Buildings 2, 3, and 4 consistently incorporate the same design aesthetic and detailing as the main façade. The rear elevations, which house the proposed

PVP Comments/Suggestions	Applicant's Response
	premium units (top 2 floors), feature an enhanced design treatment. The alley, side, and rear façades of Building 1 consistently incorporate the same design aesthetic and detailing as the main façade. Any back of house elements will be screened by landscape.
Climate-Adapted	
The cross-section (Sheet A-3.1) extending from Ventura Boulevard frontage all the way to the LA River appears generic and underdeveloped, lacking clear integration of utilities, permeable surfaces, nature-based stormwater solutions (bioswales, permeable surfaces, pretreatment areas, infiltration zones), and landscape improvements beyond just street tree planting.	The project will design a stormwater management strategy to meet the City's Low Impact Development (LID) standards and regional stormwater guidelines. Using the City's LID selection hierarchy criteria, it is likely that either stormwater infiltration or rainwater harvesting will be the selected method for meeting its stormwater mitigation requirements. Infiltration is the preferred LID strategy, but due to the project's scale and the parking garage's lot line to lot line nature, rainwater harvesting is the most likely solution to be used for this project. Either option that is selected will be required to handle runoff from the 85th percentile storm or 0.75" of water, whichever is greater. Runoff generated up to this amount of water will be either infiltrated or retained for irrigation (in the case of rainwater harvesting).
Create a stormwater management plan also incorporating pretreatment measures to reduce runoff into the LA River, supporting ecological and community benefits. PVP participants voiced concerns about the project's significant impervious surfaces (roofs, building sides, sidewalks) that will increase runoff into the LA River. The landscape architecture team should consider nature-based solutions such as swales in parkways and streets.	The project will design a stormwater management strategy to meet the City's Low Impact Development (LID) standards and regional stormwater guidelines. Using the City's LID selection hierarchy criteria, it is likely that either stormwater infiltration or rainwater harvesting will be the selected method for meeting its stormwater mitigation requirements. Infiltration is the preferred LID strategy, but due to the project's scale and the parking garage's lot line to lot line nature, rainwater harvesting is the most likely solution to be used for this project. Either option that is selected will be required to handle runoff from the 85th percentile storm or 0.75" of water, whichever is greater. Runoff generated up to this amount of water will be either infiltrated or retained for irrigation (in the case of rainwater harvesting). Additionally, there is no room to incorporate a swale on

PVP Comments/Suggestions	Applicant's Response
	the parkway off of Valleyheart Dr. We are treating the street with normal street planters due to space limitations.
UDS Comments/Suggestions	Applicant's Response
Pedestrian-First:	
Please ensure all ground-floor commercial frontages maintain at least 70% clear glazing to reinforce transparency and street engagement.	More than 70% clear glazing provided for Ground floor commercial frontage for Buildings 1, 2, and 3. No Commercial on Building 4.
Diagrams on Sheet A-0.9 indicate strong intent to orient pedestrian circulation toward the river and make direct river connections; however, due to topography, these "connections" are not currently functional. The project should better clarify how it meaningfully enhances access and interface with the LA River consistent with RIO expectations.	The grade difference between Ventura Boulevard and Valleyheart Drive is 3 feet 6 inches. Currently, a minor slope is proposed for accessibility. Buildings 2 and 3 address this elevation change by proposing a switchback pathway to extend the run between these two buildings and minimize the slope. Architectural features will be minimized to ensure enhanced accessibility and a direct connection to the river. Additionally, Building 1 (retail buildings) addresses this elevation change by proposing a switchback pathway and stairs in the plaza area to extend the run and minimize the slope. Architectural features will
Leverage the existing LA River bike path as a pedestrian-oriented asset; opportunities exist to highlight this adjacency more explicitly through wayfinding, enhanced entries, or public-facing amenities. The LA River bike path is a critical amenity that should inform site planning.	The plans show an enhanced entry way into the LA River bike path that connects the entry to the plaza area of the project. Signage, seating, lighting and bike storage/racks will also be provided to maintain pedestrian connection to the LA River bike path.
360 Design	
Please include the transformers in all renderings and consult DWP as early as possible regarding feasibility of undergrounding transformers. The current locations along Valleyheart Drive detracts from a heavily used pedestrian frontage adjacent to the river.	The proposed transformers will not be underground and the proposed transformer locations are shown on the architectural plans sheet A-1.5.
Provide rooftop plans for all three residential buildings. It is difficult to gauge details on how these rooftops will be used. If not already included, consider shade structures, green roofs, and solar-ready features. The current submittal does not allow evaluation of rooftop design quality, screening, or programming for residents.	Current roof plan design complies with Cal Green requirement for Solar ready features. Please see on the plans for all roof decks at all three buildings with descriptions of what is planned for each roof deck location. All roof decks are well equipped with amenities, including shade structures, open lawn areas, seating areas with fire tables, gaming, planters and screening mechanism for the mechanical yards.

PVP Comments/Suggestions	Applicant's Response
Climate Adapted	
Project scale and river adjacency create strong opportunities for a more explicit stormwater management strategy. Consider integrating bioswales, infiltration areas, or green infrastructure features within courtyards and the river-facing edge.	The project will design a stormwater management strategy to meet the City's Low Impact Development (LID) standards and regional stormwater guidelines. Using the City's LID selection hierarchy criteria, it is likely that either stormwater infiltration or rainwater harvesting will be the selected method for meeting its stormwater mitigation requirements. Infiltration is the preferred LID strategy, but due to the project's scale and the parking garage's lot line to lot line nature, rainwater harvesting is the most likely solution to be used for this project. Either option that is selected will be required to handle runoff from the 85th percentile storm or 0.75" of water, whichever is greater. Runoff generated up to this amount of water will be either infiltrated or retained for irrigation (in the case of rainwater harvesting).
The project exceeds the required number of trees, which is appreciated, but the species selection is not yet aligned with climate-appropriate or canopy-producing standards. ○ Per UFD standards, palms (including Mediterranean Fan Palms, King Palms, Dragon Trees, and Yuccas) do not count as street trees or canopy shade providers. Consider substituting with shade-producing species consistent with the Ventura/Cahuenga Boulevard Corridor Specific Plan and RIO's landscape intent for pedestrian-oriented spaces. ○ The current plant palette on Sheet L15 shows a limited number of large-canopy trees needed for pedestrian comfort and long-term microclimate benefits. ○ Tree**.** Any woody plant (exhibiting secondary growth), including those identified as Native and/or Protected Trees, with a primary/leading trunk and supporting branches and leaves. A Tree shall not include a palm or succulent species. Tree sizes are differentiated by their canopy at maturity as follows:	Fan palms currently exist and will remain along Ventura Blvd. Any replacement of palms with the City ROW will be at the discretion of the City. Most trees are used inside the courtyards and in the retail spaces. The smaller trees listed are proposed to be accent plantings.

PVP Comments/Suggestions	Applicant's Response
<table><tr><td>TREE SIZE</td><td>CANOPY (DIAMETER AT MATURITY)</td></tr><tr><td>Small</td><td>15 feet</td></tr><tr><td>Medium</td><td>30 feet</td></tr><tr><td>Large</td><td>50 feet</td></tr></table>	

Hearing Officer Notes

On April 14, 2026, hearing officer, Sheila Toni presided over a public hearing on behalf of the City Planning Commission. Held virtually via Zoom with approximately 65 attendees, the proceedings included testimony from eight (8) speakers in favor of the project and 11 speakers who voiced opposition or specific concerns.

A comprehensive record of all correspondence received regarding this proposal is provided in Exhibit D. For a more in-depth analysis of the testimony and written submissions, refer to the Public Hearing section of this Staff Report.

Topics of Concern:

Density Bonus, Neighborhood Character and Height. The most intensely debated aspect of this project is the direct conflict between the State Density Bonus waivers—specifically the request to increase building height from 30 feet to 84 feet—and the resulting vehicular strain on local infrastructure. Community members perceive the height and density as a circumvention of the Ventura-Cahuenga Boulevard Corridor Specific Plan that will compound existing, severe traffic bottlenecks caused by multiple concurrent large-scale developments in the immediate vicinity.

Staff Response:

The findings justify the height waiver by stating it allows the developer to expand the envelope for additional units. The Department of City Planning is acknowledging the community's frustration regarding the 30-foot Specific Plan limit. However, Government Code Section 65915 (State Density Bonus Law) preempts local specific plans and denying the waiver would physically preclude the construction of the 46 Very Low Income units the city desperately needs. To mitigate the visual impact of the proposed height, the project's design intentionally concentrates the seven-story mass along Ventura Boulevard, a major commercial thoroughfare. The design provides transitions toward the more sensitive Los Angeles River and Valleyheart Drive frontage by situating open-space courtyards, pool decks, and lower-scale amenity spaces on that side of the development. Furthermore, rather than creating a monolithic "wedding cake" tiered effect, the project employs volume-averaging setbacks from the roof perimeter and vertical cutouts along its facades to break up the massing and create a more dynamic, engaging streetscape. The red highlighted area in the 3D view, shown on the drawing, illustrates the required setback from the roof perimeter, which yields a required total of approximately 699,637 cubic feet of setback from the roof perimeter volume for the entire project. Therefore, while the staff recognizes the community's deep concerns regarding neighborhood character, the requested height waiver is required by State law to facilitate the development of affordable housing, and the project has utilized strategic architectural massing to integrate this required scale into the surrounding environment.

Traffic and Cumulative Impacts. Multiple residents cited severe bottlenecks at Whitsett Avenue/Ventura Boulevard and Coldwater Canyon Avenue/Ventura Boulevard, expressing fear over the cumulative traffic impact of this project alongside other recent developments like Sportsman's Lodge and Harvard Westlake.

Staff Response:

The Department of City Planning staff acknowledges the community's daily challenges with navigating these heavily impacted corridors. However, to address circulation and safety, the project incorporates critical infrastructure upgrades designed specifically to manage vehicular flow. Foremost, the project proposes the installation of a new traffic signal and enhanced crosswalk mid-block on Ventura Boulevard. This new signalized intersection will serve as the primary access point for the development, safely managing ingress and egress while providing a much-needed, controlled pedestrian and vehicular crossing to benefit residents, visitors, and the broader community.

Project and LA River Interface. During the public hearing, stakeholders expressed specific concerns regarding the project's interface with the adjacent Los Angeles River. Community members emphasized the importance of preserving local bird habitats and requested that the Valleyheart Drive frontage remains a "quiet side" to the development, voicing apprehension over potential light pollution and the requested reduction of the rear yard setback.

Staff Response:

The Department of City Planning staff acknowledges the ecological sensitivity of the Los Angeles River and the community's desire to protect this vital natural asset. While the project utilizes a legally mandated State Density Bonus waiver to reduce the rear yard setback to 18 inches to accommodate the required affordable housing units, the development is conditioned to enhance its riverfront location. To protect local habitats from light pollution, the project is explicitly conditioned to ensure that all exterior lighting is directed onto the site and adequately shielded to prevent any spillover onto adjacent properties or the river channel. Furthermore, the project must comply with the strict landscaping guidelines of the River Improvement Overlay (RIO) District. This requires the 18-inch setback to be fully landscaped and mandates that at least 75 percent of the proposed plantings be Native or WatershedWise species, which directly supports local ecology and wildlife. Finally, the project's design intentionally places lower impact uses, such as open space courtyards and pool decks, along the Valleyheart Drive frontage, creating a transitional buffer between the residential structures and the river. Through mandatory adherence to RIO guidelines and strict lighting conditions, the project provides necessary housing while implementing concrete measures to protect the adjacent river habitat.

Fire and Safety. Residents expressed anxiety about emergency egress, referencing past fires and the difficulty of evacuating the hillside neighborhoods.

Staff Response:

The site is located within a Very High Fire Hazard Severity Zone. Prior to the issuance of any building permits, the project is required to be reviewed and approved by the Los Angeles Fire Department (LAFD) and the Department of Building and Safety. To ensure robust emergency access and preparedness, the project is conditioned to incorporate numerous LAFD safety mandates. These include maintaining dedicated fire lanes of at least 20 feet in width-expanding to 28 feet where aerial ladder apparatus or fire hydrants are required. Additionally, the project

must ensure all structures are within 300 feet of an approved fire hydrant and mandate that no dwelling unit entrance is more than 150 feet from the edge of a roadway or approved fire lane. Furthermore, the building must be equipped with approved emergency responder radio coverage to ensure seamless communication for first responders, alongside Knox Boxes for rapid LAFD access. Under State Density Bonus Law, the City cannot deny requested development waivers unless there is objective, written evidence of a "specific adverse impact" upon public health and safety. Because the project is conditioned to comply with all LAFD access, circulation, and infrastructure requirements, the record does not contain substantial evidence that the development will result in an unmitigated threat to public health or emergency response capabilities.

Community Benefit. While the community may feel they are losing the scale of their neighborhood, the project offers the following benefits to the surrounding community:

- **Affordable and Market-Rate Housing:** The project will add 814 residential dwelling units to the area's housing supply, which includes 46 units legally covenanted and reserved for Very Low-Income households for a period of 99 years.
- **LA River Connectivity and Pedestrian Access:** The site is specifically designed to engage with the Los Angeles River. This landscaped pathway will directly link Ventura Boulevard to Valleyheart Drive, providing the public with improved, safe access to the LA River bike path and greenway.
- **Publicly Accessible Open Space and Plazas:** The development features a central, street-grade pedestrian plaza connecting the commercial spaces. This area will serve as a public gathering space equipped with seating and landscaping, offering a place for the community and families to relax, dine, and socialize.
- **Traffic Safety and Infrastructure Upgrades:** To manage traffic flow and increase safety, the project proposes the installation of a new mid-block traffic signal and enhanced crosswalks on Ventura Boulevard. This will provide a controlled, safe crossing for both vehicles and pedestrians in a heavily trafficked corridor.
- **Economic Revitalization and Commercial Amenities:** The project will replace an existing commercial site with approximately 75,968 square feet of new restaurants. This will activate the Ventura Boulevard streetscape, strengthen local employment, and provide diverse new dining options for the neighborhood.
- **Environmental and Streetscape Enhancements:** The project will implement extensive landscaping, including the planting of over 200 new trees. In compliance with the River Improvement Overlay (RIO) District, at least 75 percent of the plantings will be Native or Watershed Wise species to support local ecology. The project will also improve the public right-of-way with new street lighting, bicycle parking, and street furniture.

Ultimately, this design aims to integrate the river as a focal point of the community's daily recreational and retail life, rather than treating it as an isolated boundary behind the property.

Conclusion

As shown in Exhibit “A” plans and findings below the proposed project achieves General Plan, Community Plan, and Specific Plan goals with an overall design of building and landscaping that reflects the harmonious integration of commercial development with Ventura Boulevard, creating an engaging and inviting pedestrian environment through appropriate setbacks and proper landscaping. Introducing a new mixed-use development at this location will further promote subsequent economic development by enhancing the supply of restaurant uses in and around the commercial location. The development of 814 residential units, 46 of which are to be reserved

for Very Low Income households, will meet several goals of the recently adopted Housing Element, especially those related to diversity of housing options and providing neighborhood stability through creating additional community housing options. Given that the requested uses will be in harmony with relevant Planning documents and Code sections as described below in the Findings, the granting of the requested project entitlement will be in harmony with, and enhance, the surrounding area.

For the reasons stated above and in the Findings, staff recommends approval of the requested entitlements for a Density Bonus, Project Review, Specific Plan Project Compliance, Main Conditional Use Permit. As conditioned, the project is compliant with all Ventura/Cahuenga Boulevard Corridor Specific Plan regulations and guidelines, other than the exceptions requested.

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.** 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, shall be channel letters and shall 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**

f. **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.

g. **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.

h. **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.

i. **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.

j. **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.

k. **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 prcjected needs.

Objective 1.2: Facilitate the production of housing, especially prcjects 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 Transpiration 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.

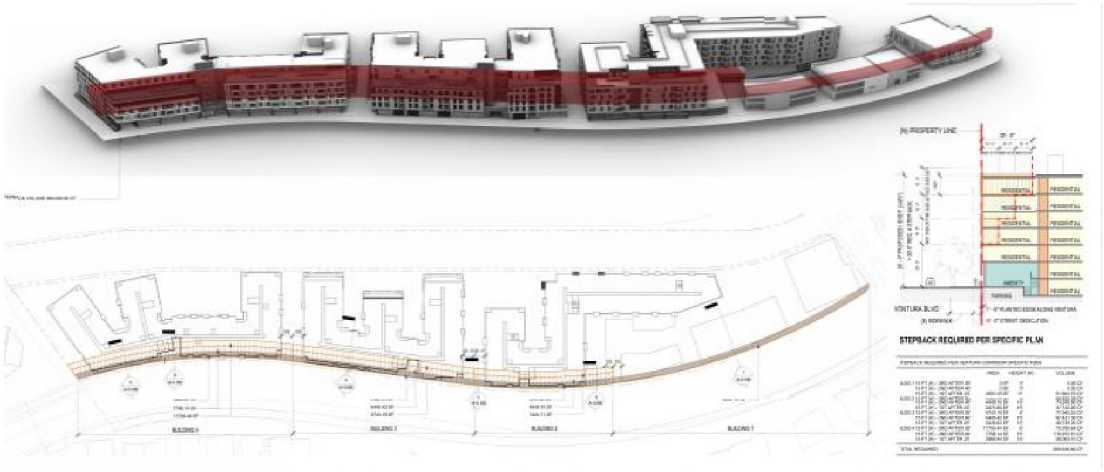


Figure 6. Required set back from the roof perimeter Plans provided by the applicant

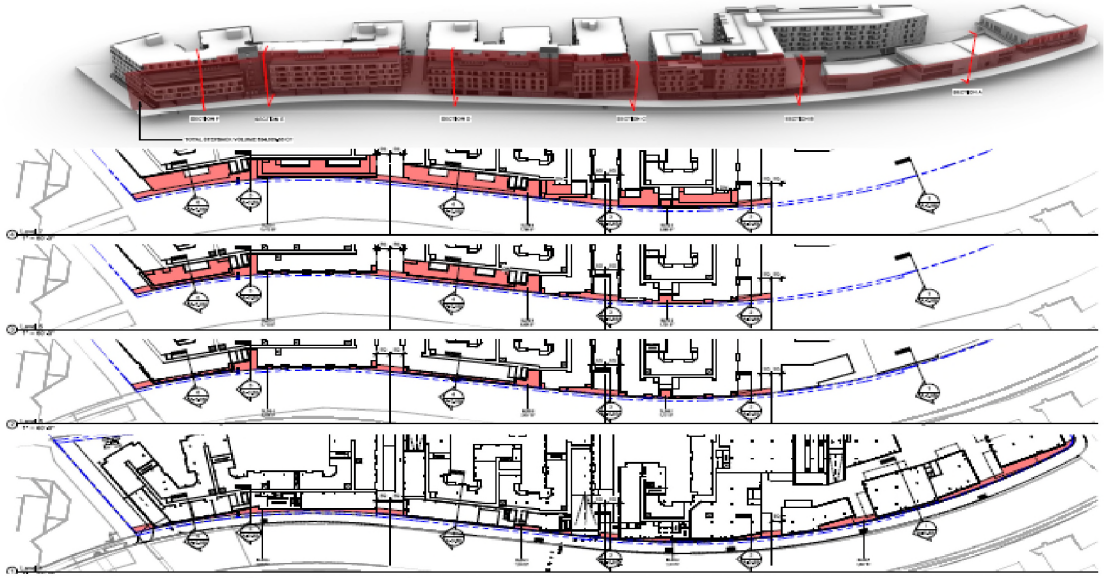


Figure 7. Proposed set back from the roof perimeter Diagram Plans provided by the applicant

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.

Prcjecting 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.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing was conducted on behalf of the City Planning Commission by hearing officer Sheila Toni. The hearing was conducted entirely through the internet and telephonically by Zoom on April 14, 2026. There were approximately 65 people on the call. Eight (8) people spoke at the hearing supporting the project and 11 people spoke opposing the project and/or raising concerns.

Oral comments in support focused on the following:

- **Primary Themes:**
    - **Housing & Revitalization:** Supporters are excited about the addition of dense housing, including low-income units to an underutilized corridor of Ventura Boulevard.
    - **Amenities & Accessibility:** Many favored the addition of commercial retail spaces, ample parking, and walkability.
    - **River Engagement:** Creating an active, 24-hour environment that embraces the LA River with enhanced pedestrian/cyclist connectivity.
- **Requested Conditions of Approval:**
    - **Mobility Hub:** Recommended to incorporate a comprehensive transit stop featuring a rideshare (Uber/Lyft) pickup zone, air conditioning, and adjacent retail (e.g., coffee shop) to encourage public transit use.
    - **Driveway Realignment:** An adjacent property owner requested the applicant shift their proposed signalized project driveway east by 30 feet to align with a neighboring development project.

Oral comments in opposition focused on the following:

- **Primary Themes:**
    - **Neighborhood Character & Scale:** Opponents strongly objected to the 84-foot proposed height, arguing it violates the area's Specific Plan (which limits height to 30 feet) and permanently alters the character of Studio City.
    - **Traffic Congestion & Safety:** Residents expressed frustration with existing traffic bottlenecks (especially at Whitsett Avenue, Coldwater Canyon Avenue, and Laurel Canyon Boulevard) and unsafe conditions exiting hillside neighborhoods, arguing the project will exacerbate gridlock.
    - **Cumulative Impacts:** Multiple callers stressed that the area is already strained by concurrent mega-projects (e.g., Sportsman's Lodge, Harvard Westlake facilities), and that infrastructure is failing to keep pace with the cumulative population growth.
    - **Environmental & Habitat Impacts:** Concerns were raised regarding the project's interface with the LA River, specifically regarding the need to preserve bird habitats and maintain a "quiet side" to the development.
- **Requested Conditions of Approval:**

- **Height Reduction:** Deny the height waiver and require the developer to build a structure shorter than 84 feet that is more consistent with the neighborhood Specific Plan.
- **Increased Affordable Housing:** Require a higher percentage of low-income units (e.g., 40-80 percent) rather than the minimum 7 percent, arguing the developer can offset costs with the commercial retail income.
- **River Edge Landscaping:** Reduce street lighting along Valleyheart Drive to protect wildlife, ensure proper 20-foot spacing between streetlights and trees to maximize shade, and utilize the requested setback waivers to add a planted parkway rather than concrete sidewalks for dog-walkers.

Summary of Initial Public Hearing Testimony and Communications

The applicant's representative – Cason Hall - presented the project and requested entitlements. Following the public comment period, the hearing officer invited the applicant team to directly address the concerns and questions raised by the community. The applicant team's responses to the public comments are detailed below:

- **Density Bonus, Affordability, and Waivers:** The representative clarified that the project requests a 25 percent density bonus and will set aside 7percent of the total units (46 units) for very low-income households. These units will be covenanted and tied to the Area Median Income (AMI) provided by the State Department of Housing and Community Development for Los Angeles County. The representative justified the requested waivers—such as increasing the height from 30 feet to 84 feet, increasing the FAR to 3.2:1, and reducing the rear yard setback to 1.5 feet—as necessary to accommodate the proposed housing density and commercial space. To address concerns about the building's scale, the representative noted the seven-story massing will be concentrated along Ventura Boulevard to reduce the impact on the LA River side.
- **Community Benefits & Public Space:** The applicant's Community Engagement consultant responded to questions regarding public benefits, highlighting that the project creates a 24-hour active environment facing the LA River to encourage engagement, dog walking, and cycling. She also emphasized the inclusion of a privately owned but publicly accessible open plaza that will run from Ventura Boulevard through to the riverside, providing gathering and play spaces.
- **Site Connectivity to the LA River:** Responding to a specific request about bicycle and pedestrian connections, applicant team member displayed a site plan illustrating how the project's new public plaza will directly connect Ventura Boulevard to the existing multimodal trail along the LA River at the corner of Whitsett Avenue and Valleyheart Drive.
- **Traffic Circulation and Internal Parking:** The applicant's transportation consultant addressed congestion and circulation concerns by outlining the site's four access points. The primary entrance will be a newly signalized, full-access driveway mid-block on Ventura Boulevard. To manage traffic flow, another Ventura driveway will be restricted to "right-turn in, right-turn out" only, while two full-access driveways will be located on Valleyheart. The transportation consultant also clarified that residential and commercial parking will be separated by electronic gates on the lower levels, though residential guests will park in the commercial areas. He noted the project is providing code-required parking spaces. (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.)
- **Street Parking on Valleyheart Drive:** Addressing concerns about neighborhood parking constraints, transportation consultant confirmed that the project proposes no street

modifications that would eliminate or prevent the existing street parking on the north side of Valleyheart Drive.

- **Traffic Study Validity:** Responding to multiple allegations that the traffic analysis was outdated because it was conducted during the COVID-19 pandemic, the applicant's transportation consultant explicitly refuted this. He stated that the traffic study was completed in 2026, utilizes recent data reflecting post-pandemic conditions, accounts for the cumulative impact of surrounding developments, and is currently under LADOT review.
- **Street Lighting and Tree Spacing:** When asked by the hearing officer to address a public comment regarding the environmental impacts of streetlights and tree spacing on the river habitat, the applicant team deferred the question, opting to wait for the subdivision committee segment of the hearing to confirm the specific record requirements.

Written Correspondence

Subsequent to the hearing, an email received questioning the timeline and access to the recording of the hearing.

Similar to the comments made at the hearing, written correspondence in opposition focused on the effects of traffic, building height and mass, and cumulative impact.

EXHIBIT A

RIVERWALK AT STUDIO CITY

DCP ENTITLEMENT APPLICATION SUBMITTAL



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A-1.22A	LEVEL P2 ENLARGED PLAN A
A-1.22B	LEVEL P2 ENLARGED PLAN B
A-1.22C	LEVEL P2 ENLARGED PLAN C
A-1.23A	LEVEL P3 ENLARGED PLAN A
A-1.23B	LEVEL P3 ENLARGED PLAN B
A-1.23C	LEVEL P3 ENLARGED PLAN C
A-1.24A	LEVEL P4 ENLARGED PLAN A
A-1.24B	LEVEL P4 ENLARGED PLAN B
A-1.24C	LEVEL P4 ENLARGED PLAN C
A-2.1	EXTERIOR ELEVATION - BUILDING 1
A-2.2	EXTERIOR ELEVATION - BUILDING 2
A-2.3	EXTERIOR ELEVATION - BUILDING 3
A-2.4	EXTERIOR ELEVATION - BUILDING 4
A-3.1	BUILDING CROSS SECTION
A-3.2	BUILDING SECTION
A-3.3	BUILDING SECTION
A-3.4	BUILDING SECTION
A-5.1	TYPICAL UNIT PLANS
A-9.1	MATERIAL BOARD
A-9.2	3D VIEW
A-9.3	3D VIEW
A-9.4	3D VIEW
A-9.5	3D VIEW
A-9.6	3D VIEW
A-9.7	3D VIEW
A-9.8	3D VIEW
A-9.9	3D VIEW
A-9.10	3D VIEW
A-9.11	3D VIEW

GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS



01



02



03



04



05



06





07



08



09



10

EXISTING SITE CONTEXT

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

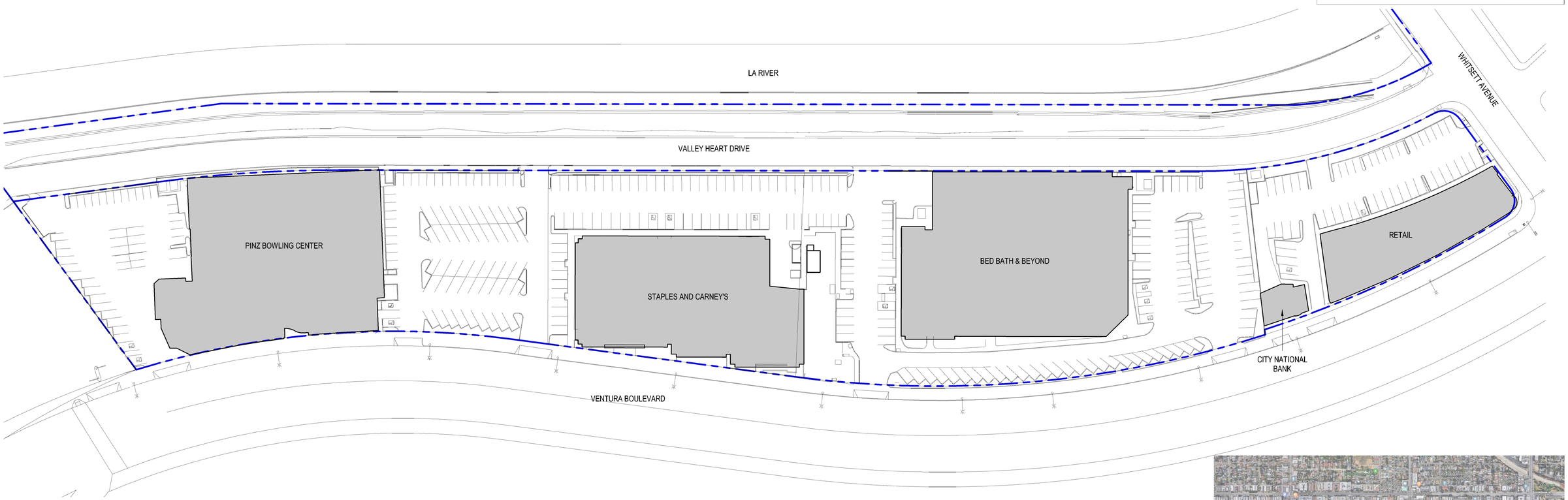
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.001





EXISTING BUILDINGS

0' 50' 100' 150'

GENTON PROPERTY GROUP RC DEVELOPMENT, INC. TORINO | COMPANIES

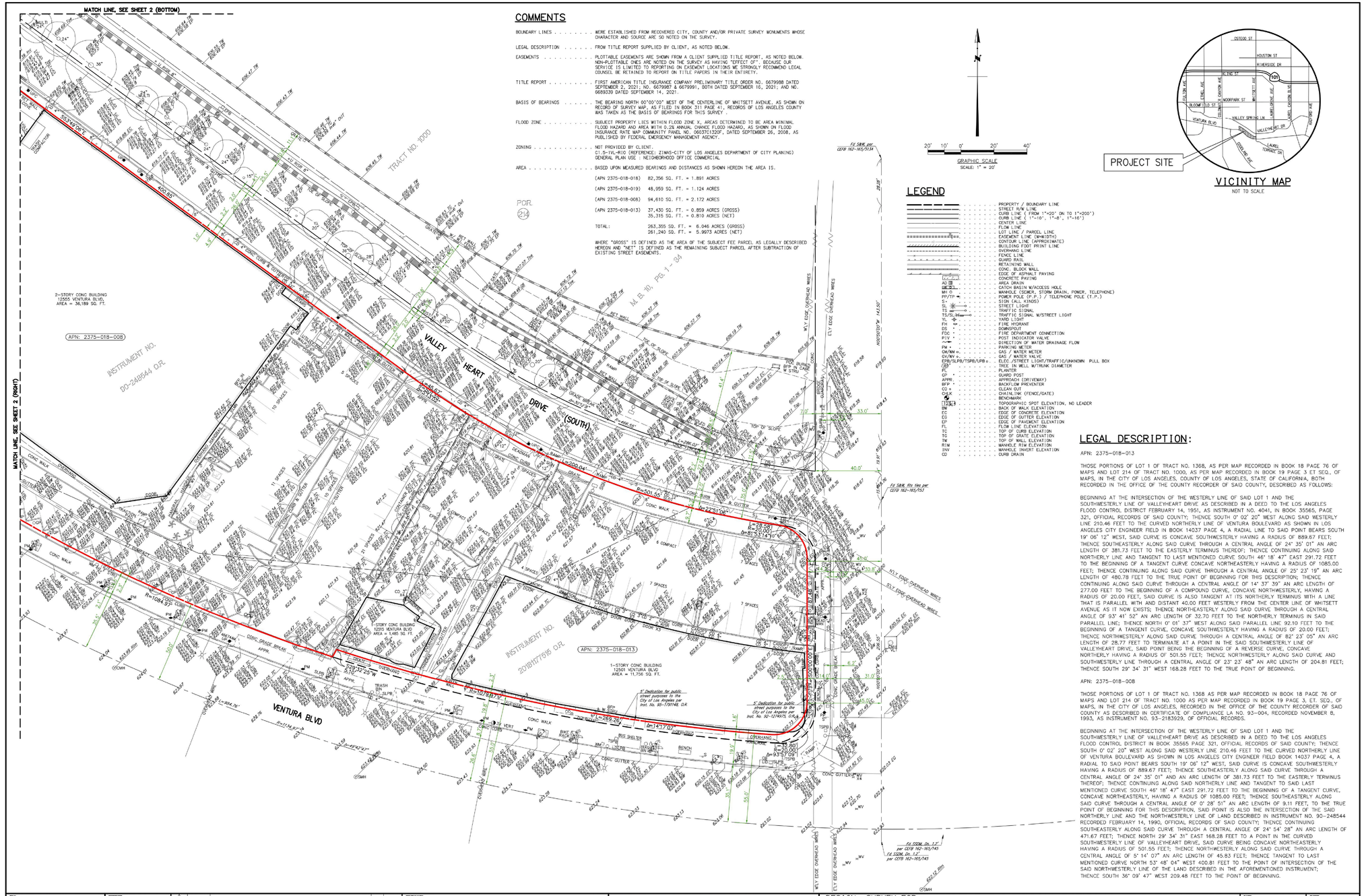
12555 VENTURA BLVD
STUDIO CITY, CA 91604

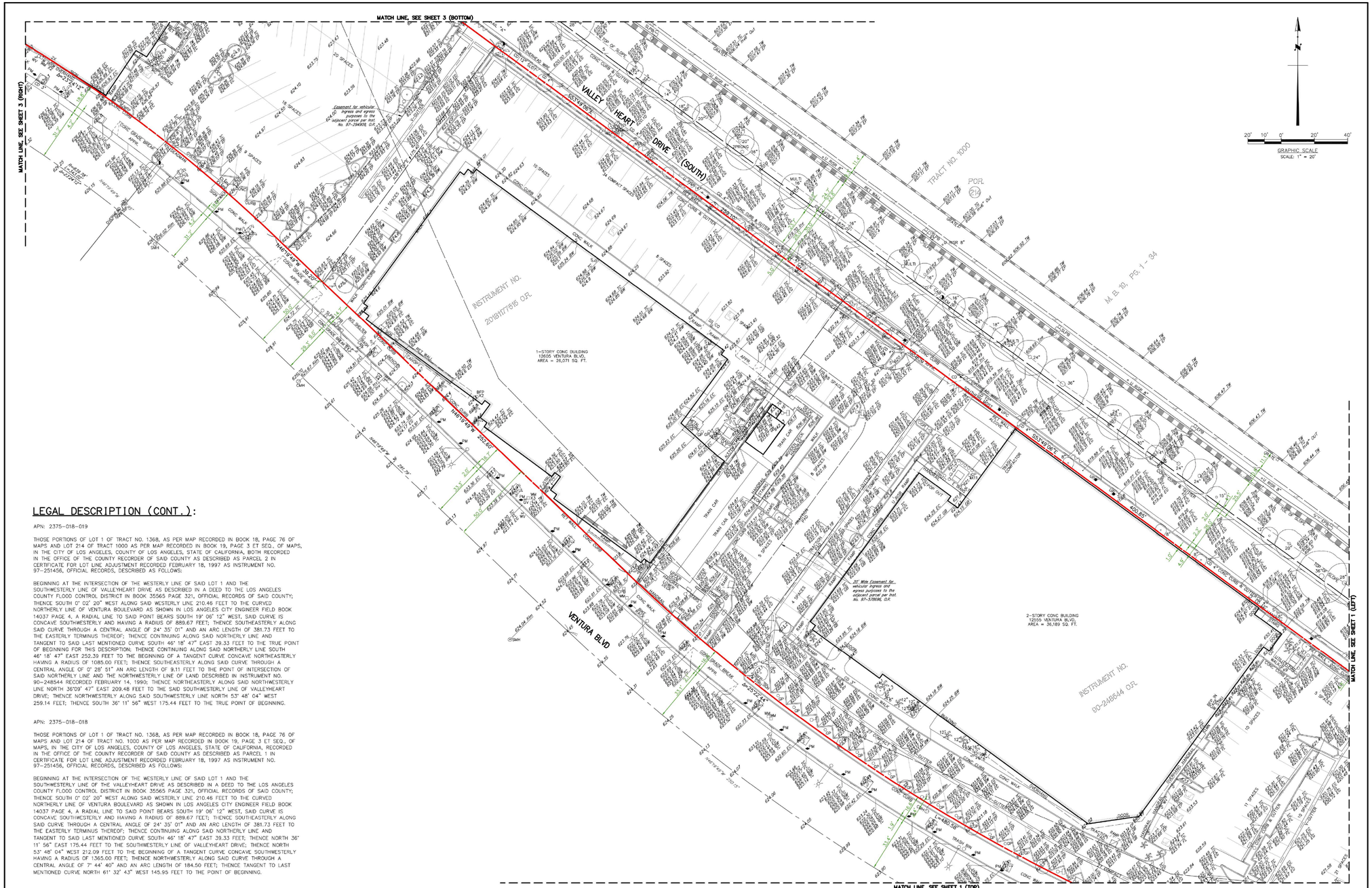
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.01


MATCH LINE, SEE SHEET 2 (BOTTOM)
MATCH LINE, SEE SHEET 2 (RIGHT)
TRACT NO. 1000
M.B. 19, PG. 1 - 9
VALLEY HEART DRIVE (SOUTH)
VENTURA BLVD
APN: 2375-018-008
INSTRUMENT NO. 00-248544 O.R.
APN: 2375-018-013
INSTRUMENT NO. 20181177616 O.R.
2-STORY CONC BUILDING
12555 VENTURA BLVD,
AREA = 36,189 SQ. FT.
1-STORY CONC BUILDING
12501 VENTURA BLVD
AREA = 11,758 SQ. FT.
POB
POC
N 53°34'20" E 400.65'
S 53°32'25" W 168.28'
R=501.55'
R=1085.00'
R=20.00'
R=1085.00'
L=269.20'
Δ=14°37'07"
L=28.58'
Δ=81°51'41"
L=204.81'
Δ=23°23'48"
L=480.78'
Δ=25°23'19"
L=381.73'
Δ=24°35'01"
L=471.67'
Δ=24°54'28"
R=1085.00'
L=9.11'
Δ=0°28'51"
R=889.67'
L=35.80'
Δ=2°18'00"
Δ=93°57'09"
R=1085.00'
L=664.76'
R=1143.87'
Δ=33°18'07"
R=1085.00'
Δ=49°43'47"
R=1085.00'
L=35.80'
Δ=2°18'00"
R=1085.00'
L=35.80'
Δ=2°18'00"
R=1085.00'
L=35.80'
Δ=2°18'00



LEGAL DESCRIPTION (CONT.):

APN: 2375-018-019

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 2 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF VALLEYHEART DRIVE AS DESCRIBED IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN BOOK 35565 PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 02' 20" WEST ALONG SAID WESTERLY LINE 210.46 FEET TO THE CURVED NORTHERLY LINE OF VENTURA BOULEVARD AS SHOWN IN LOS ANGELES CITY ENGINEER FIELD BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AND AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO SAID LAST MENTIONED CURVE SOUTH 46° 18' 47" EAST 39.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 46° 18' 47" EAST 252.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1085.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 28' 51" AN ARC LENGTH OF 9.11 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE AND THE NORTHWESTERLY LINE OF LAND DESCRIBED IN INSTRUMENT NO. 90-248544 RECORDED FEBRUARY 14, 1990; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 36°09' 47" EAST 209.48 FEET TO THE SAID SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE NORTH 53° 48' 04" WEST 259.14 FEET; THENCE SOUTH 36° 11' 56" WEST 175.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 2375-018-018

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO. 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 1 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF THE VALLEYHEART DRIVE AS DESCRIBED IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN BOOK 35565 PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 02' 20" WEST ALONG SAID WESTERLY LINE 210.46 FEET TO THE CURVED NORTHERLY LINE OF VENTURA BOULEVARD AS SHOWN IN LOS ANGELES CITY ENGINEER FIELD BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AND AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO SAID LAST MENTIONED CURVE SOUTH 46° 18' 47" EAST 39.33 FEET; THENCE NORTH 36° 11' 56" EAST 175.44 FEET TO THE SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTH 53° 48' 04" WEST 212.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1365.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 44' 40" AND AN ARC LENGTH OF 184.50 FEET; THENCE TANGENT TO LAST MENTIONED CURVE NORTH 61° 32' 43" WEST 145.95 FEET TO THE POINT OF BEGINNING.

DANIEL L. RAHE
No. 9425
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

DESIGNED	DRAFTED	CHECKED
SAS	SAS	DLR

REV	DATE	DESCRIPTION	BY	APP'D
1	05/28/25	UPDATE ROW WIDTH	LTL	DLR

BENCHMARK

ELEVATION ADJUSTMENT

PATH/PLOT DATE

J:\SAS\STU120100\SURVEY\DESIGN\SHEETS\PL-ALTA.dwg SHT02 :: taylor.lund Plotted :: 9/18/2025 3:23:02 PM :: taylor.lund Saved :: 9/18/2025 1:52:48 PM

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:
SCW 34K, LLC, STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
PROMENADE AT STUDIO CITY
IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	SHEET
DECEMBER 16, 2021	
SCALE: 1" = 20'	2
PROJECT NUMBER: 1STU120100	OF 3

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.02B

DETAIL "A"

DETAIL "B"

GRAPHIC SCALE
SCALE: 1" = 20'

TRACT NO. 1000

PARCEL MAP NO. 1732

M. B. 27, PG. 5

M. B. 10, PG. 1 - 34

VALLEY HEART DRIVE (SOUTH)

VENTURA BLVD

INSTRUMENT NO. 20181177616 O.R.

2-STORY CONC BUILDING
12655 VENTURA BLVD.
AREA = 34,527 SQ. FT.

Easement for vehicular ingress and egress purposes to the adjacent parcel per Inst. No. 57-294909, O.R.

MATCH LINE, SEE SHEET 2 (TOP)

SEAL: PROFESSIONAL LAND SURVEYOR — DANIEL L RAHE — No. 9425 — STATE OF CALIFORNIA	DESIGNED: SAS				BENCHMARK:		
	DRAFTED: SAS				ELEVATION: ADJUSTMENT:		
	CHECKED: DLR				PATHPLOT DATE:		
		1	05/28/25	UPDATE ROW WIDTH	LTL	DLR	
		REV	DATE	DESCRIPTION	BY	APP'D	

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:
SCW 34K, LLC, STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
PROMENADE AT STUDIO CITY
IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: DECEMBER 16, 2021
SCALE: 1" = 20'
PROJECT NUMBER: 1STU120100
SHEET 3 OF 3

TOPO SURVEY BY OTHERS

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.02C

PROJECT INFORMATION

PROJECT NAME: RIVERWALK AT STUDIO CITY

PROJECT DESCRIPTION

MIXED-USE DEVELOPMENT CONSISTING OF:
814 RESIDENTIAL APARTMENT UNITS
75,968 SF OF COMMERCIAL SPACE (RESTAURANTS)

PROJECT SITE ADDRESSES

12555 W. VENTURA BOULEVARD, LOS ANGELES, CALIFORNIA 91605

(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, 12665 W. VENTURA BOULEVARD)

APN'S

2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

PROPERTY OWNERS
SCW 34K, LLC
STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

APPLICANT
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

ARCHITECT
MVE + PARTNERS
888 S. FIGUEROA STREET, SUITE 2170
LOS ANGELES, CALIFORNIA 90017
CONTACT: SHERWIN PINEDA
TELEPHONE: 213.805.7600
EMAIL: SPINEDA@MVE-ARCHITECTS.COM

LAND USE ENTITLEMENTS
PSOMAS
865 S. FIGUEROA STREET, SUITE 3200
LOS ANGELES, CALIFORNIA 90017
CONTACT: ROSE FISTROVIC
TELEPHONE: 213.223.1537
EMAIL: ROSE.FISTROVIC@PSOMAS.COM

YARD SETBACKS

FRONT YARD - VENTURA BOULEVARD	**REQUIRED**	**PROPOSED**
	BELOW 15' (GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	18 INCHES	18 INCHES
	ABOVE 15' (ABOVE GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	0 INCHES	0 INCHES

REAR YARD - VALLEYHEART DRIVE	**REQUIRED**	**PROPOSED**
C1.5 ZONE-LAMC SECTION 12.13.5C.2 /C1 ZONE- LAMC SECTION12.13.C.3(b)	19 FEET	18 INCHES

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.13.C.b.(b) TO ALLOW AN 18 INCH REAR YARD SETBACK IN LIEU OF THE OTHERWISE REQUIRED 19 FOOT SETBACK.

SIDE YARD - WESTERLY PROPERTY LINE	**REQUIRED**	**PROPOSED**
COMMERCIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	0 FEET	0 FEET
RESIDENTIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	10 FEET	28 FEET

28 FOOT SETBACK ALLOWABLE PER VCBCSP SECTION 7.A.3.b TO PROVIDE DRIVEWAY/FIRE LANE ACCESS

SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE	**REQUIRED**	**PROPOSED**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.b.	18 INCHES	18 INCHES

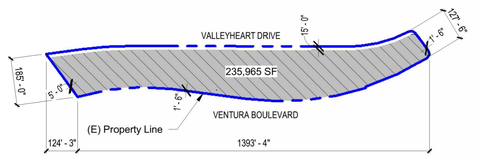
PROJECT SUMMARY

ZONING AND GENERAL PLAN LAND USE DESIGNATION

ZONE	C1.5-1VL-RIO
GENERAL PLAN LAND USE DESIGNATION	NEIGHBORHOOD OFFICE COMMERCIAL

LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025) 261,240 SF



FLOOR AREA

ALLOWABLE FLOOR AREA	**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3	1:1 FAR

TOTAL LOT AREA (PRE-DEDICATION)	261,240 SF
BUILDABLE AREA	235,965 SF
BUILDABLE AREA PER LAMC 12.03	
RESIDENTIAL	668,938 SF
COMMERCIAL	75,968 SF
TOTAL FLOOR AREA	**744,906 SF**
REQUESTED FAR	**3.2 :1**

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

DENSITY

ALLOWED DENSITY		
BASE DENSITY - RESIDENTIAL DWELLING UNITS	653	UNITS
LOT AREA 261,240 SF / 400 SF		
LAMC SECTION 12.13.5.B.3. - C1.5 ZONE / LAMC SECTION 12.11.C.4 - R4 ZONE		
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS	816	UNITS
CALIFORNIA GOVERNMENT CODE SECTION 65915 (f)(2), AMENDED OCTOBER 11, 2023		
25% DENSITY BONUS FOR DEVELOPMENTS PROVIDING 7% VERY LOW INCOME UNITS		
PROPOSED DENSITY	**814**	**UNITS**
814 DWELLING UNITS INCLUDING 7% VERY LOW INCOME (46 UNITS)		

DENSITY BONUS - LAMC SECTION 12.22.A.37.E.1.i TO ALLOW AN INCREASE IN DENSITY UP TO 35% GREATER THAN THE BASE ALLOWABLE BY PROVIDING 7% (46 UNITS) VERY LOW INCOME UNITS.

HEIGHT

ALLOWED-FEET	**30**	**FEET**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 7.E.1.a.4.		
ALLOWED-STORIES (ENTIRELY RESIDENTIAL)	**NO LIMIT**	
ALLOWED-STORIES (ALL OTHER)	**3 STORIES**	
LAMC SECTION 12.21.1		
PROPOSED-FEET	**84**	**FEET**

DENSITY BONUS WAIVER OF DEVELOPMENT STANDARDS - LAMC SECTION 12.22.A.37 TO ALLOW AN ADDITIONAL INCREASE IN HEIGHT UP TO 84 FEET IN LIEU OF OTHERWISE 30 FEET ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD CORRDOR SPECIFIC PLAN (VCBCSP SECTION 7.E.1.a.4).

PROPOSED-STORIES	**7**	**STORIES**

AUTOMOBILE PARKING

REQUIRED PARKING SPACES

RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO (1:100)	PARKING SPACES REQ.
75,968	100	760
		760 SPACES

PROPOSED PARKING SPACES

814 RESIDENTIAL DWELLING UNITS	1,040	SPACES

PROPOSED COMMERCIAL PARKING

RESTAURANTS - 75,968 SF	766	SPACES
TOTAL AUTOMOBILE PARKING SPACES PROPOSED	**1,806**	**SPACES**

BICYCLE PARKING SPACES

RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS - LAMC SECTION 12.21.A.16(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 25	1 per 10 units	25	3	1 per unit	25	25
26 - 100	1 per 15 units	75	5	1 per 1.5 units	75	50
101 – 200	1 per 20 units	100	5	1 per 2 units	100	50
201 +	1 per 40 units	614	15	1 per 4 units	614	154
	TOTAL	814	28	TOTAL	814	279

LAMC SECTION 12.21.A.16(b) FRACTIONS - ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE BICYCLE PARKING SPACE.

COMMERCIAL BICYCLE PARKING REQUIRED - LAMC SECTION 12.21.A.16.(a)(2)

RESTAURANT - 75,968 SF		
SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
TOTAL COMMERCIAL BICYCLE SPACES REQUIRED	**76**	
TOTAL RESIDENTIAL BICYCLE PARKING PROPOSED		
SHORT TERM	30	
LONG TERM	324	
TOTAL COMMERICIAL BICYCLE PARKING PROPOSED		
SHORT TERM	38	
LONG TERM	40	
TOTAL BICYCLE PARKING SPACES	**432**	**SPACES**

ELECTRIC VEHICLE PARKING

RESIDENTIAL

CAL GREEN SECTION 4.106.4.2.2	**Required**	**Proposed**
ELECTRIC VEHICLE READY (EVR) - 40% OF TOTAL SPACES PROVIDED	416	420
EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES		
NOTE: THE NUMBER OF EVR SPACES CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV CAPABLE SPACES REQUIRED FOR THE BUILDING.		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL SPACES PROVIDED	104	104
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

COMMERCIAL

CAL GREEN SECTION 5.106.5.3		
ELECTRIC VEHICLE CAPABLE - 20% OF TOTAL PARKING SPACES PROVIDED	153	155
CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 25% OF EV CAPABLE SPACES	38	39
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS)	223	22,300 SF
(100 SF REQUIRED PER UNIT)		
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS)	373	37,300 SF
(100 SF REQUIRED PER UNIT)		
2 BEDROOM (3 HABITABLE ROOMS)	218	27,250 SF
(125 SF REQUIRED PER UNIT)		
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1			
BUILDING 2	INDOOR POOL LOUNGE	1,412	
BUILDING 3	FITNESS ROOM	1,886	
BUILDING 3	YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4	RECREATION / CO-WORKING AREA	3,441	
BUILDING 4	INDOOR POOL LOUNGE	1,751	
BUILDING 4	MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE			**12,966 SF**
PRIVATE OPEN SPACE			
423 BALCONIES @ 50 SQUARE FEET			**21,105 SF**
TOTAL OPEN SPACE PROVIDED			**89,937 SF**

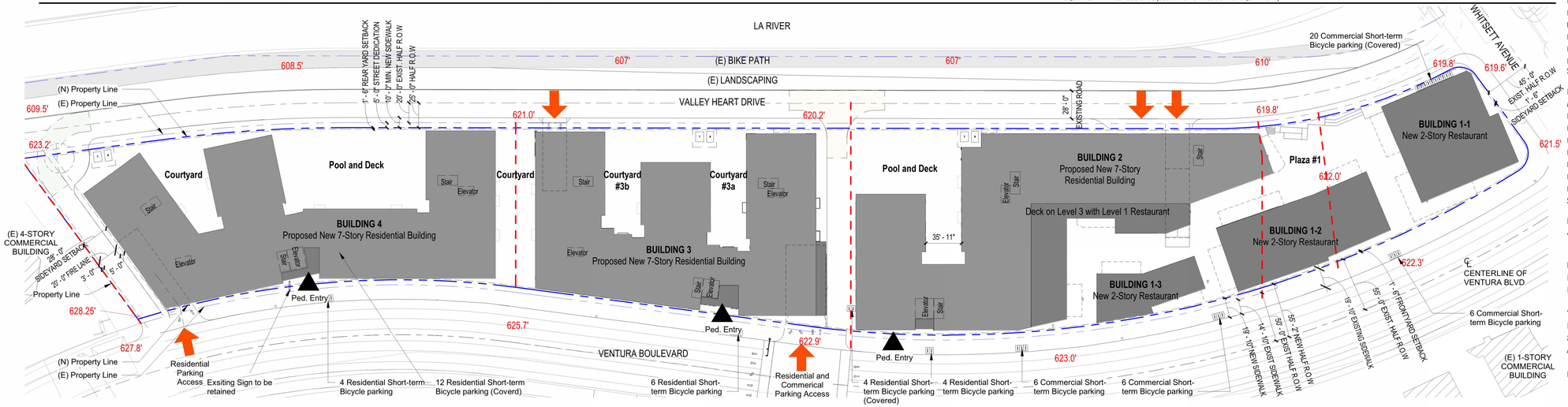
LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
PROPOSED	**32,575 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED
814 UNITS / 4 = 204 TREES
AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES



PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

12555 VENTURA BLVD
STUDIO CITY, CA 91604

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

MVE + PARTNERS

A-0.3A

Los Angeles Department of Building and Safety

Parcel Profile - Report Date: 5/5/2025 2:57:53 PM

JOB ADDRESS(ES)

12555 W VENTURA BLVD, LOS ANGELES, CA 91604
12557 W VENTURA BLVD, LOS ANGELES, CA 91604
12565 W VENTURA BLVD, LOS ANGELES, CA 91604
12601 W VENTURA BLVD, LOS ANGELES, CA 91604
12603 W VENTURA BLVD, LOS ANGELES, CA 91604

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Tract:	TR 1000
Block:	
Lot:	214
Arb:	3
Modifier:	PT
Map Reference Number for Tract Recordation:	M B 19-3 (SHT 3)
Parcel Identification Number:	162B161 70 (/OnlineServices/PermitReport/PermitResultsbyPin?pin=162B161%20%20%20%2070)

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Area Planning Commission:	South Valley
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	Studio City
Community Redevelopment Area:	NO
Council District:	4
District Map:	162B161
Flood Hazard Zone:	NO
Hillside Grading Area:	NO
Hillside Ordinance Area:	NO
LA Preliminary Fault Study Area: (/OnlineServices/PermitReport/DisplayPDF?path=LAPFRSA.pdf)	NO
Planning Area / Community Name:	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Zone(s):	CT,S-1VL-RIO

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	NO
Alley:	NO
Building and Safety Branch Office:	VN
Building Line Setback:	NO
Census Tract:	1439.01
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO

Earthquake-Induced Liquefaction Area:	YES
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	VHFHSZ
Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO
Hillside Street:	NO
Lot Cut Date:	NO
Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	NO
Nat. Water Course:	NO
Near Source Zone Distance:	2.2
Oil Well Area:	NO
Parcel Area (sqft):	80744.40
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Rear Yard Setback:	NO
Side Yard Setback:	NO
Thomas Brothers Map Grid:	562-F5
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	AF-93-2183929-CC
	AF-91-2009990-OP
Community Development Block Grant:	BID-STUDIO CITY
City Planning Case(s):	CPC-1980-29223
	CPC-1980-29224
	CPC-1981-29795-GPC
	CPC-1985-381
	CPC-1985-382-MOR
	CPC-1999-1-SP
	CPC-2006-48-ICO
	CPC-2007-3036-RIO
	CPC-2008-3125
	CPC-2008-3125-CA
	CPC-2023-1637-SP
	CPC-6978
	CPC-156378
	COC-93-4
	COC-92-73
	CPC-8240
	CPC-9708
DTRM:	DIR-2016-1896-DI

Ordinance:	ORD-109633
	ORD-185650
	ORD-183145
	ORD-183144
	ORD-174052
	ORD-171240
	ORD-154553
	ORD-156378
	ORD-159763
	ORD-165290
	ORD-166560
Zoning Information File(s):	ZI-2512 Housing Element Sites
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2358 River Implementation Overlay District (RIO)
	ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed:	12565 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12555 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12601 W VENTURA BLVD

RIO APPLICATION & CHECKLIST

ADMINISTRATIVE REVIEW

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.17 G (Administrative Review) authorizes ministerial review for projects in compliance with Supplemental Use Districts; Ordinance No. 183,145 established the River Improvement Overlay (RIO) District. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

	Drawing Sheet	Administrative Use Only
Section F. Development Regulations		
1. Landscaping. Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is made for herbs, fruits, or vegetable plants.	L01; L06-L25	☐
2. Screening/Fencing.		
a. Loading/Off-Street Parking. For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting rights-of-way and the LA River.	A-1.5	☐
b. Equipment. For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.	A-1.5	☐
c. Exterior Trash Enclosures. For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	N/A	☐
d. Fencing. For any project, with the exception of single-family homes (but including homes built as part of the small lot ordinance), that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street, indicate the drawing sheet that illustrates the location and design of the fence.	N/A	☐
3. Exterior Site Lighting. Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	L26-L28	☐
4. Projects within Inner Core:		
a. Landscape Buffer. Indicate the drawing sheet that illustrates the location of the 10' buffer.	N/A - Project is not Inner Core, not 'adjacent' to River	☐
b. Fence. Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.		☐
c. Fence Height. See (b) above.		☐
d. Gates. Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.		☐
e. Noise. Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.		☐
f. River Access. See (d) above.		☐
g. Riverfront Door. Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.		☐

Note: The Administrative Review fee shall be paid prior to receiving the clearance. For instructions on how to obtain City Planning clearances, see Zoning Information (ZI) No. 2358 River Improvement Overlay Use District.

Administrative Review Invoice Number: _____

_____ _____

Applicant Signature **Date**

_____

Applicant Name

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

INCENTIVES

ATTACHMENT A
PROMENADE STUDIO CITY

REQUESTS FOR DISCRETIONARY APPROVALS AND VESTING TENTATIVE TRACT MAP (VTT-84453)
12555 W. VENTURA BOULEVARD, LOS ANGELES, CA 91604
(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12601, 12603, 12605, 12615, 12621, 12625, 12661, 12655, 12665 W. VENTURA BOULEVARD)

Studio City Sports Center, LLC ("Applicant") requests approval of the discretionary actions set forth below to allow for the construction of a mixed-use development consisting of 814 residential dwelling units including 46 Very Low Income (7%) Affordable Units and approximately 75,968 square feet of commercial uses (restaurant). The project site is located at 12501 - 12555 W. Ventura Boulevard ("Project Site") in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and the Ventura / Cahuenga Boulevard Corridor Specific Plan ("VCBCSP") of the City of Los Angeles.

1. **Per Los Angeles Municipal Code ("LAMC"), Chapter 1A, Division 13.B.4, Project Compliance Review** for a project within the boundaries of the Ventura-Cahuenga Boulevard Corridor Specific Plan ("VCBCSP").

2. **Per LAMC Section 12.22.A.37 and California Government Code Section 65915 (f)(2) Amended October 11, 2023, Affordable Housing Incentives – Density Bonus Determination**, the Applicant proposes to set aside 7% (46 units) of the project's base density units for Very Low Income restricted affordable households, to allow for a 25% density bonus, resulting in a total of 814 proposed residential units.

Per LAMC Section 12.22.A.37 and California Government Code Section 65915(e)(1), the Applicant requests Affordable Housing **Off-Menu Incentives/Waiver of Development Standards** to facilitate the provision of affordable housing on the site as follows:

a) **Off-Menu Incentive to allow a Floor Area Ratio not to exceed 3.2:1**, in lieu of the otherwise required 1:1 Floor Area Ratio allowed by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 6.B.3;

b) **Waiver of Development Standard to allow a 23% increase in lot coverage limits**, allowing 74% lot coverage in lieu of the 60% lot coverage limitation by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2.

c) **Waiver of Development Standard to allow a maximum building height of 84 feet** in lieu of the otherwise 30 feet allowed by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.a.4;

d) **Waiver of Development Standard to allow a 1.5-foot rear yard setback** in lieu of the otherwise 19-foot setback required by the Los Angeles Municipal Code, Section 12.13.C.3.

e) **Waiver of Development Standard to waive the otherwise required Transitional Height** requirement for buildings on a C-zoned lot within 49 feet of a lot classified in the RW1 zone or more restrictive zone (LAMC Section 12.21.1.A.10);

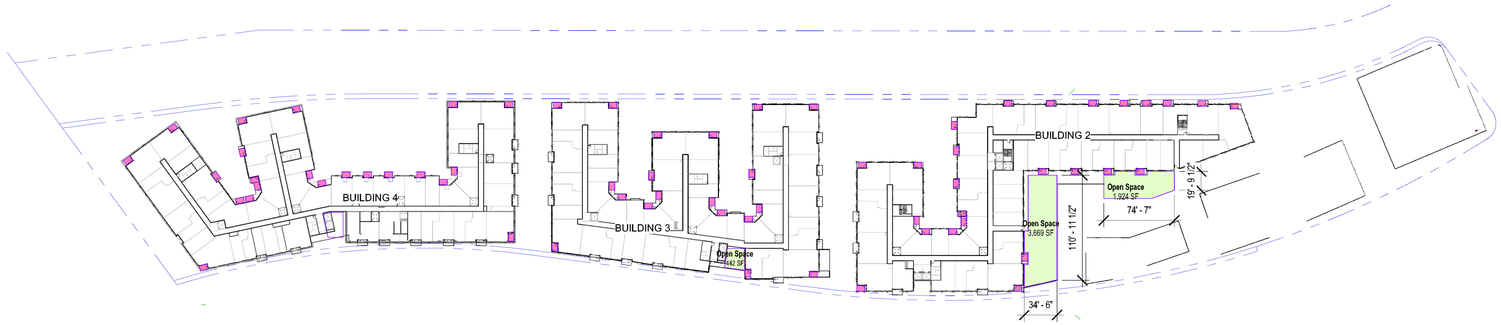
f) **Waiver of Development Standard to allow volume averaging setbacks with hybrid vertical cutouts and stepbacks** in lieu of the otherwise required 10-foot setbacks from the roof perimeter for each 15-foot increment above 25-feet (VCBCSP Section 7E.1.f.)

3. **Class 2 Main Conditional Use Permit ("MCUB") pursuant to LAMC Section 12.24.W.1 and LAMC Section 13B.2.2. of Chapter 1A** to allow the sale and dispensing of a full-line of alcohol for on- and off-site consumption in conjunction with 75,968 square feet of restaurant space within the proposed mixed-use development;

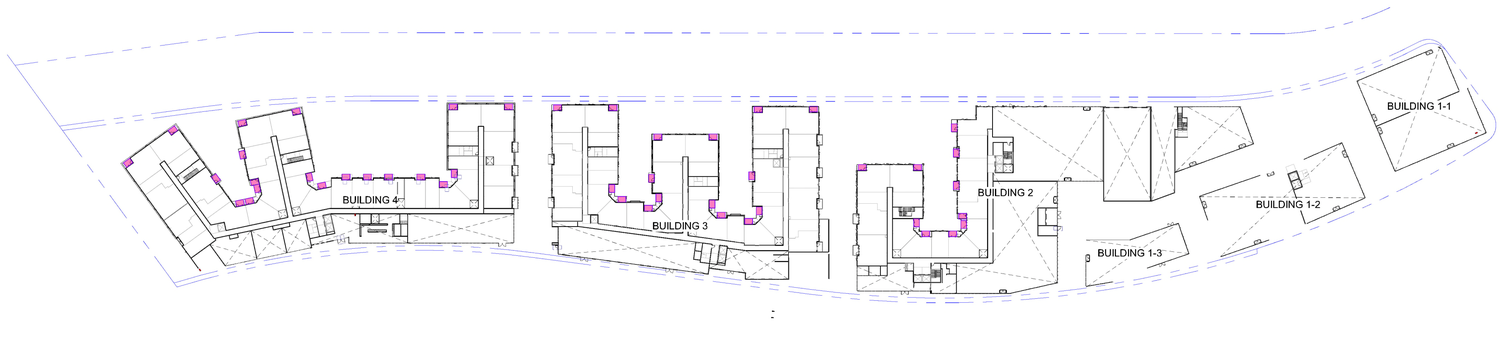
4. **Project Review pursuant to LAMC Chapter 1A, Section 13B2.4 and LAMC Section 16.05.C.** for developments creating 50 or more residential dwelling units.

5. **Per LAMC Section 13B.7.3.I. a Vesting Tentative Tract Map (VTT-84453)** for the re-subdivision of the Project Site into two Master Ground Lots completed in two phases, and multiple airspace lots. A Haul Route for the export of 400,000 cubic yards of earth material is also proposed to be approved concurrently with VTT-84453.

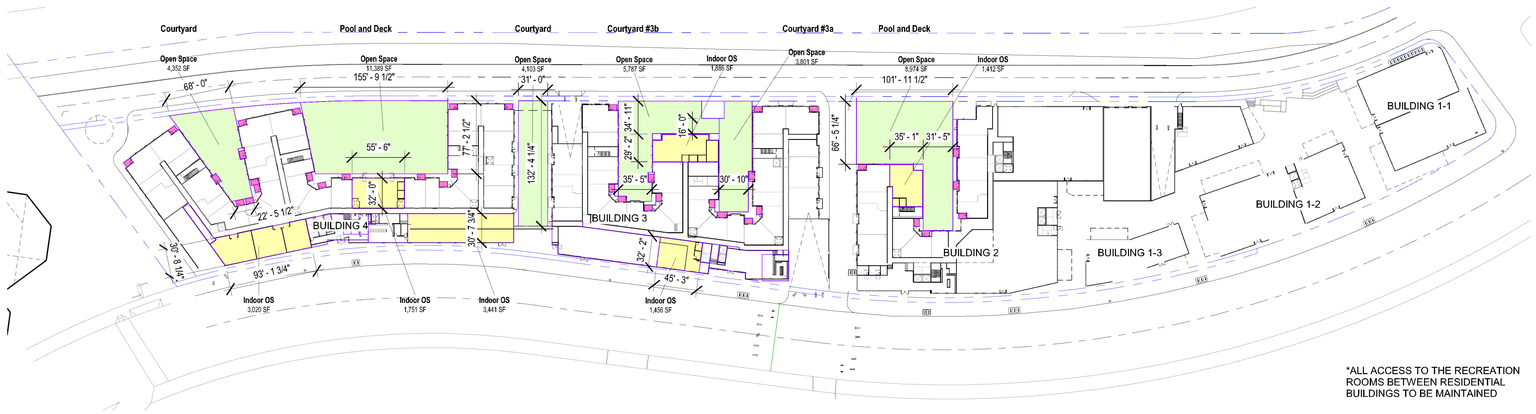
In addition, pursuant to various LAMC sections, the Applicant will or may request approvals and permits from the Department of Building and Safety ("LADBS") and other City departments for Project construction actions, which may include, but are not necessarily limited to, demolition, excavation, shoring, grading, foundation and building.



OS - Level 3 (Levels 4 Similar) | 1" = 80'-0" | **3**



OS - Level 2 | 1" = 80'-0" | **2**



*ALL ACCESS TO THE RECREATION ROOMS BETWEEN RESIDENTIAL BUILDINGS TO BE MAINTAINED

OS - Level 1 | 1" = 80'-0" | **1**

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	223	22,300 SF
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	373	37,300 SF
2 BEDROOM (3 HABITABLE ROOMS) *(125 SF REQUIRED PER UNIT)*	218	27,250 SF
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

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PRIVATE OPEN SPACE

N

0' | 80' | 160' | 240'

ZONING - OPEN SPACE

12555 VENTURA BLVD

STUDIO CITY, CA 91604

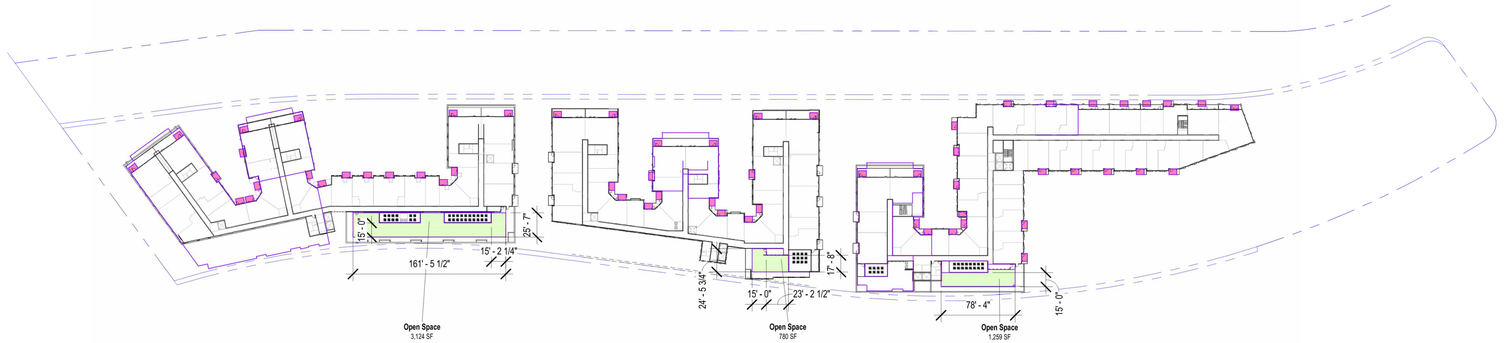
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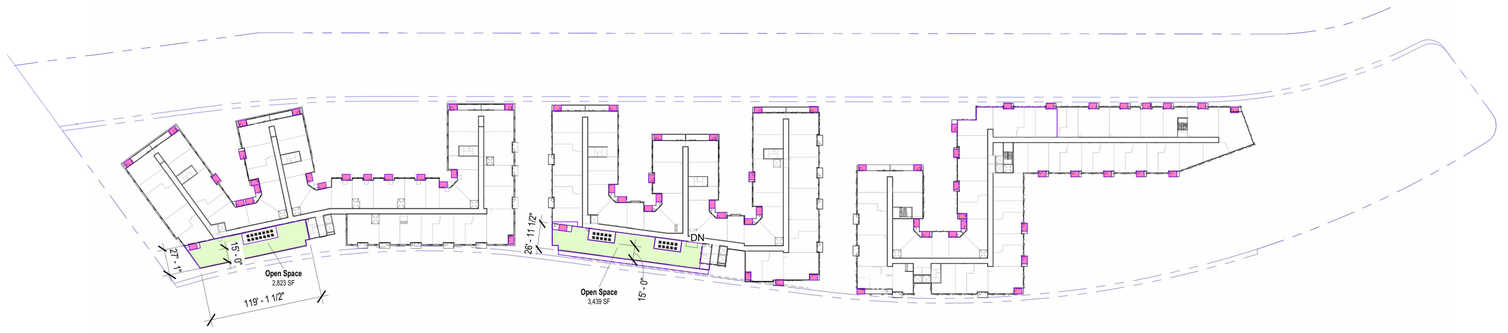
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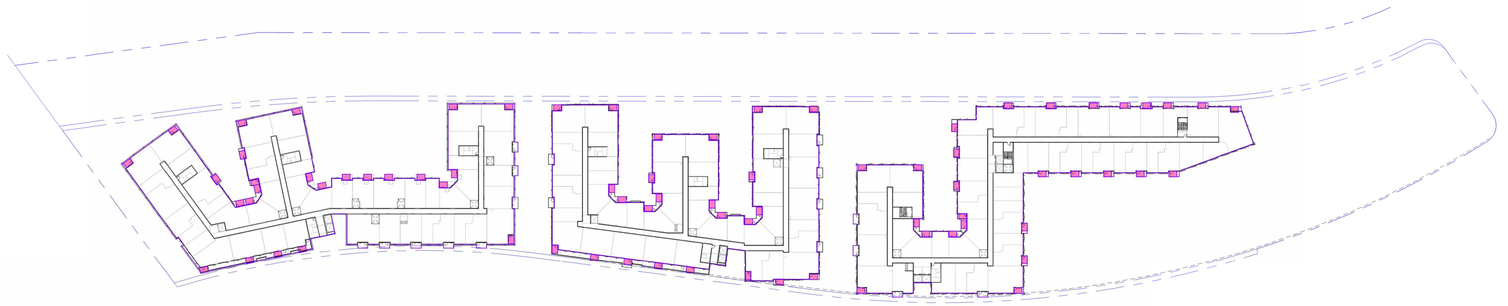
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OS - Level 7 | 1" = 80'-0" | **3**



OS - Level 6 | 1" = 80'-0" | **2**



OS - Level 5 | 1" = 80'-0" | **1**

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

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PRIVATE OPEN SPACE

N

0' 100' 200' 300'

ZONING - OPEN SPACE

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD

STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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FLOOR AREA

ALLOWABLE FLOOR AREA		**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3		1:1 FAR
TOTAL LOT AREA (PRE-DEDICATION)		261,240 SF
BUILDABLE AREA		235,965 SF
BUILDABLE AREA PER LAMC 12.03		
RESIDENTIAL	668,938 SF	
COMMERCIAL	75,968 SF	
TOTAL FLOOR AREA	**744,906 SF**	
REQUESTED FAR	**3.2 :1**	

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

RESIDENTIAL AREA

NON-RESIDENTIAL AREA

AREAS EXEMPT FROM FLOOR AREA PER LAMC 12.03

EXTERIOR WALL EXEMPT FROM FLOOR AREA PER 12.03

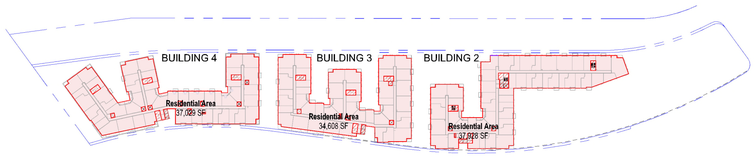
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

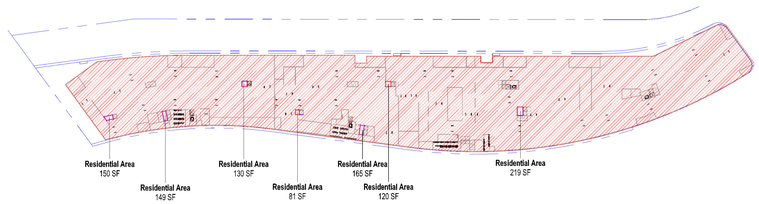
BY: MEGAN KOLP

DATE: 09/23/2025

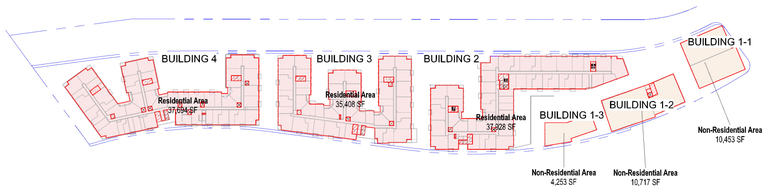
APPLICATION #: 25010 - 10000 - 01328



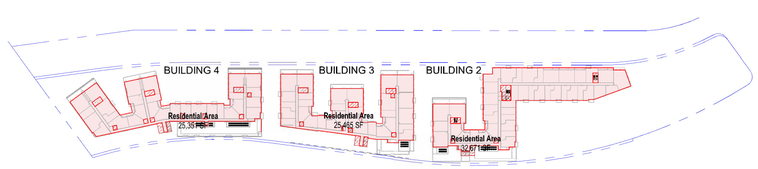
FAR - Level 5 | 1" = 160'-0" | **4**



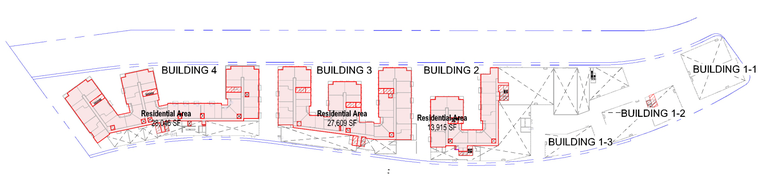
FAR - Level P1-P4 | 1" = 160'-0" | **7**



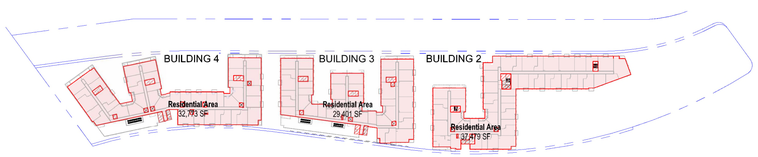
FAR - Level 3 (Levels 4 Similar) | 1" = 160'-0" | **3**



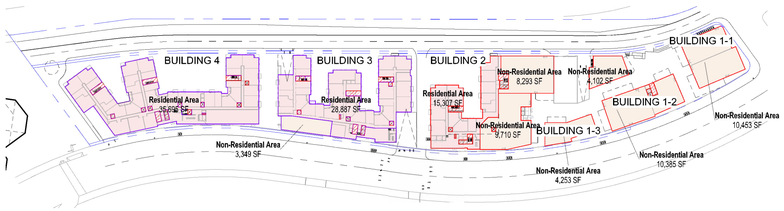
FAR - Level 7 | 1" = 160'-0" | **6**



FAR - Level 2 | 1" = 160'-0" | **2**



FAR - Level 6 | 1" = 160'-0" | **5**



FAR - Level 1 | 1" = 160'-0" | **1**

Area Schedule (FAR)		
Level	**Name**	**Area**
BUILDING 1		
Level P3	Residential Area	1,083 SF
Level P2	Residential Area	1,233 SF
Level P1	Residential Area	1,014 SF
		3,330 SF
BUILDING 1-1		
Level 1	Non-Residential Area	10,453 SF
Level 3	Non-Residential Area	10,453 SF
		20,906 SF
BUILDING 1-2		
Level 1	Non-Residential Area	10,385 SF
Level 3	Non-Residential Area	10,717 SF
		21,102 SF
BUILDING 1-3		
Level 1	Non-Residential Area	4,253 SF
Level 3	Non-Residential Area	4,253 SF
		8,506 SF
BUILDING 2		
Level 1	Residential Area	15,307 SF
Level 2	Residential Area	13,915 SF
Level 3	Residential Area	37,928 SF
Level 4	Residential Area	37,928 SF
(B2) L5	Residential Area	37,928 SF
Level 6	Residential Area	37,479 SF
Level 7	Residential Area	32,671 SF
		213,156 SF
BUILDING 2-1		
Level 1	Non-Residential Area	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Non-Residential Area	18,003 SF
		18,003 SF
BUILDING 3		
Level 1	Residential Area	28,887 SF
Level 2	Residential Area	27,609 SF
Level 3	Residential Area	35,408 SF
Level 4	Residential Area	35,408 SF
(B2) L5	Residential Area	34,608 SF
Level 6	Residential Area	29,401 SF
Level 7	Residential Area	25,465 SF
		216,786 SF
BUILDING 3-1		
Level 1	Non-Residential Area	3,349 SF
		3,349 SF
BUILDING 4		
Level P4	Residential Area	1,233 SF
Level P3	Residential Area	151 SF
Level 1	Residential Area	35,695 SF
Level 2	Residential Area	28,046 SF
Level 3	Residential Area	37,694 SF
Level 4	Residential Area	37,694 SF
(B2) L5	Residential Area	37,029 SF
Level 6	Residential Area	32,773 SF
Level 7	Residential Area	25,351 SF
		235,666 SF
Grand total: 62		744,906 SF

ZONING - FLOOR AREA RATIO (FAR)

0' | 100' | 200' | 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.5

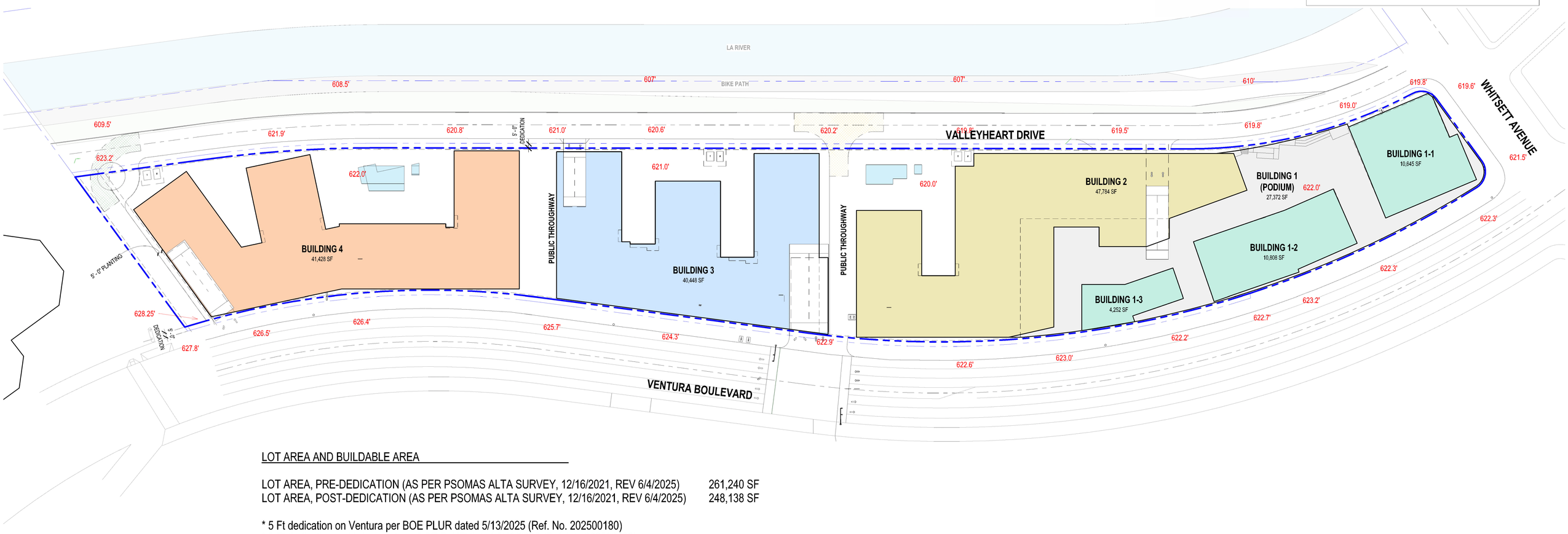
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	261,240 SF
LOT AREA, POST-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	248,138 SF

* 5 Ft dedication on Ventura per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)
* 5 Ft dedication on Valleyheart per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)

Allowable 60% Lot Coverage Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.B.2	148,882.8 SF
Proposed Lot Coverage Waiver of Development Standard to allow 23% Increase in lot coverage limits	**182,737 SF (73.64% Proposed Lot Coverage)**

LOT COVERAGE

Name	Area
BUILDING 1 (PODIUM)	27,372 SF
BUILDING 1-1	10,645 SF
BUILDING 1-2	10,808 SF
BUILDING 1-3	4,252 SF
BUILDING 2	47,784 SF
BUILDING 3	40,448 SF
BUILDING 4	41,428 SF
Grand total	182,737 SF

LOT COVERAGE

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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STUDIO CITY, CA 91604

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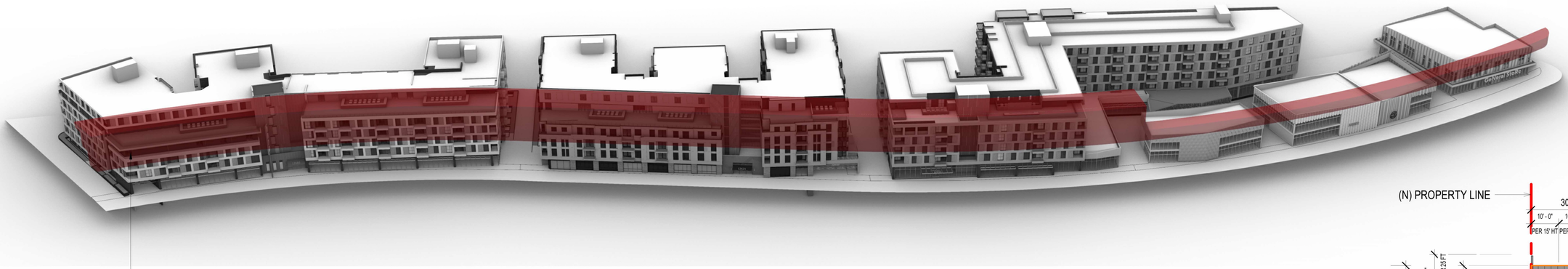
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

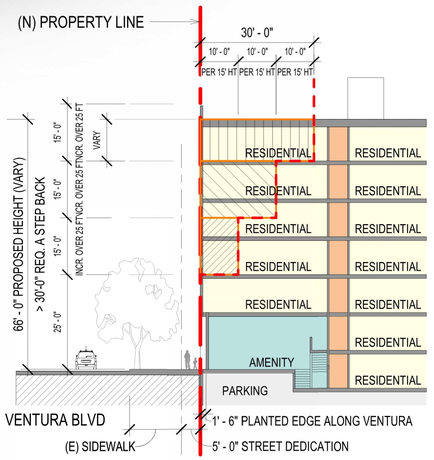
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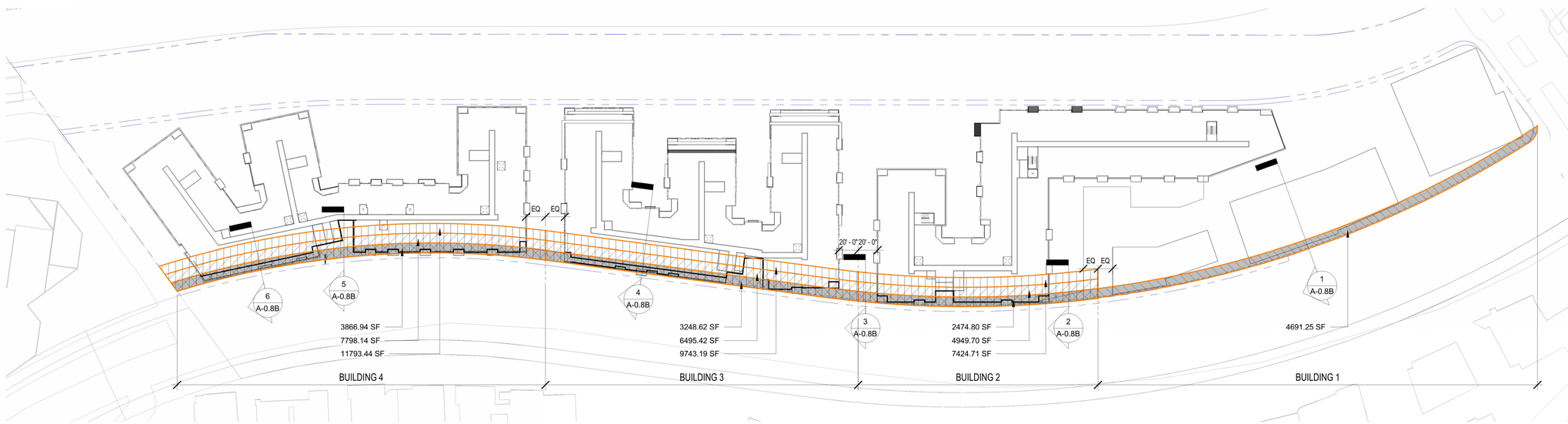
DATE: 09/23/2025

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TOTAL STEPBACK VOLUME 699,636.60 CF





STEPBACK REQUIRED PER SPECIFIC PLAN

STEPBACK REQUIRED PER VENTURA CORRIDOR SPECIFIC PLAN	AREA	HEIGHT (H)	VOLUME
BLDG 1 15 FT (H) - 3RD AFTER 55'	0 SF	0'	0.00 CF
15 FT (H) - 2ND AFTER 40'	0 SF	0'	0.00 CF
15 FT (H) - 1ST AFTER 25'	4691.25 SF	11'	51,603.75 CF
BLDG 2 15 FT (H) - 3RD AFTER 55'	7424.71 SF	9'	66,822.39 CF
15 FT (H) - 2ND AFTER 40'	4949.70 SF	15'	74,245.50 CF
15 FT (H) - 1ST AFTER 25'	2474.80 SF	15'	37,122.00 CF
BLDG 3 15 FT (H) - 3RD AFTER 55'	9743.19 SF	8'	77,945.52 CF
15 FT (H) - 2ND AFTER 40'	6495.42 SF	15'	97,431.30 CF
15 FT (H) - 1ST AFTER 25'	3248.62 SF	15'	48,729.30 CF
BLDG 4 15 FT (H) - 3RD AFTER 55'	11793.44 SF	6'	70,760.64 CF
15 FT (H) - 2ND AFTER 40'	7798.14 SF	15'	116,972.10 CF
15 FT (H) - 1ST AFTER 25'	3866.94 SF	15'	58,004.10 CF
TOTAL REQUIRED			699,636.60 CF

STEPBACK DIAGRAM - REQUIRED

0' | 60' | 120' | 180'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

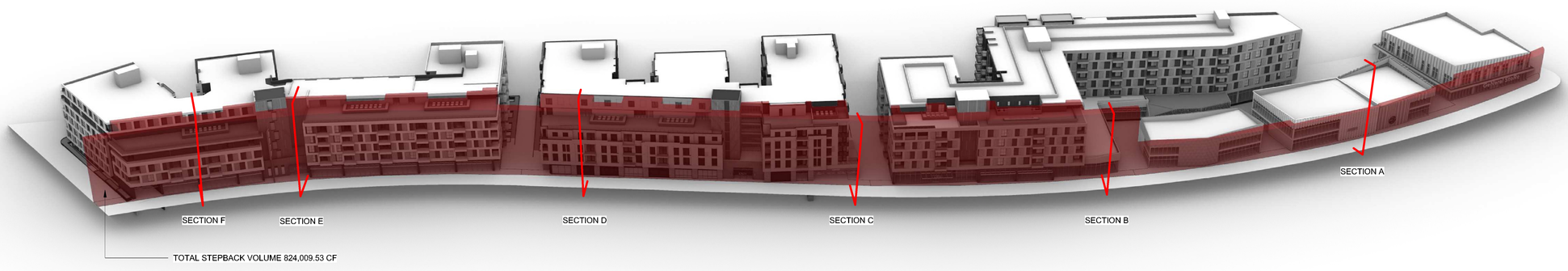
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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STEPBACK PROPOSED

Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
BLDG 2			
Level 1	1,491 SF	17' - 6"	26,085.54 CF
Level 3	1,721 SF	20' - 0"	34,419.64 CF
Level 5	1,721 SF	10' - 0"	17,209.82 CF
Level 6	1,721 SF	10' - 0"	17,209.82 CF
Level 7	5,099 SF	11' - 0"	56,090.80 CF
			151,015.62 CF
BLDG 3			
Level 1	1,534 SF	17' - 0"	26,072.18 CF
Level 3	2,240 SF	20' - 0"	44,798.52 CF
Level 5	2,907 SF	10' - 0"	29,073.06 CF
Level 6	6,426 SF	10' - 0"	64,262.45 CF
Level 7	7,768 SF	11' - 0"	85,445.37 CF
			249,651.59 CF
BLDG 4			
Level 1	1,936 SF	16' - 0"	30,973.00 CF
Level 3	2,165 SF	20' - 0"	43,301.31 CF
Level 5	2,838 SF	10' - 0"	28,380.93 CF
Level 6	5,715 SF	10' - 0"	57,149.84 CF
Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING

0' 60' 120' 180'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

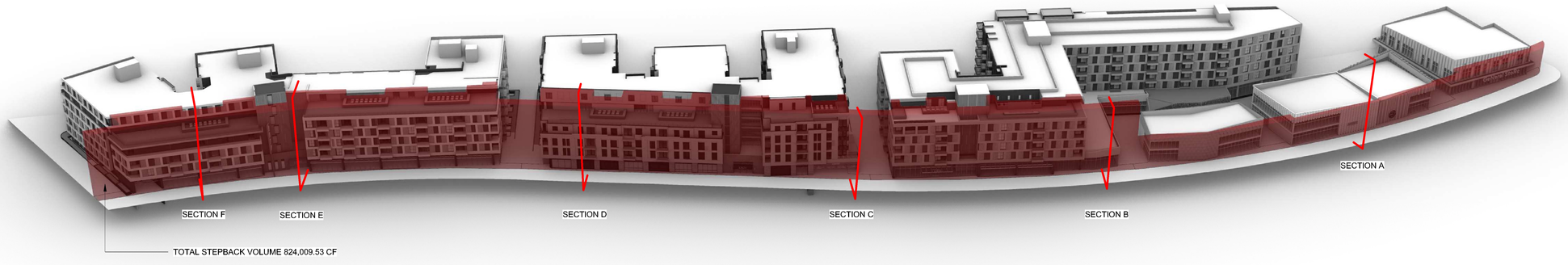
12555 VENTURA BLVD
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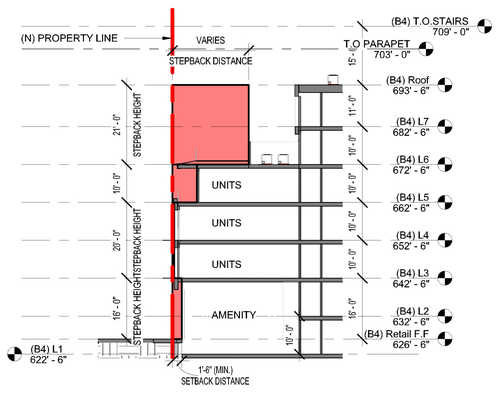
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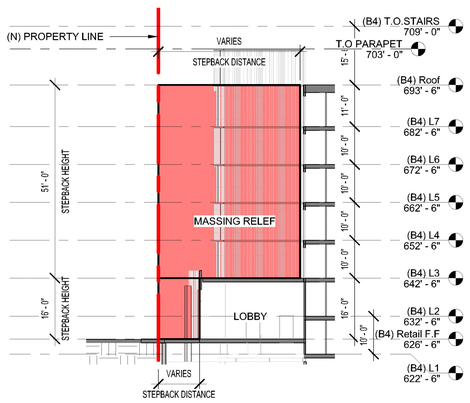
MVE + PARTNERS

A-0.8A

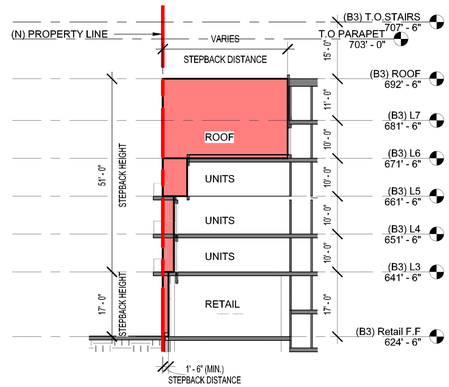




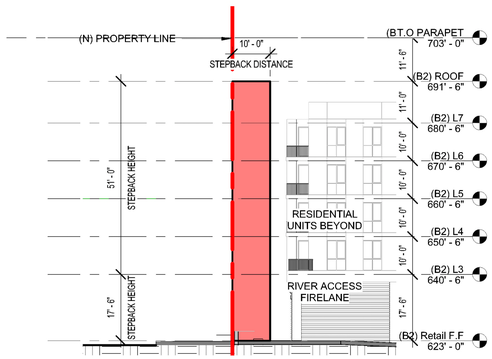
6 STEPBACK SECTION F
1" = 20'-0"



5 STEPBACK SECTION E
1" = 20'-0"



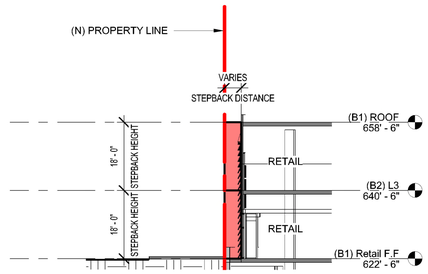
4 STEPBACK SECTION D
1" = 20'-0"



3 STEPBACK SECTION C
1" = 20'-0"



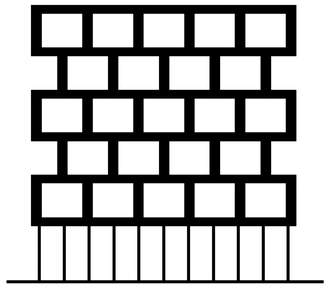
2 STEPBACK SECTION B
1" = 20'-0"



1 STEPBACK SECTION A
1" = 20'-0"

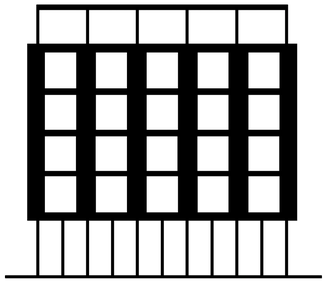
STEPBACK PROPOSED			
Level	Area	HEIGHT	VOLUME
BLDG 1			
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			151,669.73 CF
BLDG 2			
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Level 3	2,240 SF	20' - 0"	44,798.52 CF
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BLDG 4			
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Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING



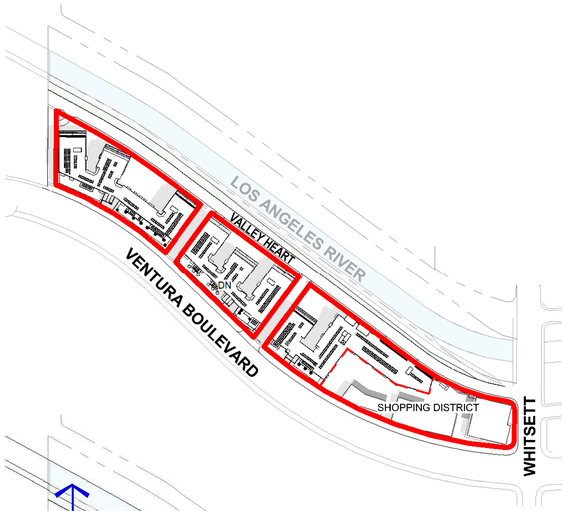
STYLE A

A RHYTHMIC PATTERN OF STAGGERED FRAMES.



STYLE B

A STREAMLINED APPROACH TO THE BASE-MIDDLE-TOP PROPORTIONING ORDER .

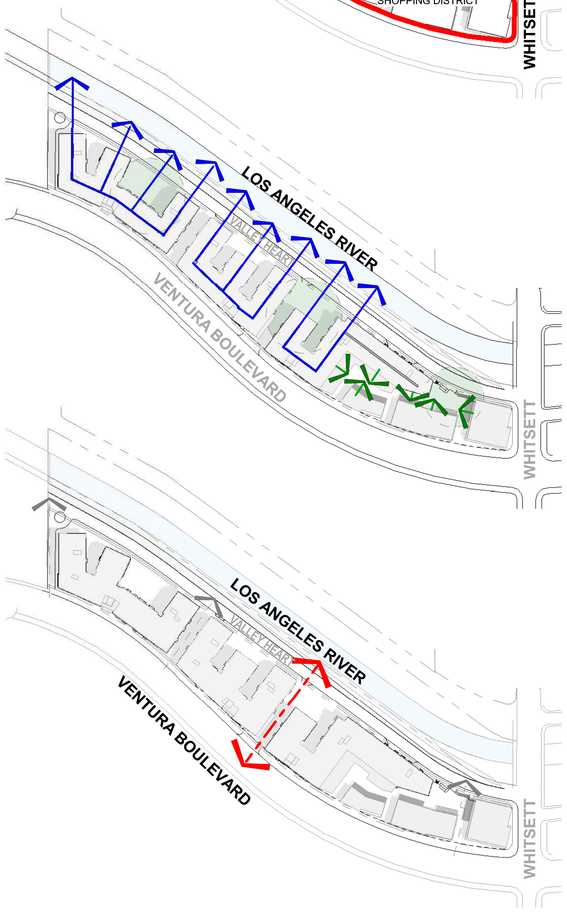


DISTRICT DIAGRAM

THE DEVELOPMENT IS SEPARATED INTO (3) SEPARATE DISTRICTS WITH CONNECTIONS TO THE RIVER FLOWING IN-BETWEEN.





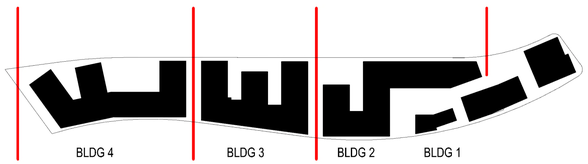


VISTA DIAGRAM

THE (3) MAIN RESIDENTIAL BUILDINGS AND RESORT-LIKE AMENITIES ARE ORIENTED TOWARDS THE RIVER, CREATING A SEPARATE RIVER "FRONT DOOR" ALONG VALLEYHEART. THE BUILDING LAYOUTS ARE INTENTIONALLY ORGANIZED TO HAVE MAXIMIZE RIVER VIEWS.

SITUATED ON THE CORNER OF WHITSETT AND VENTURA, ARE POROUS LIFESTYLE RETAIL AND RESTAURANT PAVILIONS WITH VIEWS FOCUSED INWARD TO

STYLE A STAGGERED | **STYLE B** STACKED | **STYLE A** STAGGERED



ARCHITECTURE STRATEGY

IN ORDER TO CREATE A DIVERSITY OF BUILDING FORMS, THE SITE WAS DIVIDED INTO THREE DISTRICTS COMPOSED OF TWO ARCHITECTURAL STYLES. EACH STYLE MAINTAINS A CONTEMPORARY LOOK WHILE BEING DISTINCT FROM EACH OTHER.

RIVER CONNECTION

A LANDSCAPED, SAFE AND CONVENIENT RIVER CONNECTION RUNS AT THE CENTER OF THE PROJECT. THIS WILL PROVIDE BOTH A DIRECT VISUAL AND PEDESTRIAN CONNECTION BETWEEN THE RIVER AND VENTURA BOULEVARD.

DESIGN PROCESS

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

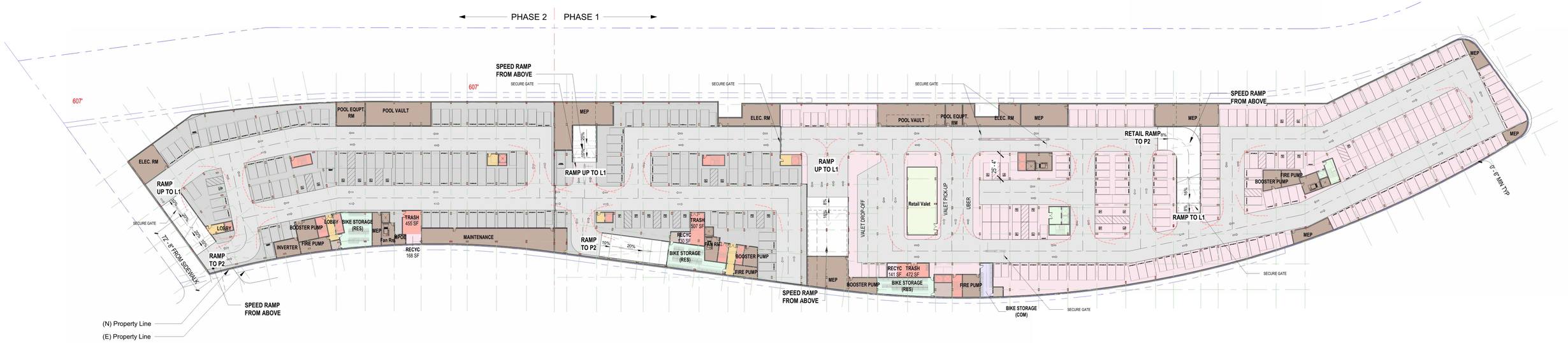
DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	149

COMMERCIAL	192

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Bike Parking Schedule	
Parking Type	Number of Bike Spaces
COMMERCIAL	
LONG TERM	40
SHORT TERM	38
	78
RESIDENTIAL	
LONG TERM	324
SHORT TERM	30
	354

Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.1

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	291

COMMERCIAL	197



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P2			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291

LEVEL P2 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	289

COMMERCIAL	198

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

LEVEL P3 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.3

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	311

COMMERCIAL	179



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

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TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2	P2	P3	P3	P4	P4	
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

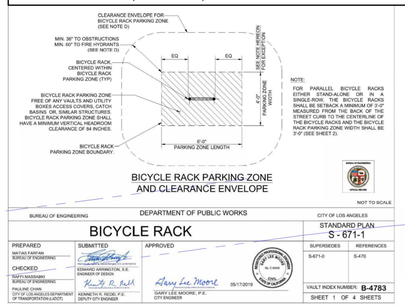
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

BICYCLE RACK DETAIL (SHORT TERM)



BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

BICYCLE RACK

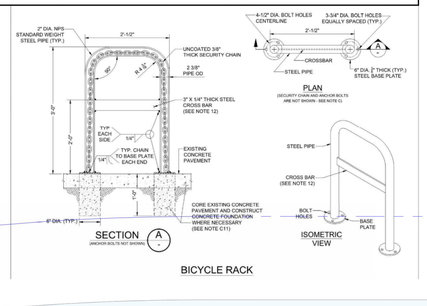
CITY OF LOS ANGELES
STANDARD PLAN
S - 671-1

PREPARED	SUBMITTED	APPROVED
MATHU FARFAN, BUREAU OF ENGINEERING	EDWARD ARAMAKOTAN, S.E. ENGINEER OF DESIGN	GARY LEE MOORE, P.E. CITY ENGINEER
CHECKED		
ROPPI MASSABKI, BUREAU OF ENGINEERING	KENNETH S. WONG, P.E. DEPUTY CITY ENGINEER	05/17/2019
PAULINE CHAN, CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)		

SUPERSEDES	REFERENCES
S-671-0	S-470

VAULT INDEX NUMBER: **B-4783**

SHEET 1 OF 4 SHEETS



BICYCLE RACK

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A11	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		12

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT S5	STUDIO	2
UNIT A2	1 BR	4
UNIT A5	1 BR	1
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	4
UNIT B2	2 BR	2
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		29

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1.1	STUDIO	3
UNIT S1	STUDIO	3
UNIT S3	STUDIO	2
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	2
UNIT B3.3	2 BR	1
		30
Grand total		71

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 1

0' 50' 100' 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.5

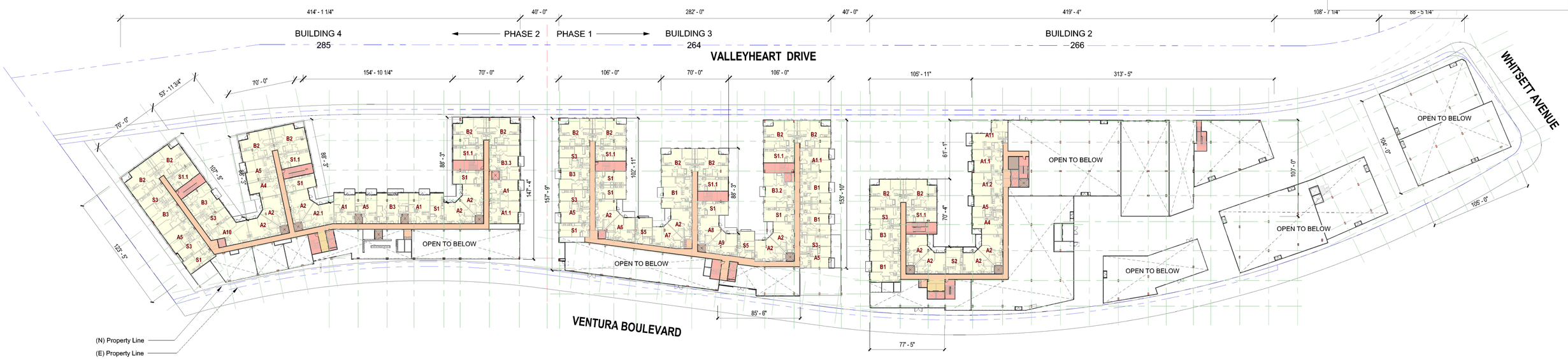
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S3	STUDIO	1
UNIT A1.2	1 BR	1
UNIT A11	1 BR	1
UNIT B2	2 BR	1
UNIT S1.1	STUDIO	1
UNIT S2	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		16

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
		35

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.3	2 BR	1
		35
Grand total		86

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 2

0' 50' 100' 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.6

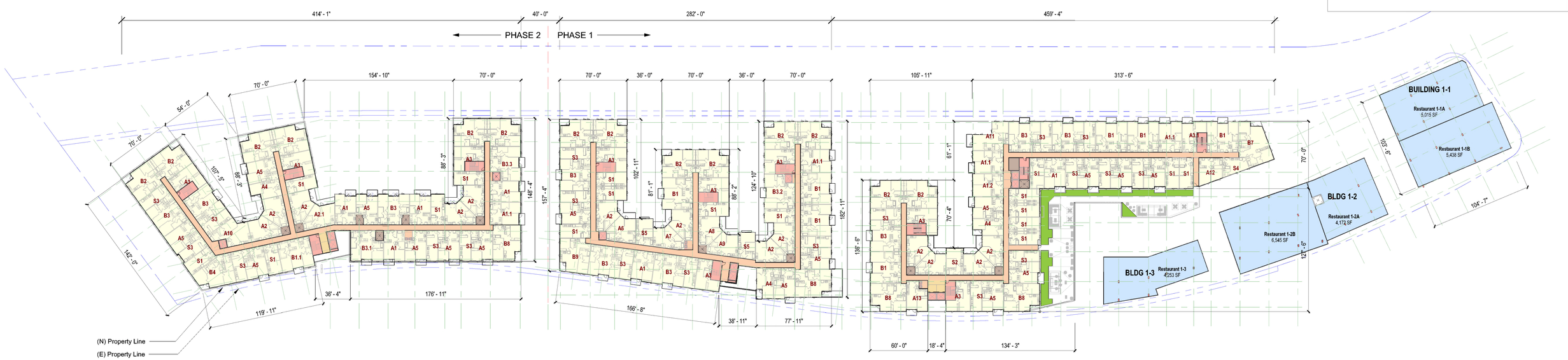
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	7
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
		50
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	5
UNIT S5	STUDIO	2
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9	2 BR	1
		45
BUILDING 4		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	6
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A10	1 BR	1
UNIT B1.1	2 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4	2 BR	1
UNIT B8	2 BR	1
		48
Grand total		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVELS 3 TO 4

0' 50' 100' 150'

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GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

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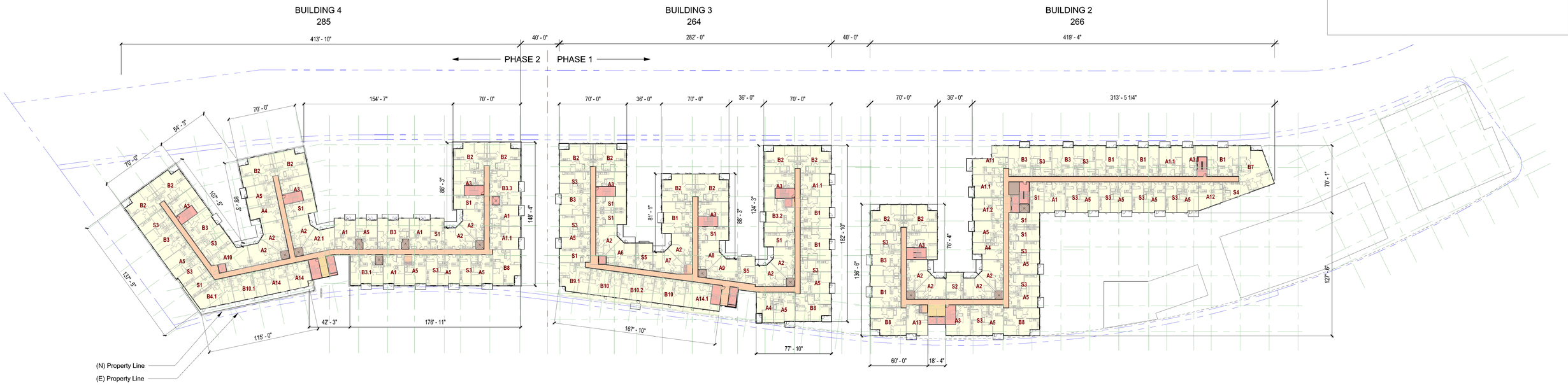
CITY OF LOS ANGELES, DEPARTMENT
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DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
UNIT B8.1	2 BR	1
		51
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL5 UNIT COUNT (PER TYPE)		
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A14.1	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9.1	2 BR	1
UNIT B10	2 BR	2
UNIT B10.2	2 BR	1
UNIT A15	1 BR	2
		45
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	5
UNIT A1	1 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A14	1 BR	2
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4.1	2 BR	1
UNIT B8	2 BR	1
UNIT B10.1	2 BR	1
		47
TOTAL		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 5

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
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BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

BUILDING 4
285

BUILDING 3
264

BUILDING 2
266



LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B1	2 BR	4
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	1
UNIT A1	1 BR	1
UNIT A14	1 BR	1
UNIT B7.1	2 BR	1
UNIT B10	2 BR	3
		53
BUILDING 3		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A15	1 BR	6
UNIT B1	2 BR	3
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		38
BUILDING 4		
UNIT S1	STUDIO	3
UNIT S3	STUDIO	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT S8	STUDIO	1
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A15	1 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B8	2 BR	1
UNIT B2.3	2 BR	1
UNIT B2.13	2 BR	1
		44
Grand total		135

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 6

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
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BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

BUILDING 4
285

BUILDING 3
264

BUILDING 2
266



LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT B1	2 BR	1
UNIT B3	2 BR	2
		34

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	2
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	2
UNIT B2.3	2 BR	3
UNIT B3.2	2 BR	1
		27

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT B2.13	2 BR	2
UNIT B2.21	2 BR	1
UNIT S1	STUDIO	3
UNIT S1.1	STUDIO	1
UNIT S3	STUDIO	1
UNIT S7	STUDIO	1
UNIT S8	STUDIO	1
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4.1	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2.1	2 BR	1

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2.2	2 BR	1
UNIT B2.3	2 BR	3
UNIT B2.12	2 BR	1
UNIT B3	2 BR	3
		32
Grand total		93

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 7

0' 50' 100' 150'

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STUDIO CITY, CA 91604

MVE + PARTNERS

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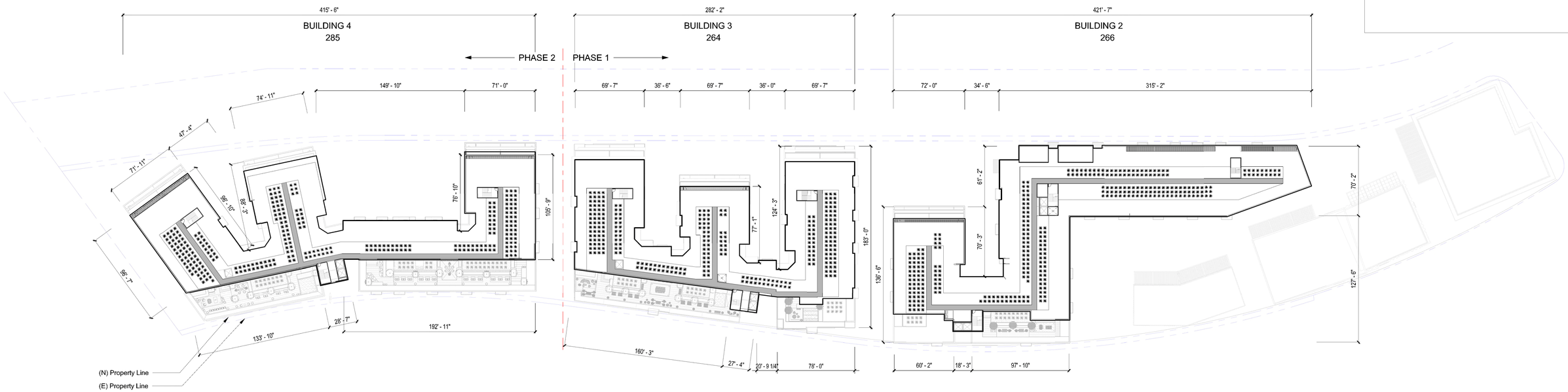
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WALKABLE PATH

HVAC / MECHANICAL EQUIPMENT PLATFORM AREA

ROOF LEVEL

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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MVE + PARTNERS

A-1.11

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2		P2	P3		P3	P4	P4	
STANDARD	116	125	226		131	231	133		241	123	
COMPACT	13	52	35		66	35	65		30	56	
TANDEM	6		25			22			40		
ADA	16	15	4								
SUBTOTAL	151	192	290		197	288		198	311	179	
TOTAL PER LEVEL	343		487			486			490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

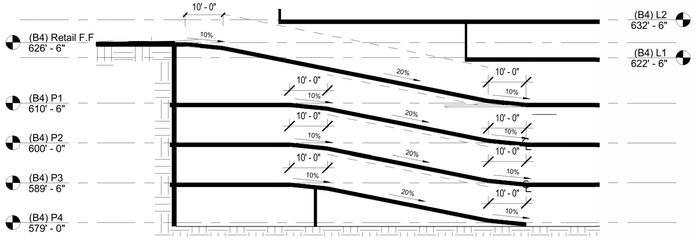
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



2 SPEED RAMP 4 SECTION
1" = 20'-0"



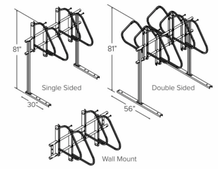
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PARKING NUMBER LEGEND

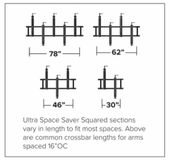
1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)

BICYCLE RACK DETAIL (LONG TERM)

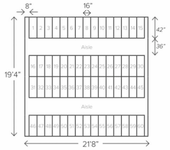
DERO | **Ultra Space Saver® Squared** **Submittal Sheet**



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY Modular construction
1 bike per arm

MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES ☐ **Powder Coat** *(Feet are galvanized)*
Our powder coat finish insures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

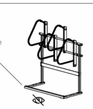
MOUNT OPTIONS ☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS ☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost



Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.21A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

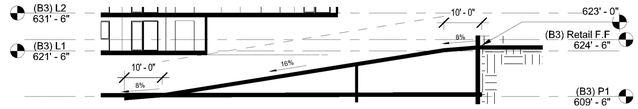
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

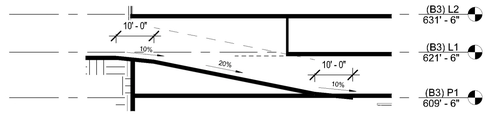
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

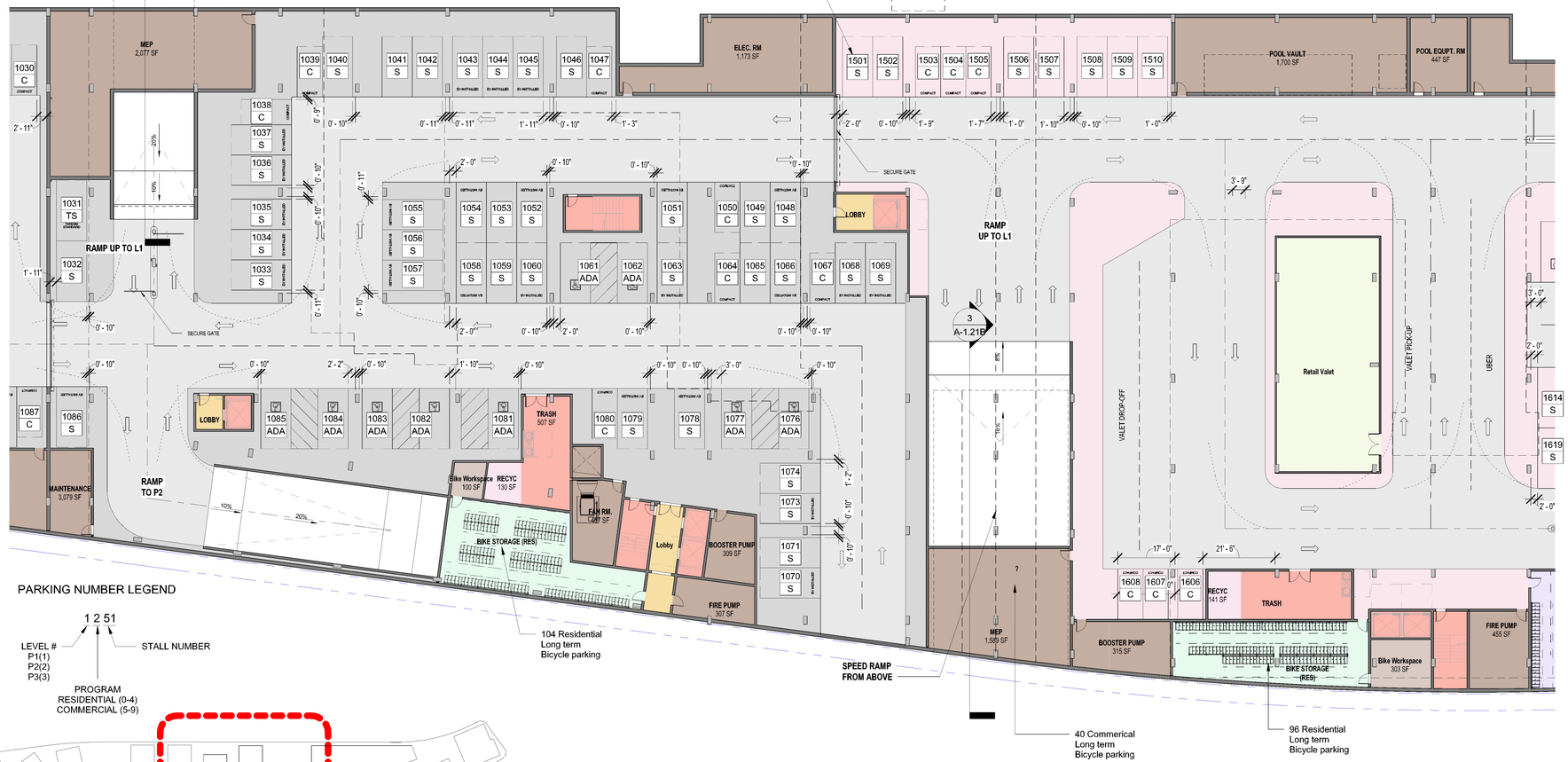


3 SPEED RAMP 2 SECTION
1" = 20'-0"



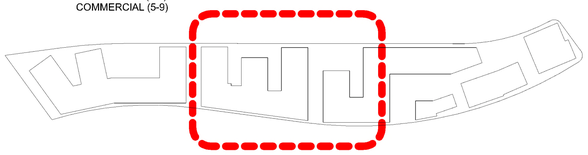
2 SPEED RAMP 3 SECTION
1" = 20'-0"

START OF COMMERCIAL PARKING NUMBER



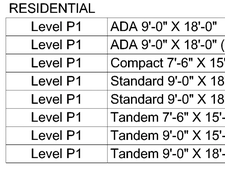
PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



BICYCLE RACK DETAIL (LONG TERM)

DERO | **Ultra Space Saver® Squared** **Submittal Sheet**



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC

As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY Modular construction
1 bike per arm

MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES
☐ **Powder Coat** *(Feet are galvanized)*
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

MOUNT OPTIONS
☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS
☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS
☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost

Parking Schedule - P1

Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN B

0' 20' 40' 60'

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	P1 RESIDENTIAL	P1 COMMERCIAL	P2 RESIDENTIAL	P2 COMMERCIAL	P3 RESIDENTIAL	P3 COMMERCIAL	P4 RESIDENTIAL	P4 COMMERCIAL	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	SHORT-TERM SPACES REQ'D UNITS	SHORT-TERM SPACES REQ'D # OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	LONG-TERM SPACES REQ'D UNITS	LONG-TERM SPACES REQ'D # OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

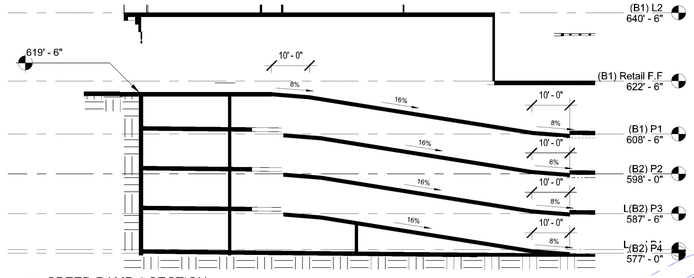
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

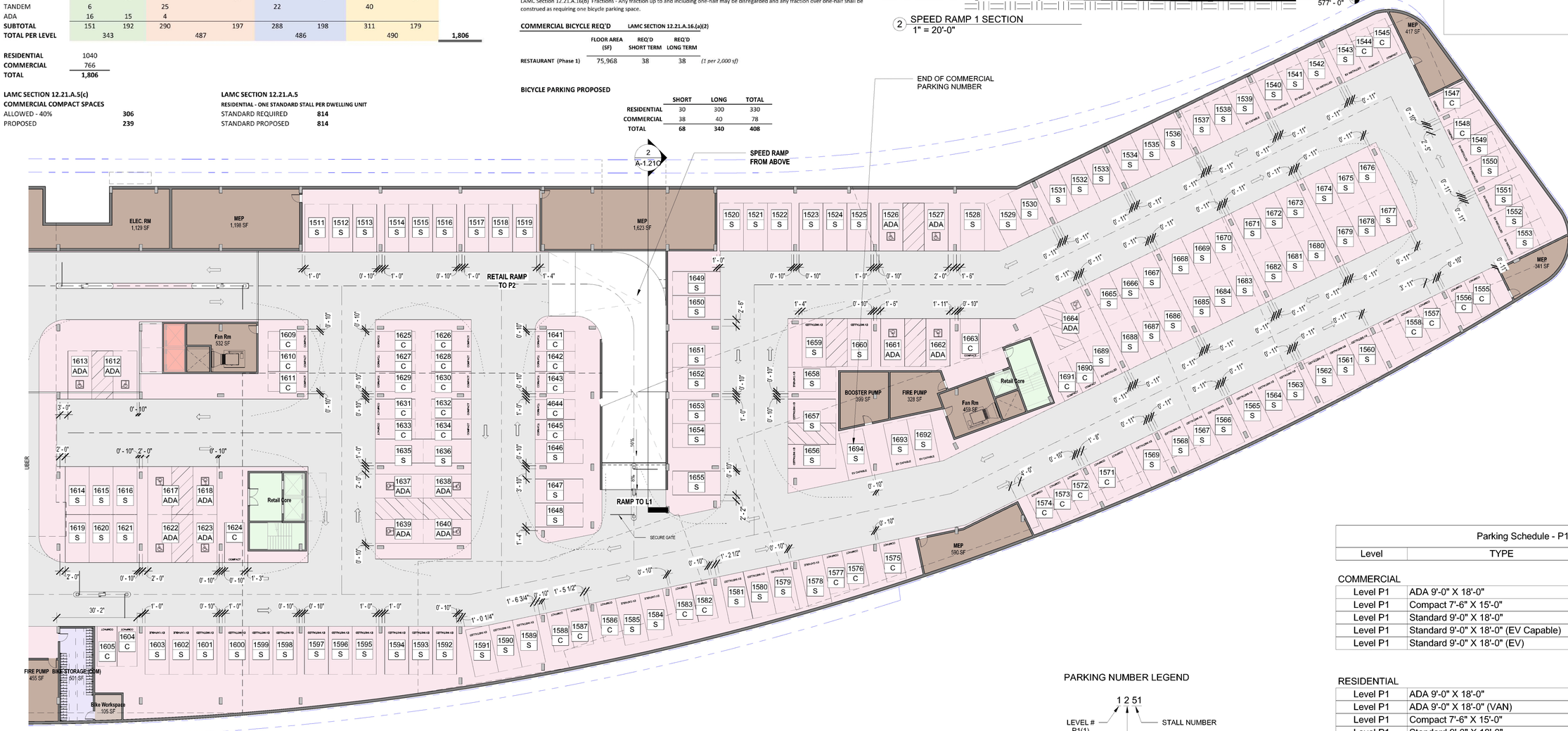
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



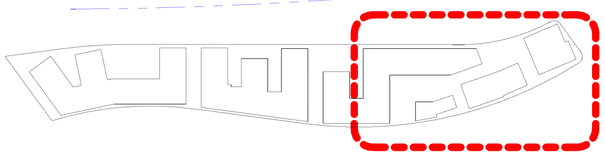
2 SPEED RAMP 1 SECTION
1" = 20'-0"



Parking Schedule - P1			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
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Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3) — STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



LEVEL P1 ENLARGED PLAN C

0' 20' 40' 60'

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.21C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
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TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

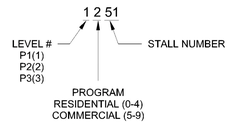
BICYCLE PARKING PROPOSED

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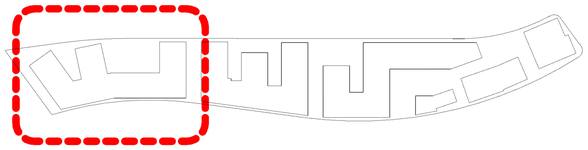
START OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291



LEVEL P2 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

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LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

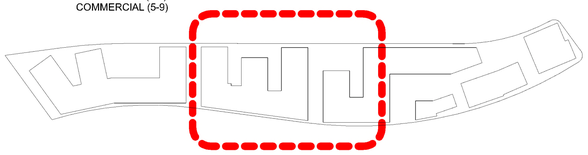
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
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BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
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COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
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RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291

LEVEL P2 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.22B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

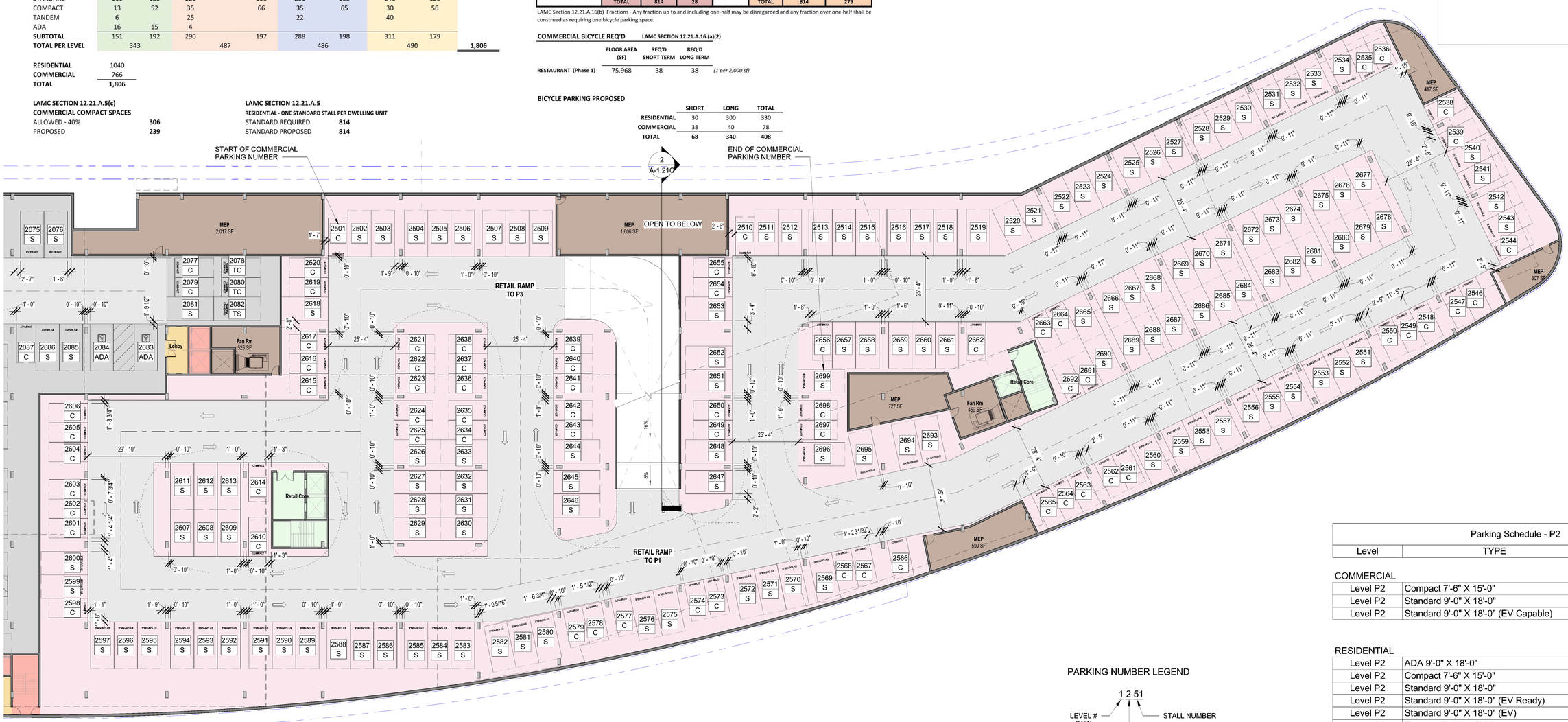
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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

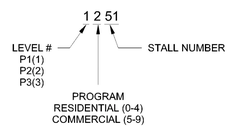
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

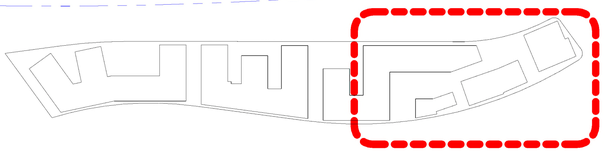
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
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			291



LEVEL P2 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
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			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
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	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

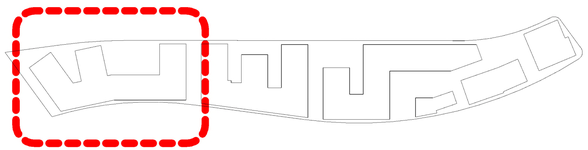
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



LEVEL P3 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
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RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
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LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
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			289

LEVEL P3 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

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RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
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TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
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	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

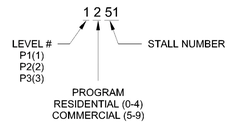
BICYCLE PARKING PROPOSED

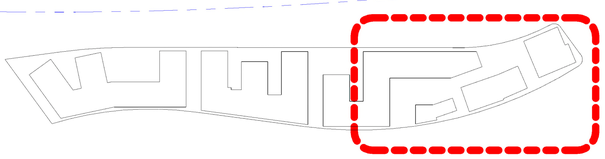
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PARKING NUMBER LEGEND





LEVEL P3 ENLARGED PLAN C

0' 20' 40' 60'

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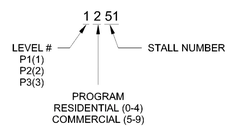
BICYCLE PARKING PROPOSED

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COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

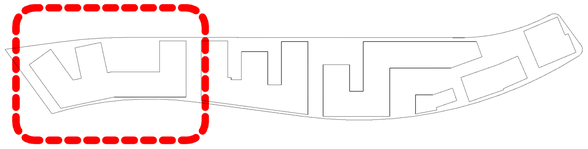
START OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311



LEVEL P4 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.24A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

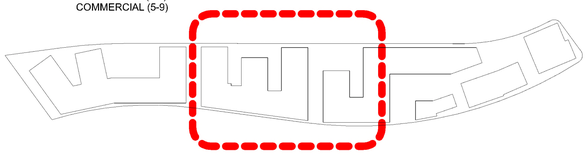
BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND

1 2 51
- LEVEL # — P1(1), P2(2), P3(3)
- PROGRAM — RESIDENTIAL (0-4), COMMERCIAL (5-9)
- STALL NUMBER



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
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Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 ENLARGED PLAN B

0' | 100' | 200' | 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.24B

12555 W. VENTURA BOULEVARD
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LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
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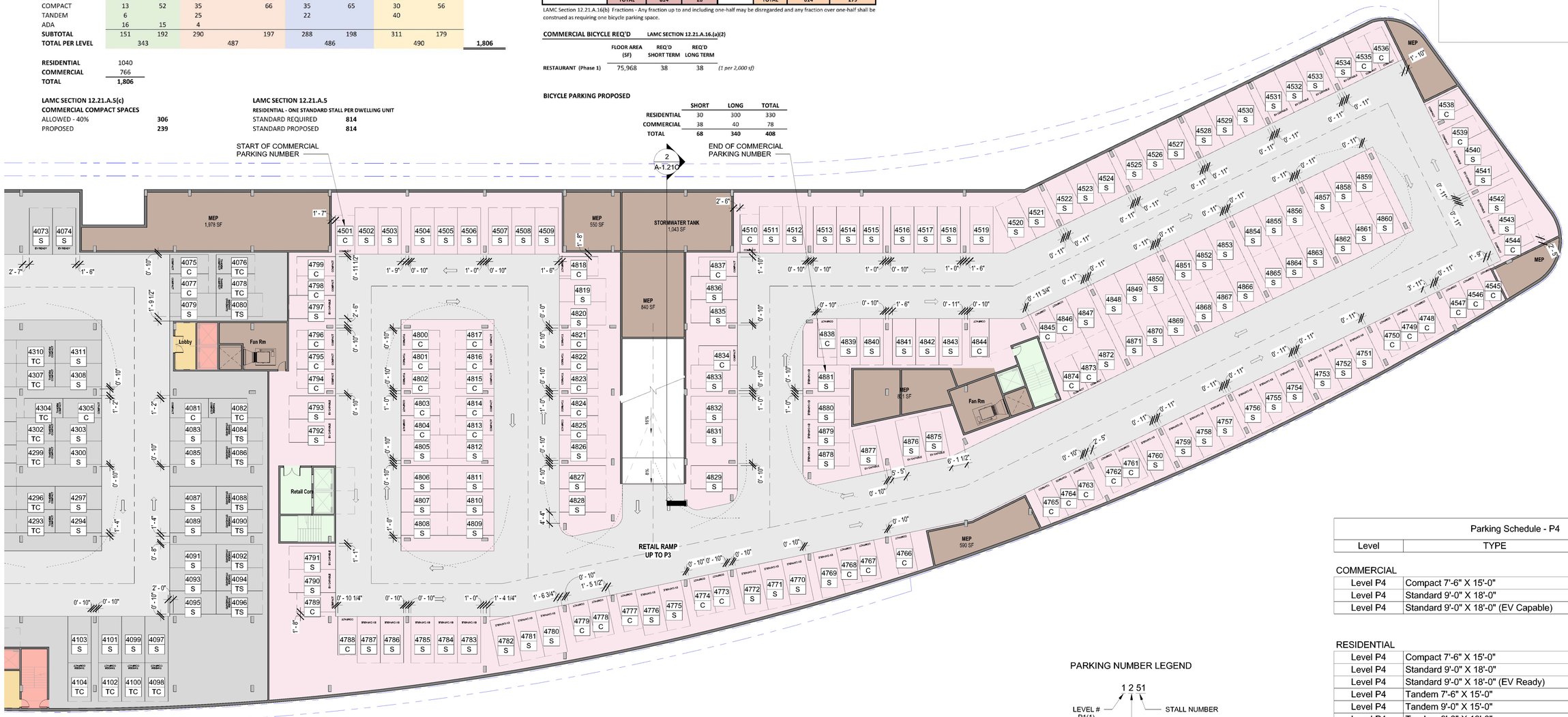
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

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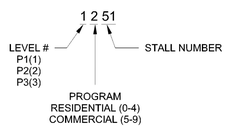
BICYCLE PARKING PROPOSED

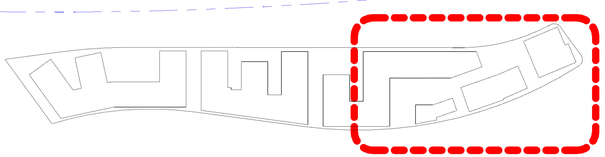
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P4			
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Level P4	Standard 9'-0" X 18'-0"	S	78
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Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

PARKING NUMBER LEGEND





LEVEL P4 ENLARGED PLAN C

0' 20' 40' 60'

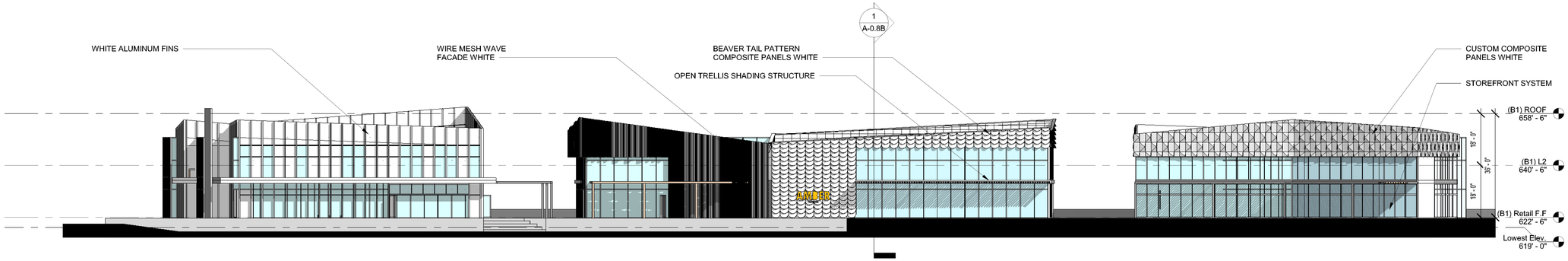
PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES

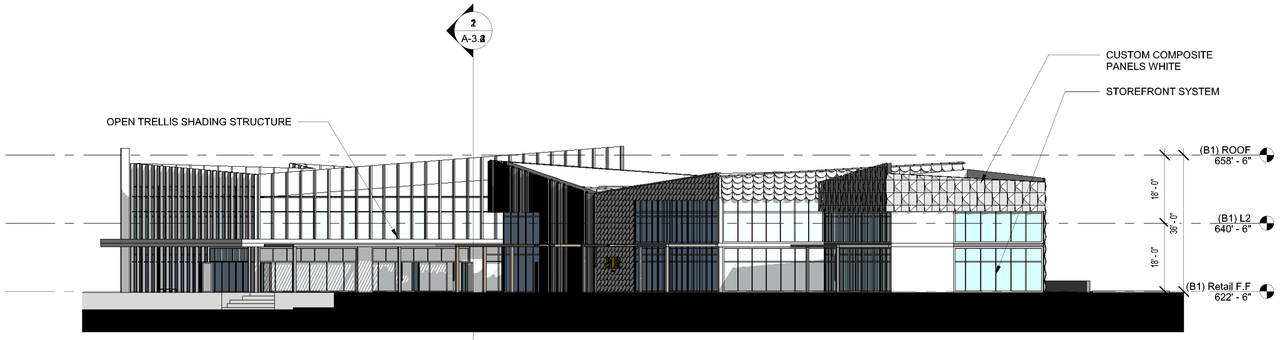
12555 VENTURA BLVD
STUDIO CITY, CA 91604

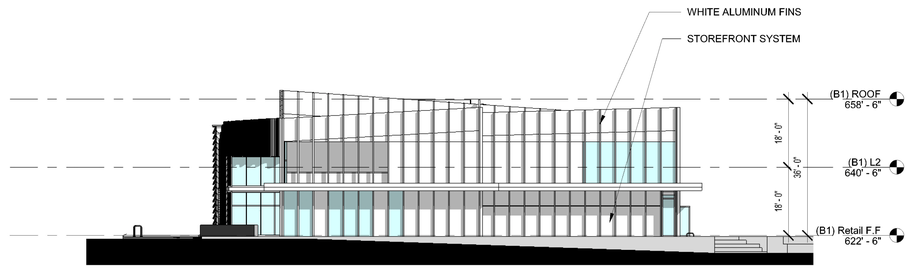
MVE + PARTNERS

A-1.24C

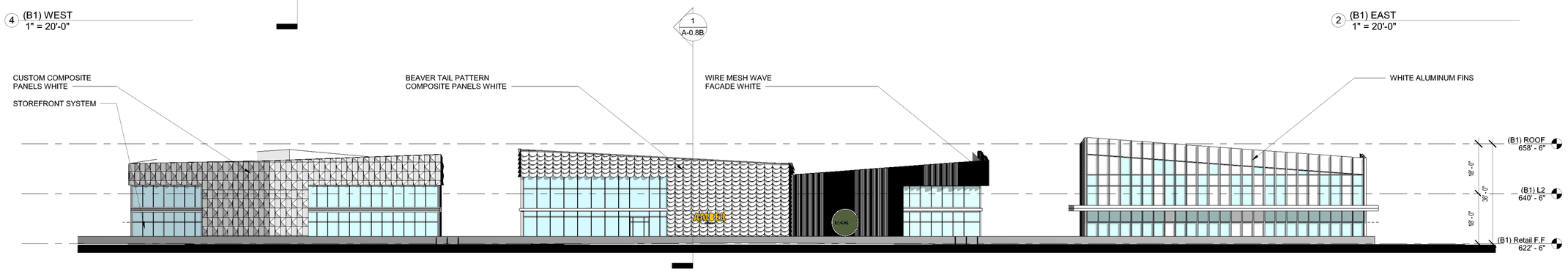


3 (B1) NORTH
1" = 20'-0"



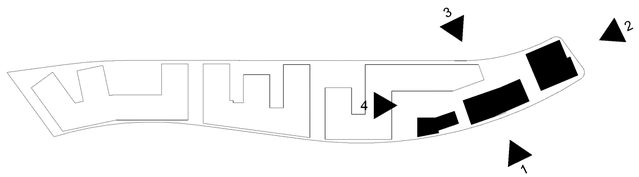


4 (B1) WEST
1" = 20'-0"



2 (B1) EAST
1" = 20'-0"

1 (B1) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 1

0' | 20' | 40' | 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-2.1



3 (B2 NORTH
1" = 20'-0"



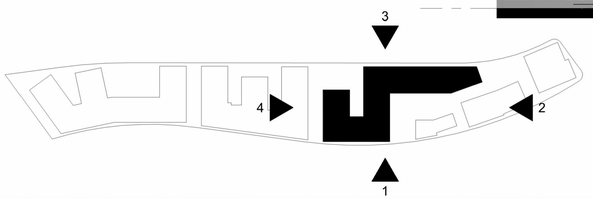
4 (B2) WEST
1" = 20'-0"



2 (B2) EAST
1" = 20'-0"



1 (B2) SOUTH
1" = 20'-0"



CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

EXTERIOR ELEVATION - BUILDING 2

0' | 20' | 40' | 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

A-2.2



3 (B3) NORTH
1" = 20'-0"



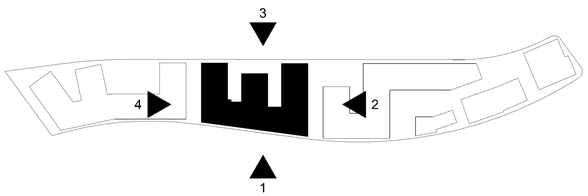
4 (B3) WEST
1" = 20'-0"



2 (B3) EAST
1" = 20'-0"



1 (B3) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 3

0' 20' 40' 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

A-2.3





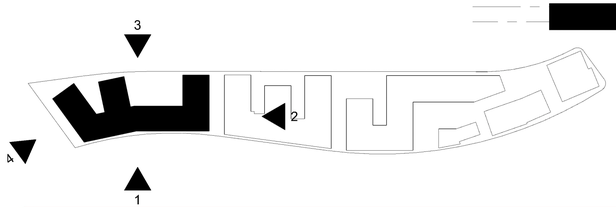
4 (B4) WEST
1" = 20'-0"



3 (B4) EAST
1" = 20'-0"



2 (B4) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 4

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

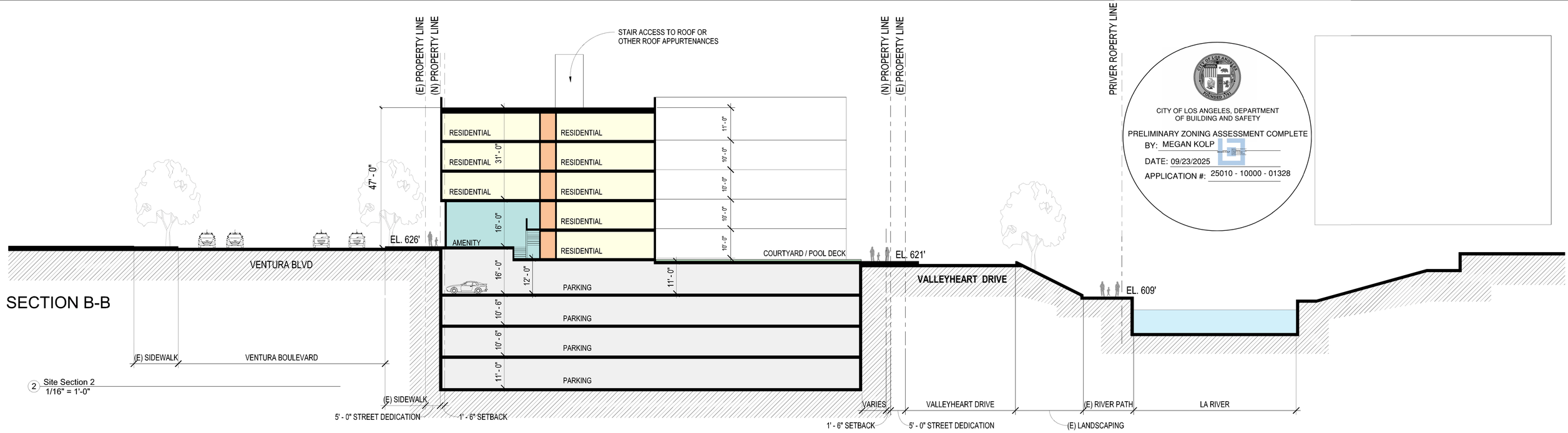
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MVE + PARTNERS

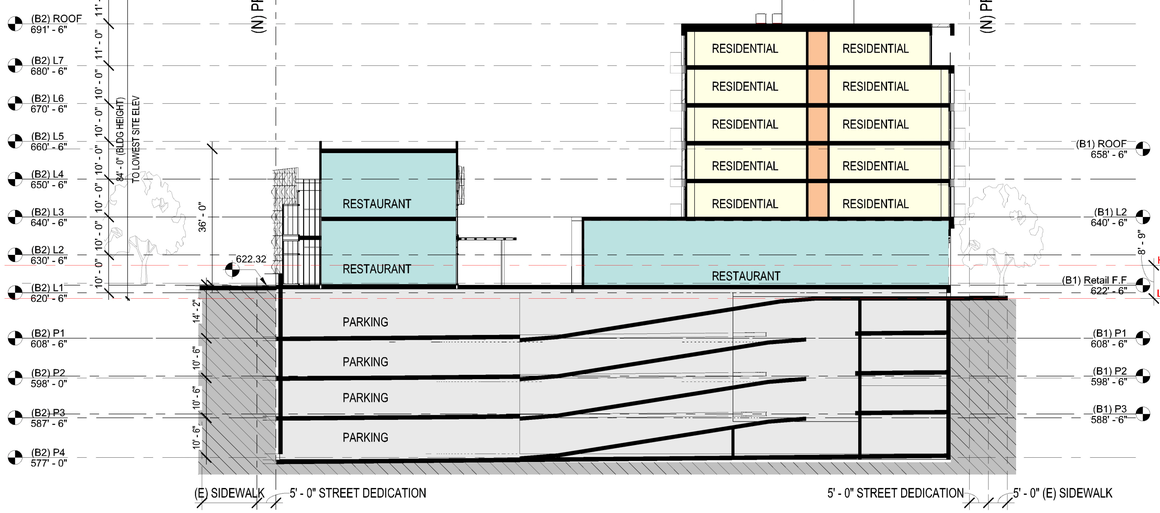
A-2.4



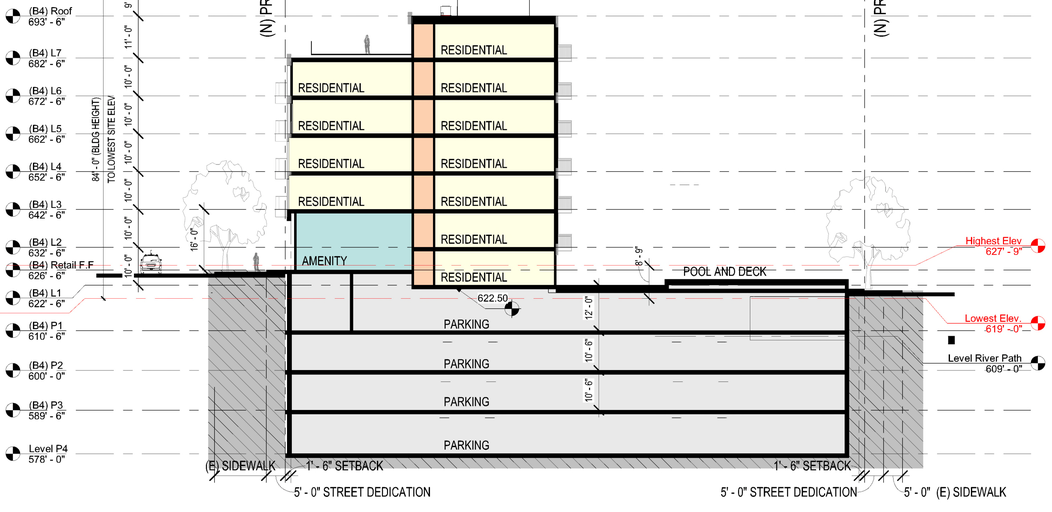
SECTION B-B

2 Site Section 2
1/16" = 1'-0"

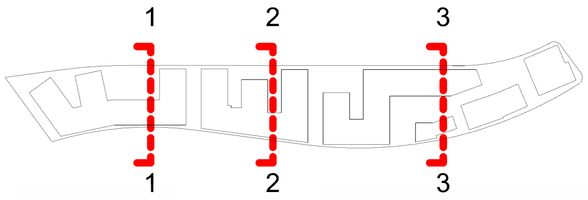
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DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



3 Site Section 3
1" = 20'-0"



1 Site Section 1
1" = 20'-0"



BUILDING CROSS SECTION

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

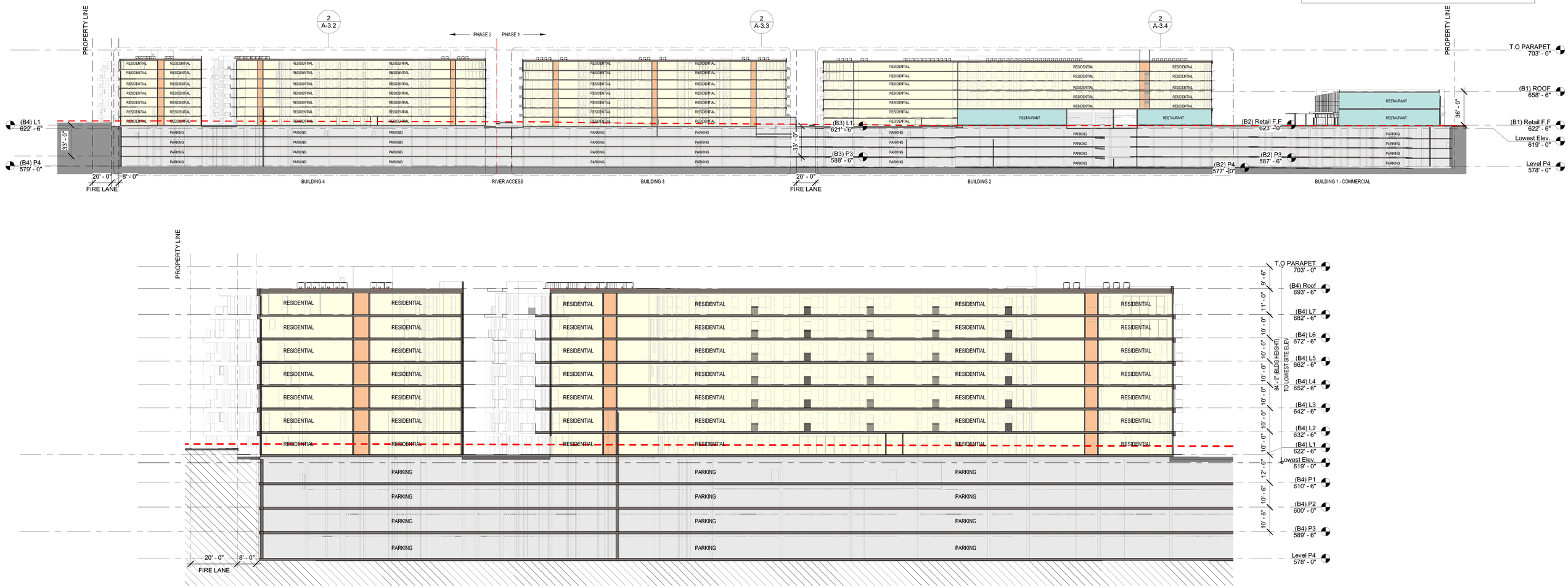
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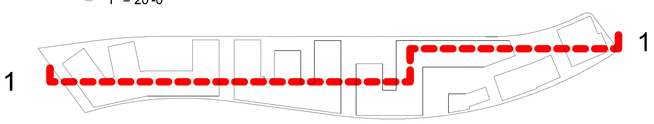
DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-3.1



2 SITE SECTION EW ENLARGED - B4
1" = 20'-0"



BUILDING SECTION

0' | 20' | 40' | 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

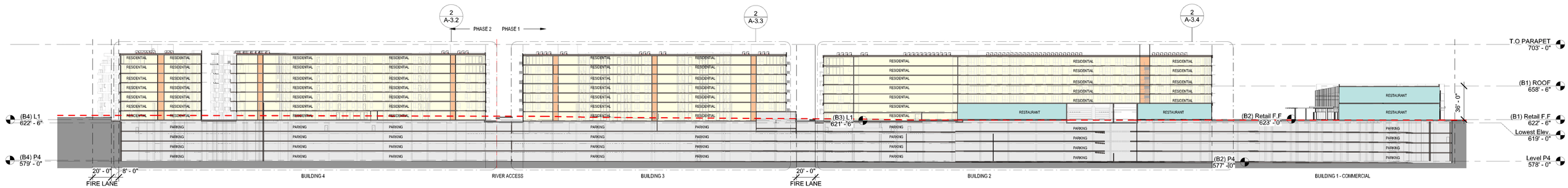
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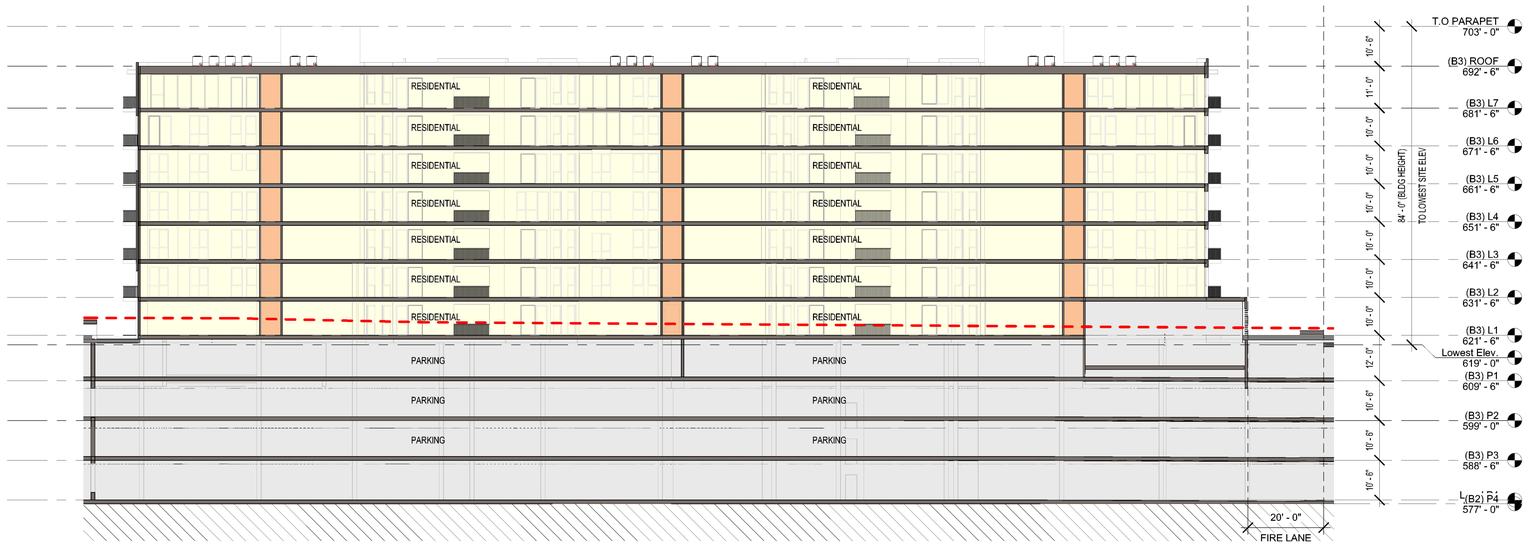
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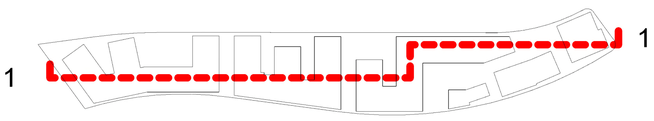
MVE + PARTNERS

A-3.2





2 SITE SECTION EW ENLARGED - B3
1" = 20'-0"



BUILDING SECTION

0' | 20' | 40' | 60'

PROJECT #2019-10204

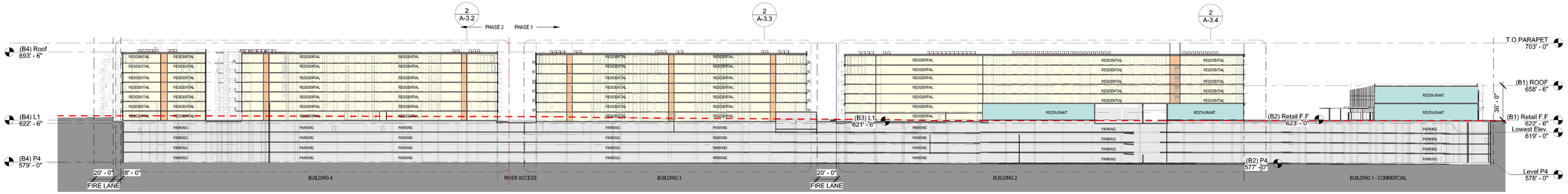
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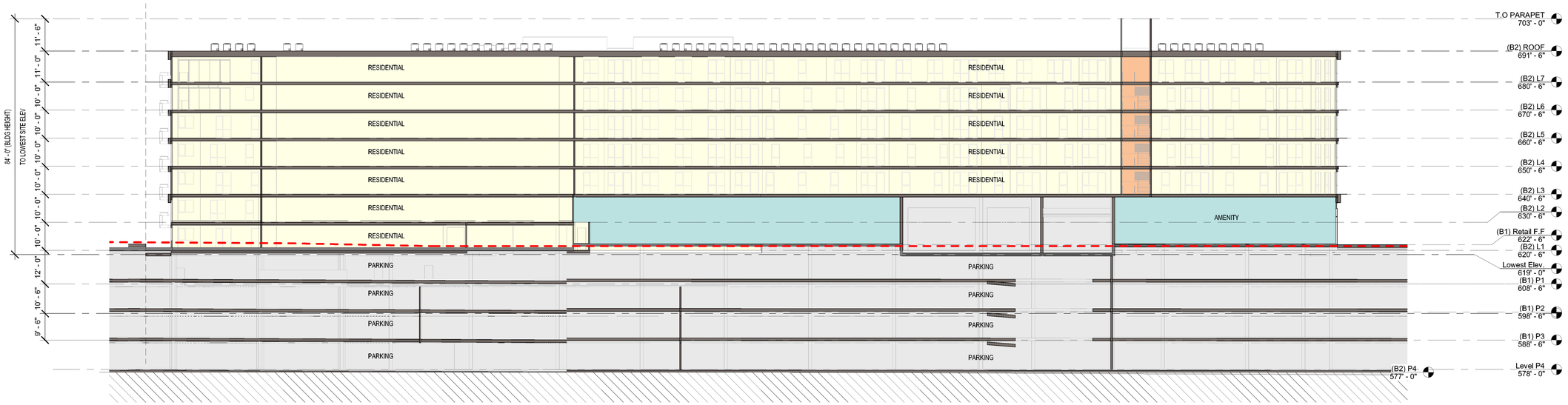
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

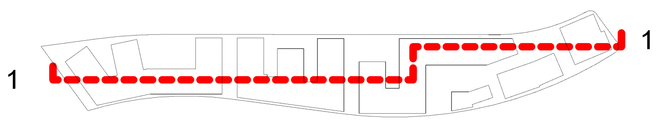
MVE + PARTNERS

A-3.3





2 SITE SECTION EW ENLARGED - B2
1" = 20'-0"



BUILDING SECTION

0' 20' 40' 60'

PROJECT #2019-10204

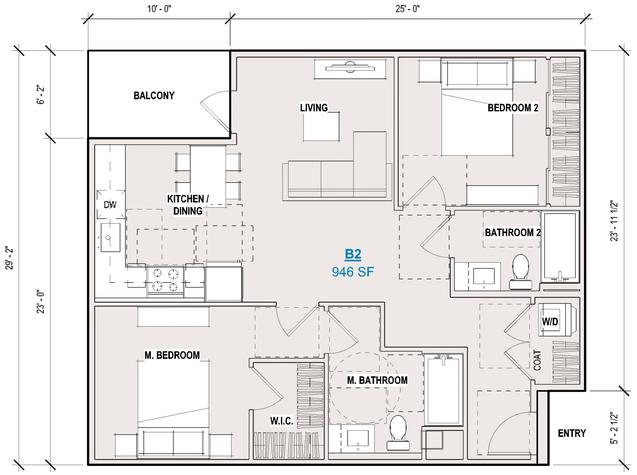
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MVE + PARTNERS

A-3.4



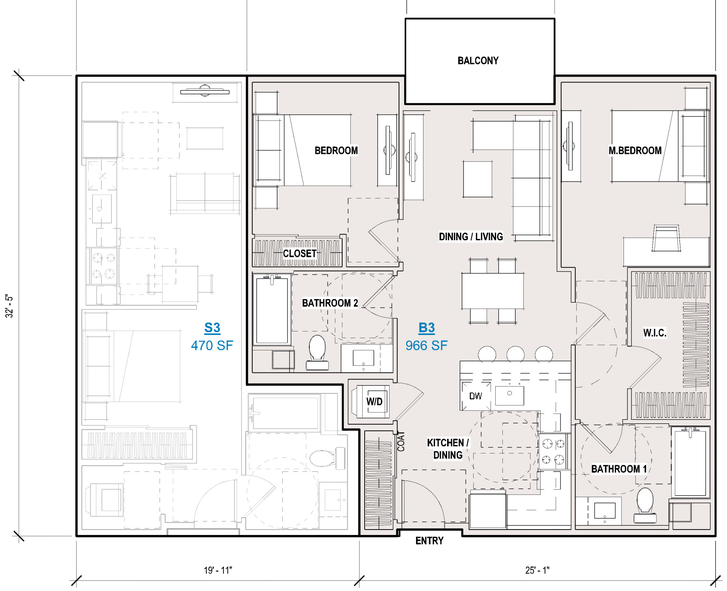
7 UNIT B2
3/16" = 1'-0"



6 UNIT B1
3/16" = 1'-0"



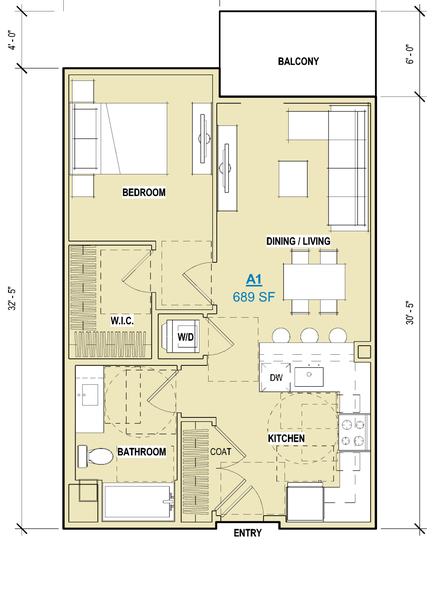
5 UNIT A2
3/16" = 1'-0"



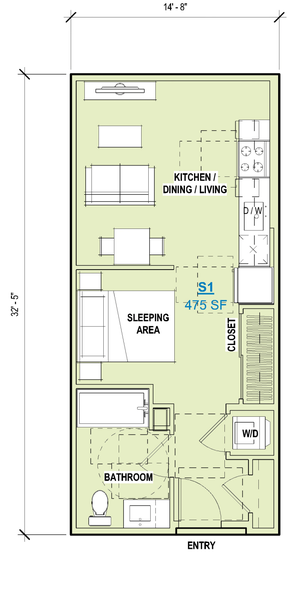
4 INTERLOCK UNIT S3 & B3
3/16" = 1'-0"



3 INTERLOCK UNIT S3 & A4
3/16" = 1'-0"



2 UNIT A1
3/16" = 1'-0"



1 UNIT S1
3/16" = 1'-0"

TYPICAL UNIT PLANS

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WIRE MESH WAVE FACADE WHITE

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



DARK GRAY TEXTURED STUCCO



WHITE COLOR TILE

WHITE TEXTURED STUCCO



METAL SIDING

WHITE COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



2 VALLEYHEART DR ELEVATION
1" = 50'-0"



WOOD TEXTURE COMPOSITE PANEL



SILVER COLOR COMPOSITE PANEL

WHITE COLOR COMPOSITE PANEL



GRAY COLOR COMPOSITE PANEL



WOOD SLATS WALL PANEL



DARK GRAY COLOR COMPOSITE PANEL

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



CUSTOM COMPOSITE PANELS WHITE



BEAVER TAIL PATTERN COMPOSITE PANELS WHITE



WHITE ALUMINUM FINS



1 VENTURA STREET ELEVATION
1" = 50'-0"

MATERIAL BOARD

0' 80' 160' 240'

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A-9.1



3D VIEW

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A-9.4



3D VIEW

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3D VIEW

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MVE + PARTNERS

A-9.6



3D VIEW

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MVE + PARTNERS

A-9.7



3D VIEW

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MVE + PARTNERS

A-9.8



3D VIEW

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MVE + PARTNERS



1

3D VIEW

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MVE + PARTNERS

A-9.10



3D VIEW

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GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF STUDIO CITY REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF STUDIO CITY REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

PLANTING DESIGN NOTES

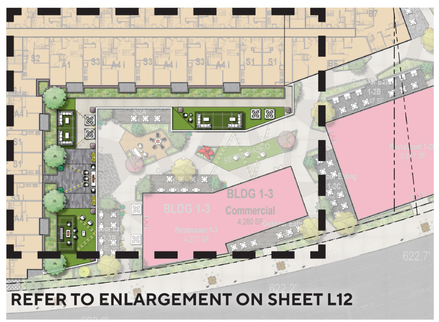
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF STUDIO CITY GUIDELINES.

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.



GROUND LEVEL



LEVEL 3

0 50' 100'

SCALE 1" = 50'

OVERALL LANDSCAPE PLAN

TOTAL LANDSCAPE AREA BY LEVEL	
LEVEL 1	32,676 SF
LEVEL 3	1,762 SF
LEVEL 6	1,107 SF
LEVEL 7	1,255 SF
TOTAL:	36,800 SF

FRONT YARD SETBACK LANDSCAPE CALCULATIONS	
TOTAL FRONT YARD SETBACK AREA (18" FROM PROPERTY LINE)	2,166 SF
PROPOSED LANDSCAPE AREA	1,437 SF
LANDSCAPE COVERAGE	66%

PROJECT SUMMARY	
OVERALL SITE AREA	261,240 SF
OVERALL LANDSCAPE AREA	36,800 SF
LANDSCAPE COVERAGE	14%

OVERALL OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
OVERALL LANDSCAPE AREA	36,800 SF
OVERALL OPEN SPACE	89,736 SF
TOTAL OPEN SPACE	48.4%

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	36,800 SF
USABLE OPEN SPACE	60,706 SF
TOTAL USABLE OPEN SPACE	23%

LICENSED LANDSCAPE ARCHITECT
DIEGO ALESSI
4201
Signature
05/2027
Renewal Date
10/2026
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

PROJECT NAME: 12555 W. VENTURA BOULEVARD LOS ANGELES CA 91605

APN'S: 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

NAME: DIEGO ALESSI
ADDRESS: 144 N. ORANGE STREET
ORANGE CA. 92866
PHONE: 714.639.9860
EMAIL: DIEGOA@AOARCHITECTS.COM
LIC: 4201

PROJECT #2019-10204

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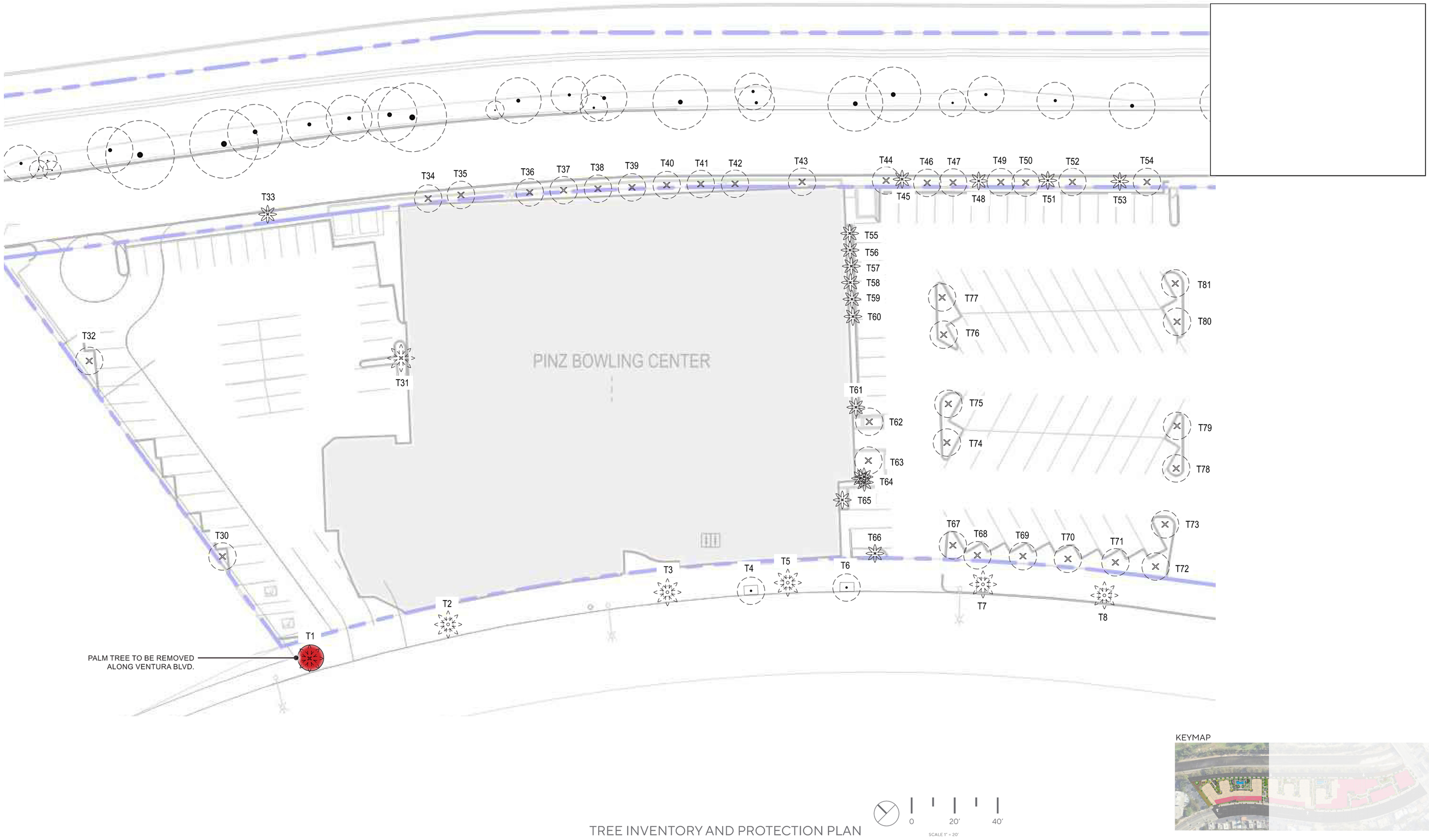
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EXISTING TREE INVENTORY LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	DESCRIPTION
T1	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T2	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T3	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T4	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T5	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T6	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T7	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T8	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T9	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T10	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T11	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T12	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T13	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T14	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T15	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T16	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T17	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T18	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T19	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T20	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T21	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T22	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T23	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T24	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T25	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T26	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T27	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T28	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T29	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T30	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
T31	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T32	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T33	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T34	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T35	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T36	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T37	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T38	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T39	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T40	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T41	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T42	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T43	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T44	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T45	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T46	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T47	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T48	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T49	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T50	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T51	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T52	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T53	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T54	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T55	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T56	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T57	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T58	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T59	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T60	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T61	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T62	FICUS SPECIES FICUS	TO BE REMOVED
T63	FICUS SPECIES FICUS	TO BE REMOVED
T64	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T65	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T66	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T67	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
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T70	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T71	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T72	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T73	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T74	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T75	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T76	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
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T79	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T80	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T81	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T82	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T83	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T84	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T85	JACARANDA MIMOSIFOLIA JACARANDA	TO BE REMOVED
T86	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T87	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T88	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T89	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T90	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
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T100	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T101	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T102	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T103	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T104	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T105	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T106	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T107	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T108	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T109	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T110	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
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T131	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
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T148	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T149	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T150	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T151	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T152	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T153	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T154	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T155	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T156	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T157	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T158	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T159	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T160	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T161	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T162	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T163	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T164	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T165	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T166	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T167	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T168	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T169	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T170	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T171	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T172	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T173	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T174	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T175	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T176	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T177	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T178	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T179	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T180	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T181	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T182	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T183	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T184	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T185	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T186	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED

EXISTING TREE INVENTORY LEGEND



KEYMAP

TREE INVENTORY AND PROTECTION PLAN

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS | AO Architecture. Design. Relationships.

L03

VALLEY HEART DRIVE

T86 T87 T88 T89 T90 T91 T92 T93 T94 T95 T96 T97 T98 T99 T100 T101 T102 T103 T104 T138 T139 T140

T85 T84 T83 T82

STAPLES AND CARNEY'S

T107 T108

T105 T106

BED BATH & BEYOND

T109 T110 T111 T112 T113 T114 T115 T116 T117 T118 T119 T120 T121 T122 T123 T124

T9 T10 T11 T12 T13 T14 T185 T186 T15

T127 T16 T17 T128 T18 T129 T19 T130

VENTURA BOULEVARD

CANOPY TREE TO BE REMOVED ALONG VENTURA BLVD.

PALM TREE TO BE REMOVED ALONG VENTURA BLVD.

KEYMAP



TREE INVENTORY AND PROTECTION PLAN

0 20' 40'

SCALE 1" = 20'

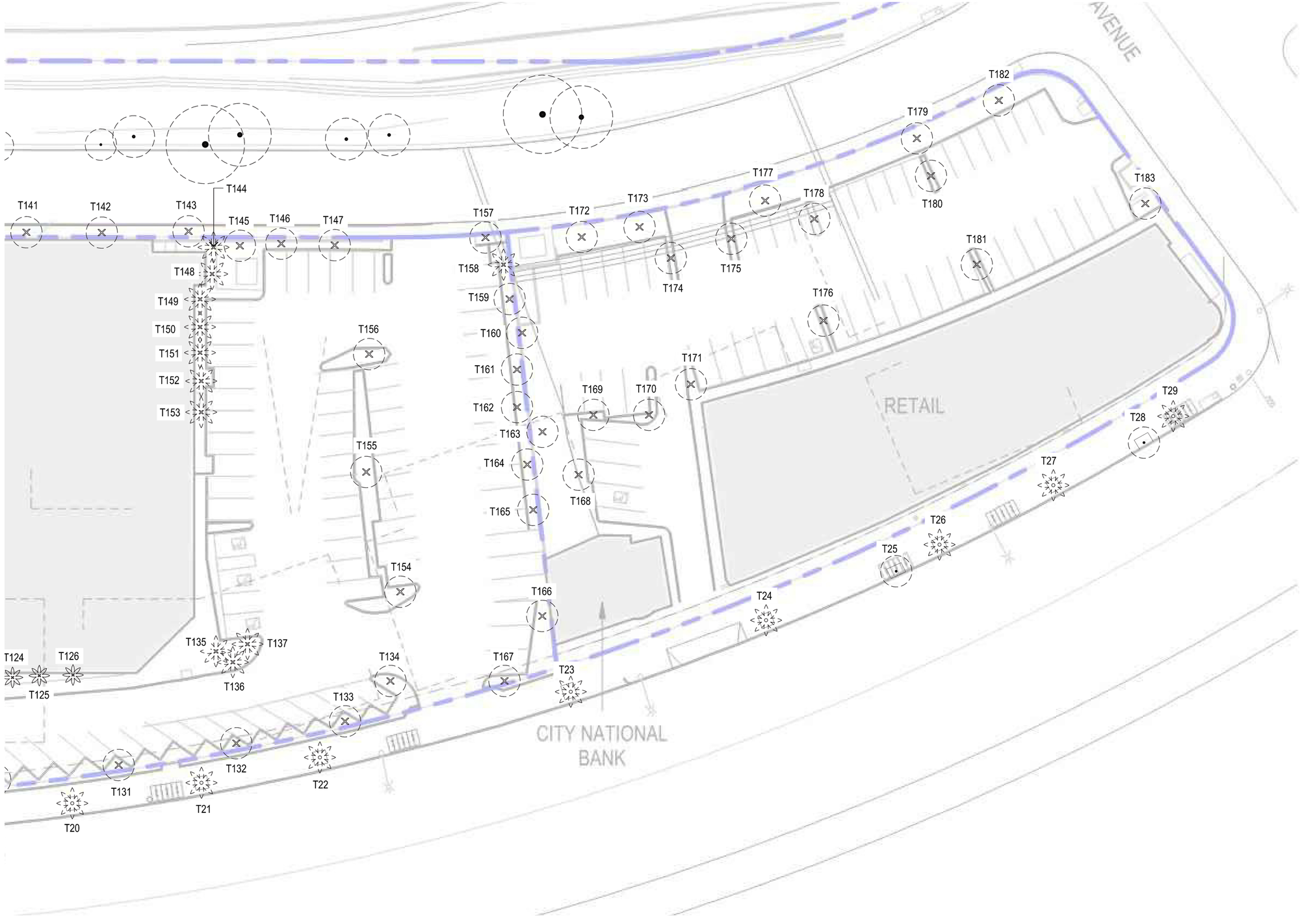
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L04



KEYMAP



TREE INVENTORY AND PROTECTION PLAN

0 20' 40'

SCALE 1" = 20'

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L05

PHASE 2

608.5'

609.5'

VALLEYHEART DRIVE

SECURED ACCESS GATE

620.8'

621.9'

TRANSFORMER STAGING AREA (38X30)

623.2'

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

SECURED ACCESS GATE

FIRE LANE

RAMP

SECURED ACCESS GATE

628.25'

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

Pool Lounge
1,636 SF

Parcel

Game Rm.
1,244 SF

Sports Lounge
997 SF

Music Rm.
844 SF

CoWorking Space
3,506 SF

Outdoor Dining

626.4'

626.5'

#4 FH

VENTURA BOULEVARD

SECURED ACCESS GATE

625.7'

627.8'

(N) Property Line

OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

KEYMAP



OPEN SPACE DIMENSION PLAN

0 20' 40'

SCALE 1" = 20'

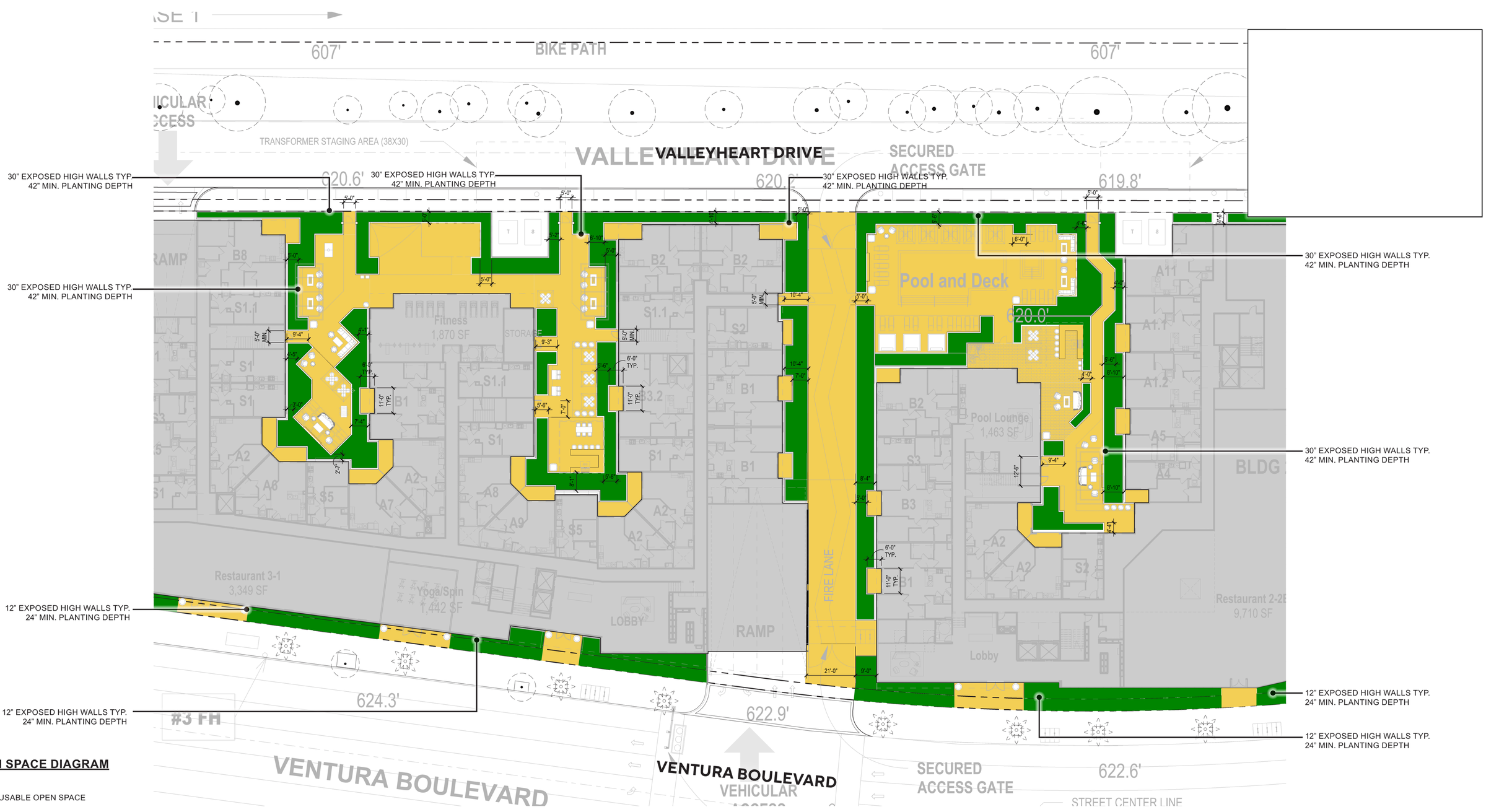
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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STUDIO CITY, CA 91604

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L06



OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

KEYMAP



OPEN SPACE DIMENSION PLAN

0 20' 40'

SCALE 1" = 20'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L07

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

VEHICULAR ACCESS

VALLEYHEART DRIVE

WHITSETT AVENUE

VENTURA BOULEVARD

TRANSFORMER STAGING AREA (38X30)

610'

619.8'

619.0'

619.8'

619.5'

621.5'

622.3'

622.3'

623.2'

622.7'

622.2'

BUILDING 1-1

Restaurant 1-1A
5,015 SF

Restaurant 1-1B
5,438 SF

PLAZA

Outdoor Eating
1-1A
657 SF

Outdoor Eating
1-1B
1,040 SF

Outdoor Eating
1-2B
647 SF

Outdoor Eating
1-2C
1,265 SF

Outdoor Eating
1-3
1,265 SF

BLDG 1-2

Restaurant 1-2A
3,768 SF

Restaurant 1-2B
6,617 SF

BLDG 1-3

Restaurant 1-3
4,227 SF

Restaurant 2-1
4,102 SF

Restaurant 2-2A
8,293 SF

Outdoor Eating
2-2A
671 SF

Outdoor Eating
2-2B
1,085 SF

LOADING DOCK

RAMP

COMMERCIAL TRASH
300 SF

REGENT PASEO

#1 FH

OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

KEYMAP



0 20' 40'

SCALE 1" = 20'

OPEN SPACE DIMENSION PLAN

GENTON PROPERTY GROUP

RC DEVELOPMENT, INC.

TORINO | COMPANIES

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STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS

AO Architecture. Design. Relationships.

L08



EXISTING CONDITIONS LEGEND

- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KEYMAP



0 20' 40'

SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES | MVE + PARTNERS | AO Architecture. Design. Relationships.

L09



STREET IMPROVEMENTS
- ENHANCED VEHICULAR PAVING AT CROSSWALKS AND PROJECT ENTRANCES
- CONCRETE PAVING
- PARKWAY PLANTING AREA

FITNESS PATIO
- ARTIFICIAL TURF
- SHADE SAIL ELEMENTS
- SOFT SEATING

COURTYARD
- D.G. AREA WITH FIRETABLES AND LOUNGE SEATING
- ARTIFICIAL TURF AREA WITH SEATING
- POTTERY
- 30" HIGH PLANTER WALLS
- CONCRETE PAVING
- LOUNGE SEATING

PRIVATE PATIO (TYP.)
- CONCRETE PAVING

COURTYARD
- D.G. AREA WITH FIRETABLES AND LOUNGE SEATING
- ENHANCED PAVING AREAS
- POTTERY
- 30" HIGH PLANTER WALLS
- BBQ COUNTERTOP WITH SEATING
- SHADE STRUCTURE WITH DINING TABLES AND CHAIRS
- PERIMETER FENCE AND GATE

RETAIL FRONTAGE
- ENHANCED PAVING AT BUILDING ENTRIES POINTS
- POTTERY
- 12"-18" HIGH CORTEN STEEL PLANTER
- EXISTING CONCRETE SIDEWALK TO REMAIN
- ENHANCED VEHICULAR PAVING AT ENTRY DRIVES

SHORT-TERM BICYCLE PARKING RACKS

POOL AND SPA
- SHADE STRUCTURE
- LOUNGE SPACE WITH FIRETABLES
- SUNNING LAWN WITH DAYBEDS
- MULTIMEDIA WALL
- LOUNGE CHAIRS
- DAYBEDS
- DECORATIVE CONCRETE PAVING
- DECORATIVE POTTERY
- 30" HIGH PLANTER WALLS
- 5' HIGH GLASS FENCE AND GATES

TRANSFORMER LOCATION
- DECOMPOSED GRANITE

CLUBHOUSE LOUNGE
- BBQ COUNTERTOP WITH SHADE ELEMENT
- DINING TABLES AND CHAIRS
- LOUNGE SEATING
- DECORATIVE TILE PAVING
- FIRETABLE IN D.G. AREA

PRIVATE PATIO (TYP.)
- CONCRETE PAVING

COURTYARD
- ARTIFICIAL LAWN AREA WITH SOFT SEATING AND SHADE STRUCTURE
- CONCRETE PAVING
- SEATING AREAS
- 30" HIGH PLANTER WALLS
- PERIMETER FENCE AND GATE
- DECORATIVE POTTERY IN COBBLE BED

FIRE ACCESS LANE
- TURF BLOCK / ARTIFICIAL TURF
- 6' HIGH VEHICULAR DOUBLE GATE
- PEDESTRIAN ACCESS
- ENHANCED VEHICULAR PAVING
- VEHICULAR RATED CONCRETE SIDEWALK
- PLANTERS ON ACCESS RAMP WALL
- 30" HIGH PLANTER WALLS

RETAIL FRONTAGE
- ENHANCED PAVING AT BUILDING ENTRY POINTS
- POTTERY
- 12"-18" HIGH CORTEN STEEL PLANTER
- EXISTING CONCRETE SIDEWALK TO REMAIN

SHORT-TERM BICYCLE PARKING RACKS

PARKING GARAGE RAMP
- ENHANCED PAVING AT MAJOR ENTRY POINTS

EXISTING CONDITIONS LEGEND
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KEYMAP



0 20' 40'

SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L10



EXISTING TREES
- PROTECT IN PLACE
- TRIM AND MAINTAIN

LOADING DOCK
- ENHANCED VEHICULAR PAVING (TYP. AT ALL ENTRIES)

PROPERTY LINE

THE LOUNGE
- FIRETABLES
- LOUNGE SEATING
- DECOMPOSED GRANITE
- RAISED PLANTERS

ELEVATOR NODES
- ENHANCED CONCRETE PAVERS AT ELEVATOR / STAIR LOCATIONS

RESTAURANT PATIO (TYP.)
- SHADE STRUCTURE
- FENCE AND GATE
- DECORATIVE POTTERY
- ENHANCED PAVING
- 30" RAISED PLANTER WALLS

PROPERTY LINE

RETAIL PASEO
- 30" HIGH RAISED PLANTERS
- DINING PATIOS
- DECORATIVE POTTERY
- SEATING
- ENHANCED PAVING

EXISTING CONDITIONS LEGEND
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KID'S PLAY PARK
- ARTIFICIAL TURF
- PLAY SCULPTURES
- FESTOON LIGHTING
- ART SCULPTURE
- SEATING
- ENHANCED PAVING
- RAISED PLANTERS

SHORT-TERM BICYCLE PARKING RACKS

RESTAURANT PATIO (TYP.)
- SHADE STRUCTURE
- FENCE AND GATE
- DECORATIVE POTTERY
- ENHANCED PAVING
- 30" RAISED PLANTER WALLS

ELEVATOR NODES
- ENHANCED CONCRETE PAVERS AT ELEVATOR / STAIR LOCATIONS

VALLEYHEART ENHANCEMENT
- ENHANCED VEHICULAR PAVING AT CROSSWALKS AND PROJECT ENTRANCES
- CONNECTION TO RIVER PARK
- POTENTIAL STREET CLOSURE FOR STREET FAIR

PROPERTY LINE

THE PARK
- ARTIFICIAL TURF AREA
- PERFORMANCE STAGE
- FIRETABLE
- STADIUM SEATING FACING RIVER AND PARK
- LOUNGE SEATING
- FESTOON LIGHTING
- 5' WIDE ADA RAMP ACCESS AND STEPS
- DINING PATIOS
- RAISED PLANTERS
- 30" HIGH PLANTERS
- SHADE ELEMENTS

CORNER PLAZA
- PLANTING AREA TYP.
- PROJECT SIGNAGE
- 1' HIGH CORTEN STEEL PLANTER AT GROUND LEVEL

VENTURA BLVD.
- EXISTING TREES TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- ENHANCED PEDESTRIAN PAVING

RETAIL PASEO
- 30" HIGH RAISED PLANTERS
- DINING PATIOS
- DECORATIVE POTTERY
- SEATING
- ENHANCED PAVING

SHORT-TERM BICYCLE PARKING RACKS

VENTURA BLVD.
- EXISTING TREES TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING BUS STOPS TO REMAIN
- EXISTING LIGHT POLES TO REMAIN
- ENHANCED PEDESTRIAN PAVING AT PROJECT ENTRIES
- PROPOSED BIKE RACKS

KEYMAP



COMMERCIAL ENLARGEMENT

0 20' 40'

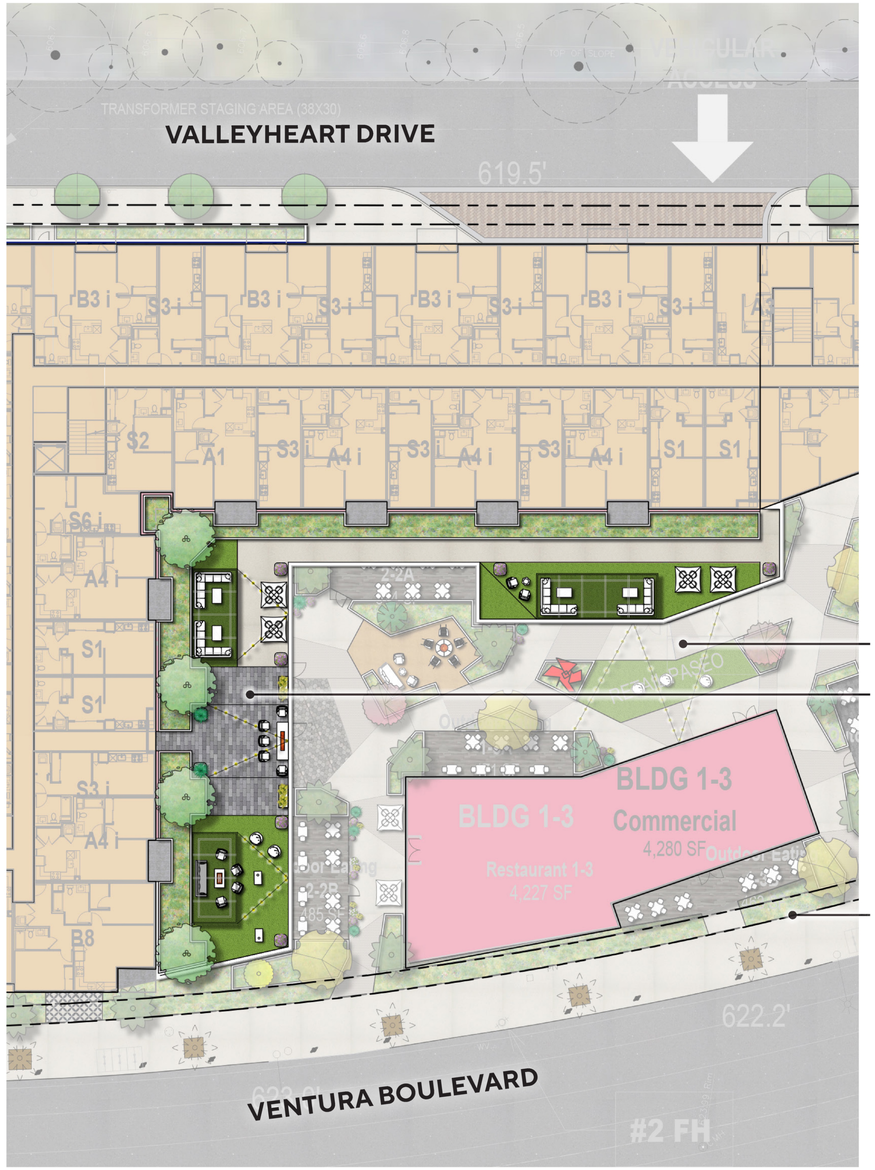
SCALE 1" = 20'

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GROUND LEVEL RETAIL
- REFER TO SHEET L11

LEVEL 3 UPPER COURTYARD
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- ARTIFICIAL TURF
- 30" HIGH RAISED PLANTER WALLS
- DECORATIVE PAVING
- DECORATIVE POTTERY
- SHADE STRUCTURE WITH GAMES

PROPERTY LINE

USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,762 SF
USABLE OPEN SPACE	4,457 SF
TOTAL OPEN SPACE	6,219 SF

KEYMAP



0 20' 40'
SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT - LEVEL 3

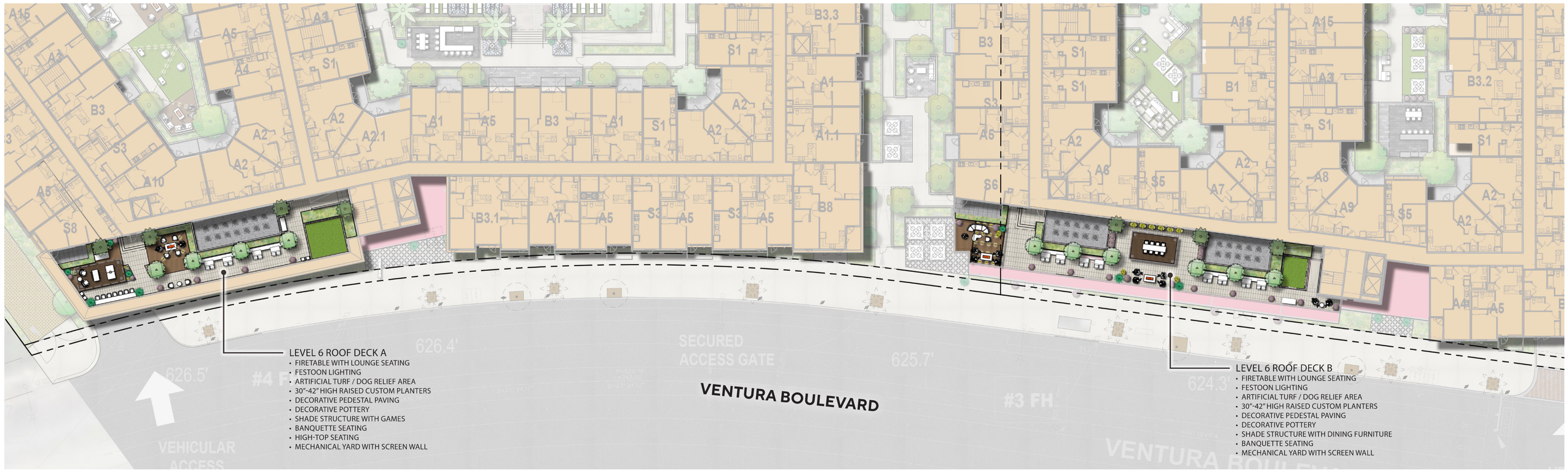
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L12



USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,107 SF
USABLE OPEN SPACE	5,089 SF
TOTAL OPEN SPACE	6,197 SF

KEYMAP



RESIDENTIAL ENLARGEMENT - LEVEL 6

0 20' 40'

SCALE 1" = 20'

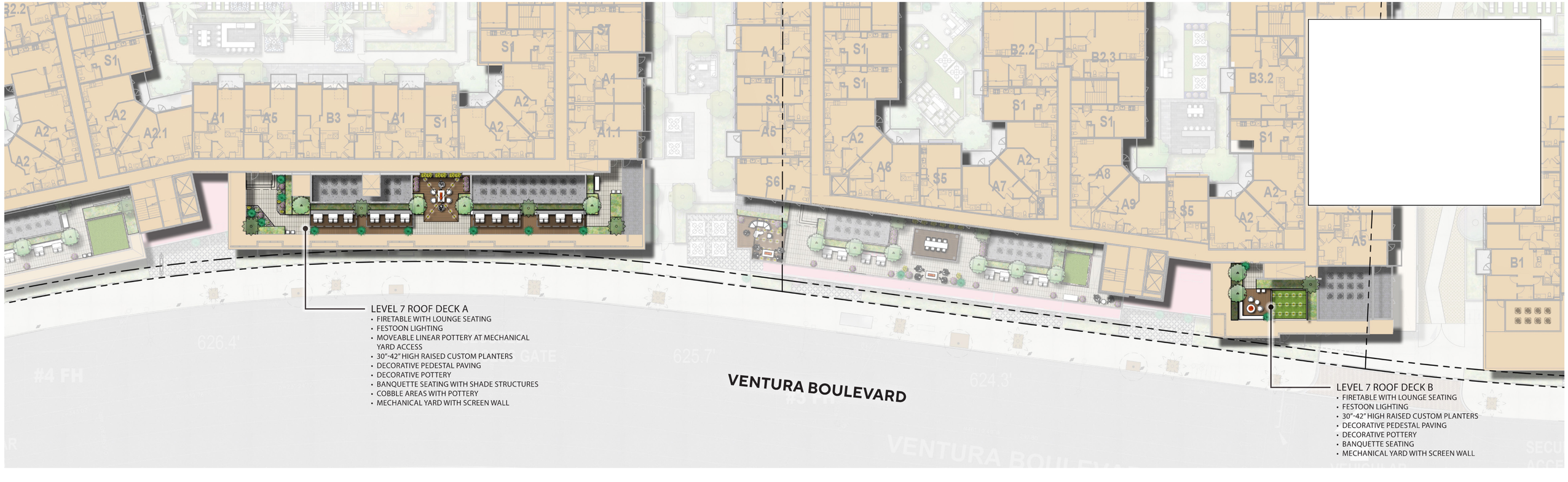
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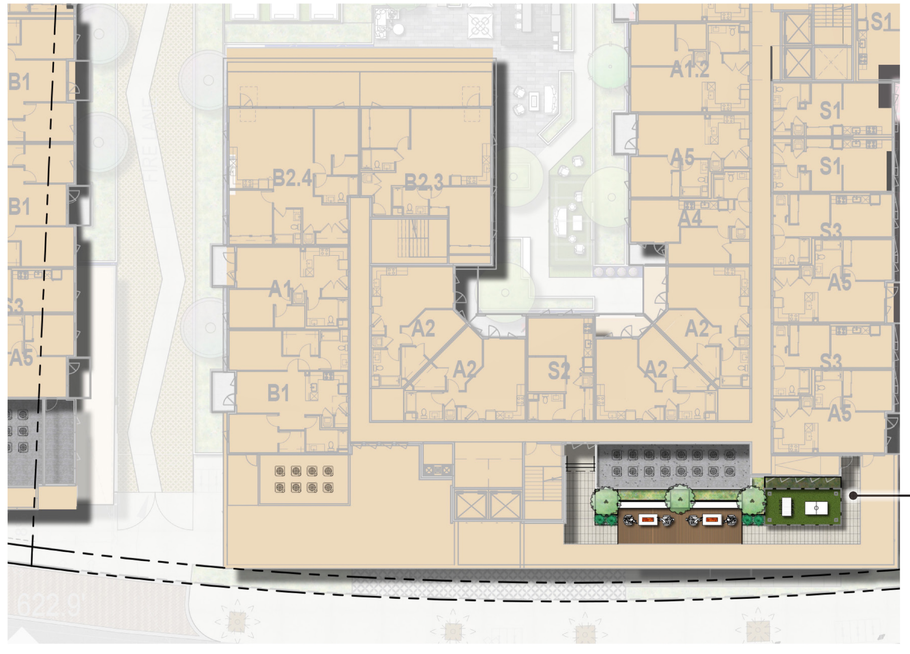
MVE + PARTNERS | AO Architecture. Design. Relationships.

L13



LEVEL 7 ROOF DECK A
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- MOVEABLE LINEAR POTTERY AT MECHANICAL YARD ACCESS
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- BANQUETTE SEATING WITH SHADE STRUCTURES
- COBBLE AREAS WITH POTTERY
- MECHANICAL YARD WITH SCREEN WALL

LEVEL 7 ROOF DECK B
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- BANQUETTE SEATING
- MECHANICAL YARD WITH SCREEN WALL



LEVEL 7 ROOF DECK C
- FIRETABLES WITH BANQUETTE SEATING
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- MECHANICAL YARD WITH SCREEN WALL
- LAWN WITH GAMES

USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,255 SF
USABLE OPEN SPACE	3,791 SF
TOTAL OPEN SPACE	5,046 SF

KEYMAP



RESIDENTIAL ENLARGEMENT - LEVEL 7

0 20' 40'

SCALE 1" = 20'

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ARBUTUS MARINA
(STRAWBERRY TREE)
HEIGHT: 30' - 50'
SPREAD: 30' - 45'



ARCHONTOPHOENIX CUNNINGHAMIANA
(KING PALM - MULTI TRUNK)
HEIGHT: 30' - 50'
SPREAD: 30' - 45'



CHAMAEROPS HUMILUS
(MEDITERRANEAN FAN PALM)
HEIGHT: 6' - 15'
SPREAD: 6' - 20'



CERCIDIUM FLORIDUM
(BLUE PALO VERDE)
HEIGHT: 20' - 30'
SPREAD: 20' - 25'



DRACENA DRACO
(DRAGON TREE)
HEIGHT: 15' - 25'
SPREAD: 15' - 25'



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ
(NATCHEZ CRAPE MYRTLE)
HEIGHT: 20'
SPREAD: 20'



LAURUS NOBILIS ANGUSTIFOLIA
(WILLOW LEAF BAY LAUREL)
HEIGHT: 30' - 50'
SPREAD: 10' - 30'



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)
HEIGHT: 30' - 50'
SPREAD: 10' - 30'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
(LITTLE GEM MAGNOLIA)
HEIGHT: 20' - 30'
SPREAD: 10' - 15'



OLEA EUROPAEA 'SWAN HILL'
(FRUITLESS OLIVE)
HEIGHT: 25' - 30'
SPREAD: 25' - 30'



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
(SILVER SHEEN KOHUHU)
HEIGHT: 12 - 16'
SPREAD: 6' - 8'



PRUNUS CAROLINIANA
(CHERRY LAUREL)
HEIGHT: 15' - 25'
SPREAD: 15' - 25'



YUCCA ELEPHANTIPES
(SPINELESS YUCCA)
HEIGHT: 15' - 25'
SPREAD: 15' - 20'

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	CITY OF L.A. NATIVE Y/N	WUCOLS IV REGION 3, PLANT FACTOR	EXPECTED HEIGHT X CANOPY DIA.	PLANTER DIMENSION (IF APPLICABLE)
	ARBUTUS MARINA *STRAWBERRY TREE*	24" BOX	4	N	L (0.10 - 0.30)	HEIGHT: 30' - 50' SPREAD: 30' - 40'	N/A
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*	15'-20' B.T.H.	13	N	L (0.10 - 0.30)	HEIGHT: 40' - 50' SPREAD: 10' - 15'	N/A
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*	24" BOX	28	N	M (0.40 - 0.60)	HEIGHT: 20' - 30' SPREAD: 20' - 25'	N/A
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*	24" BOX	5	N	L (0.10 - 0.30)	HEIGHT: 6' - 15' SPREAD: 6' - 20'	N/A
	DRACENA DRACO *DRAGON TREE*	24" BOX	35	N	VL (0.10)	HEIGHT: 15' - 25' SPREAD: 15' - 25'	N/A
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*	24" BOX	15	N	M (0.40 - 0.60)	HEIGHT: 20' SPREAD: 20'	N/A
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*	24" BOX	11	N	L (0.10 - 0.30)	HEIGHT: 20' SPREAD: 10'-20'	N/A
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*	36" BOX	40	N	M (0.40 - 0.60)	HEIGHT: 30' - 50' SPREAD: 10' - 30'	5'-0" x 12'-0" (ON GRADE)
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*	24" BOX	13	N	M (0.40 - 0.60)	HEIGHT: 20' - 30' SPREAD: 10' - 15'	N/A
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	36" BOX	2	N	L (0.10 - 0.30)	HEIGHT: 25' - 30' SPREAD: 25' - 30'	N/A
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*	24" BOX	7	N	M (0.40 - 0.60)	HEIGHT: 12' - 16' SPREAD: 6' - 8'	N/A
	PRUNUS CAROLINIANA *CHERRY LAUREL*	24" BOX	18	N	M (0.40 - 0.60)	HEIGHT: 15' - 25' SPREAD: 15' - 25'	N/A
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*	24" BOX	5	N	L (0.10 - 0.30)	HEIGHT: 15' - 25' SPREAD: 15' - 20'	N/A
	EXISTING TREES TO REMAIN	-					

REQUIRED TREES: 814 UNITS / 4 = 204 TREES
LEVEL 1 183 (NOT INCLUDING PALMS)
LEVEL 3 4
LEVEL 6 17
LEVEL 7 14
PROPOSED TOTAL TREES : 218

GROUND LEVEL TREE LEGEND

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



TREE PLAN

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



TREE PLAN

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



TREE PLAN

0 20' 40'

SCALE 1" = 20'

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STUDIO CITY, CA 91604

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TREE LEGEND - LEVEL 3				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	4	MULTI-TRUNK

KEYMAP



TREE PLAN - LEVEL 3

0 20' 40'

SCALE 1" = 20'

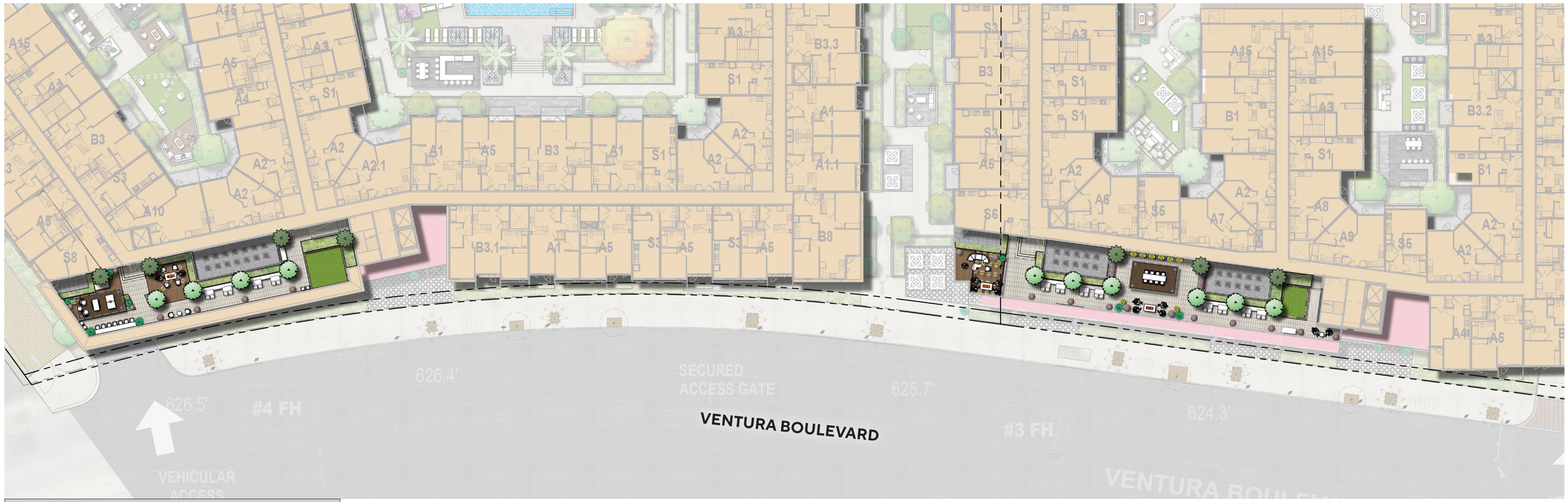
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TREE LEGEND - LEVEL 6				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	10	MULTI-TRUNK
	DRACENA DRACO *DRAGON TREE*	24" BOX	7	STANDARD

KEYMAP



TREE PLAN - LEVEL 6

0 20' 40'

SCALE 1" = 20'

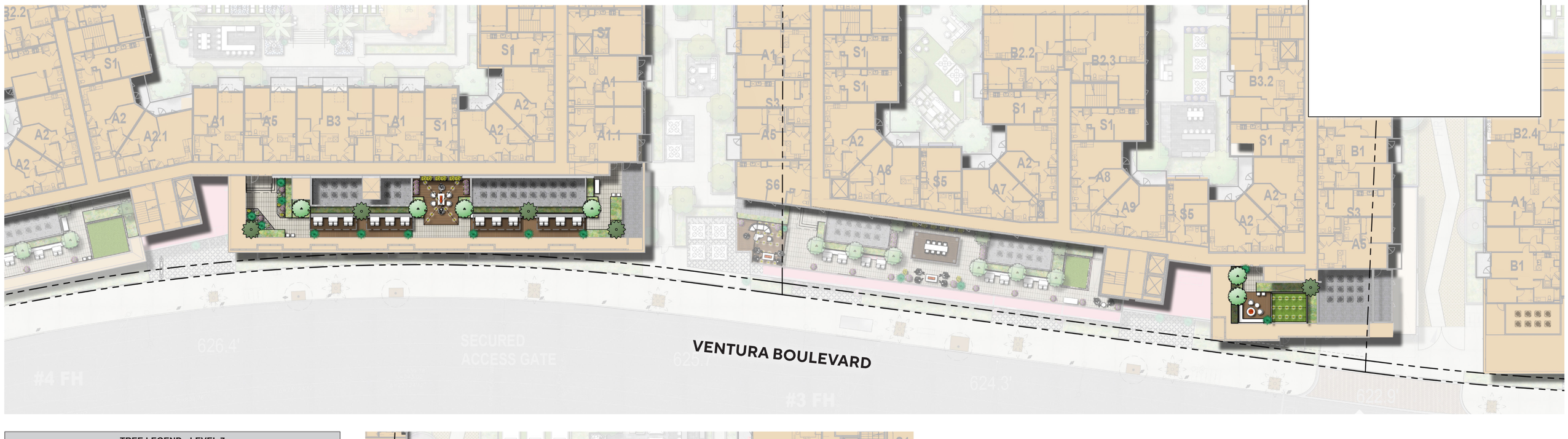
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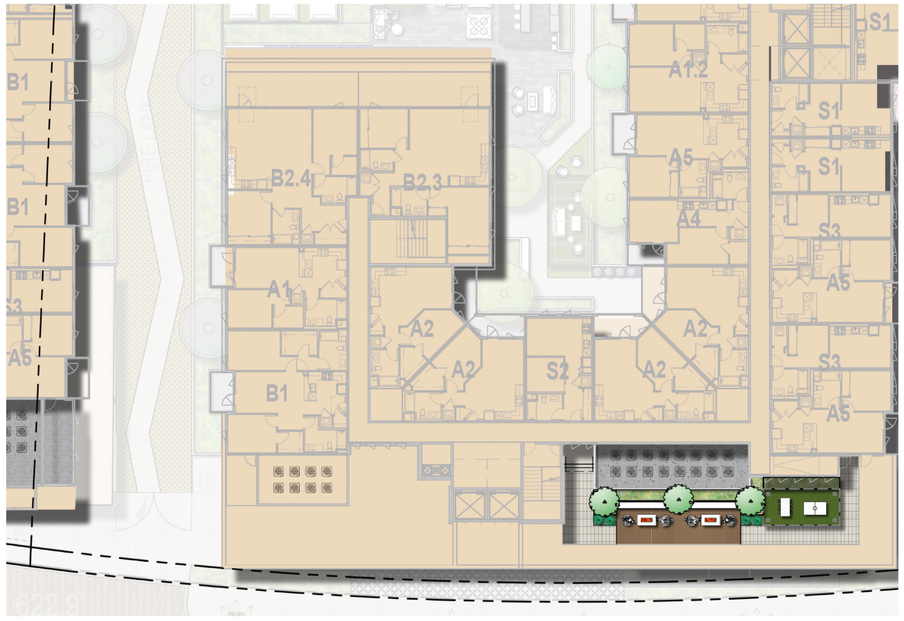
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L20



TREE LEGEND - LEVEL 7				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	9	MULTI-TRUNK
	DRACENA DRACO *DRAGON TREE*	24" BOX	5	STANDARD



TREE PLAN - LEVEL 7

0 20' 40'

SCALE 1" = 20'

KEYMAP



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L21

SHRUB LEGEND

SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	CITY OF L.A. NATIVE Y/N	WUCOLS IV REGION 3, PLANT FACTOR	EXPECTED HEIGHT X CANOPY DIA.	PLANTER DIMENSION (IF APPLICABLE)
	ALYOGYNE HUEGELII *'SWAN RIVER'*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 5' - 8' SPREAD: 5' - 8'	N/A
	CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 2' - 3' SPREAD: 3' - 4'	N/A
	CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 25' - 30' SPREAD: 3'	N/A
	EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6' - 8' SPREAD: 1' - 2'	N/A
	HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*	15 GAL.	539	N	M (0.40 - 0.60)	HEIGHT: 2.5' -3' SPREAD: 4'	N/A
	LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6' - 8' SPREAD: 4' - 6'	N/A
	PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 10' - 15' SPREAD: 10' - 15'	N/A
	PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3' - 4' SPREAD: 3' - 4'	N/A
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3'-4' SPREAD: 6'-8'	N/A
	AGAVE SPECIES	15 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 2'-4' SPREAD: 2'-4'	N/A
	BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6'-8' SPREAD: 6'-8'	N/A
	CISTUS X PURPUREUS *ORCHID ROCKROSE*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 4'-6' SPREAD: 4'-6'	N/A
	ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3' SPREAD: 3'	N/A
	HELLEBORUS 'PINK' *LENTON ROSE*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 1.5' SPREAD: 2'	N/A
	LAVANDULA DENTATA *FRENCH LAVENDER*	5 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 3'-4' SPREAD: 5'	N/A
	LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*	5 GAL.	2804	Y	L (0.10 - 0.30)	HEIGHT: 2'-3' SPREAD: 3'-4'	N/A
	MUHLENBERGIA SPECIES	5 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 3'-4' SPREAD: 3'	N/A
	PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 18" SPREAD: 18"	N/A
	PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 5' SPREAD: 5'	N/A
	RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 4'-5' SPREAD: 4'-5'	N/A
	ROSA SPECIES	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 2'-6' SPREAD: 2'-6'	N/A
	ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 2' SPREAD: 4'	N/A
	ALOE SPECIES	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 1'-2' SPREAD: 1'-2'	N/A
	ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 10"-18" SPREAD: 3'-6'	N/A
	BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 2'-3' SPREAD: 6'-8'	N/A
	CAREX SPECIES	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 6"-30" SPREAD: 1'-2'	N/A
	EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6"-9" SPREAD: 1'-3'	N/A
	FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 10"-18" SPREAD: 10"-18"	N/A
	GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*	1 GAL.	5167	N	M (0.40 - 0.60)	HEIGHT: 8"-10" SPREAD: 6"-10"	N/A
	MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3"-6" SPREAD: 9'	N/A
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6"-12" SPREAD: 9"-12"	N/A
	SEDUM SPECIES	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 6"-1' SPREAD: 1'-18"	N/A
	SENECIO SERPENS *DWARF BLUE CHALK*	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 6"-12" SPREAD: 2'-3'	N/A
	TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 1'-2' SPREAD: 3'-6'	N/A
	ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 30" SPREAD: 3'	N/A

MASTER SHRUB LEGEND

SHRUB LEGEND

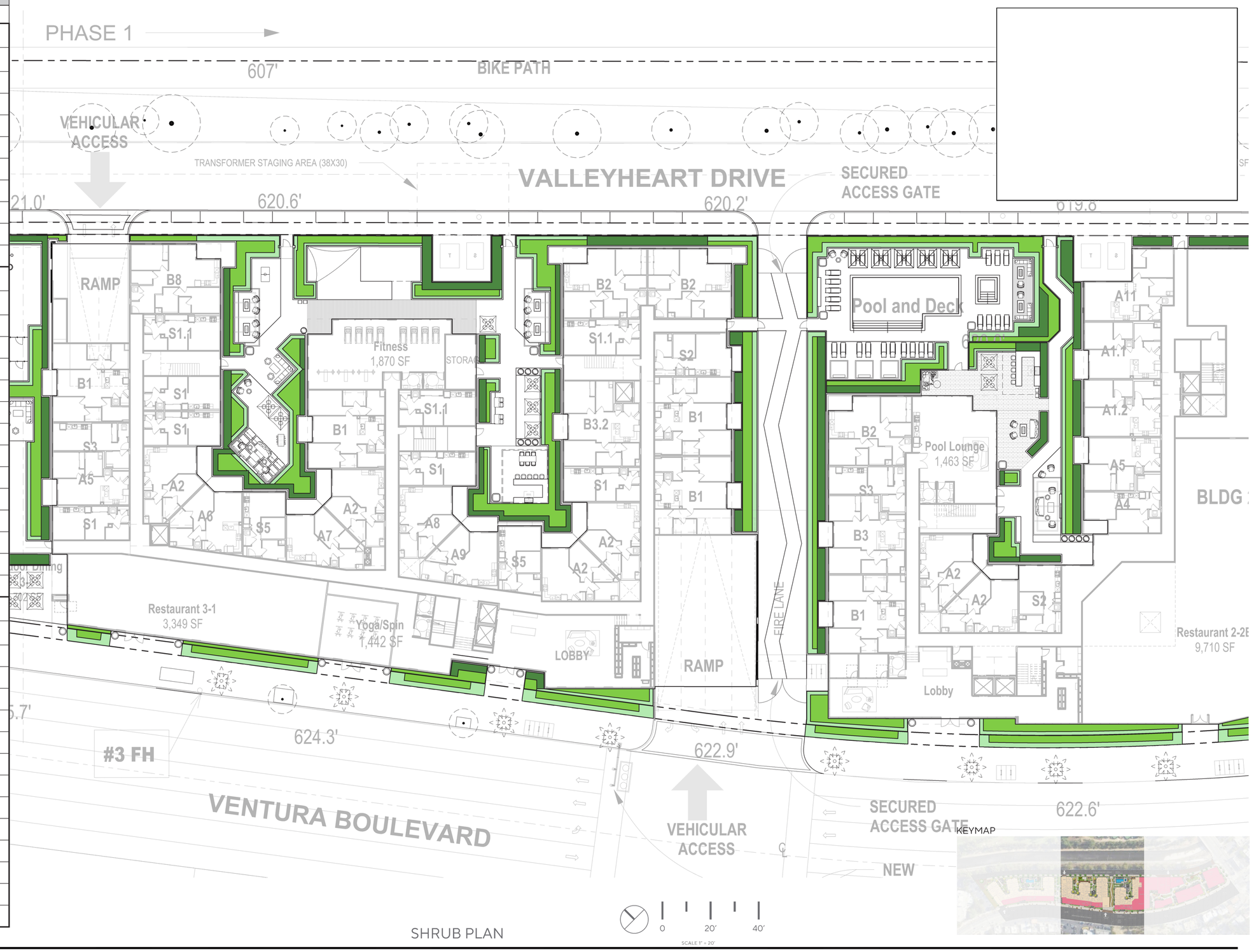
SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



SHRUB PLAN

SHRUB LEGEND

SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



KEYMAP

SHRUB PLAN

PROJECT #2019-10204

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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L24

SHRUB LEGEND

SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



SHRUB PLAN

LIGHT FIXTURE LEGEND

SYMBOL	TYPE / LOCATION	MANUFACTURER / MODEL #
	DOWN LIGHTS UNDER HARD LID STRUCTURES	WAC: FM-W2605-WT
	12' POLE LIGHT AT COURTYARDS AND PUBLIC SPACES	T.B.D
	STAKED MOUNTED LANDSCAPE LIGHTS (2 PER TREE) UNDER TREES AND SPECIALTY FEATURES	FOCUS INDUSTRIES: RXD-02-BLT
	STREET LIGHTS STREET	T.B.D
	PALM MOUNTED UP-LIGHT RING (2 PER PALM)	B-K LIGHTING: PTR-2-26-AR-LED-RM-E66-SP-A9-BZP-12-11-C
	RECESSED WALL LIGHTS LOW PLANTER WALLS AT THE COURTYARDS AND STEPS	T.B.D
	SCONCE LIGHTS BUILDING ENTRIES AND GATE ENTRIES	T.B.D
	FESTIVAL STRING LIGHTS COURTYARDS AND PUBLIC SPACES	TOKISTAR LIGHTING: EXBK-18-VI-S14-C
	LED STRIP LIGHTS UNDER BUILT-IN BENCHES	ALUM LEDS: T.B.D

NOTE:
A. THIS IS FOR CONCEPTUAL USE ONLY.

LANDSCAPE LIGHTING CONCEPT

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

WALL MOUNTED FIXTURES WILL HAVE OPAQUE GLASS AND BE FITTED WITH LAMPS NOT EXCEEDING 60 WATTS.

GENERAL SITE LIGHTING NOTES

1. CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT TO SPECIMEN TREES / PALMS PRIOR TO PLANTING. ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF SPECIMEN PLANT MATERIAL.
2. ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
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7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT THROUGH THE PODIUM DECK AND PLANTER WALLS AND UNDER PAVING PRIOR TO CONSTRUCTION.



CONCEPT LIGHTING PLAN

KEYMAP



GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS | AO Architecture. Design. Relationships.

L26

LIGHT FIXTURE LEGEND

SYMBOL	TYPE / LOCATION	MANUFACTURER / MODEL #
	DOWN LIGHTS UNDER HARD LID STRUCTURES	WAC: FM-W2605-WT
	12' POLE LIGHT AT COURTYARDS AND PUBLIC SPACES	T.B.D
	STAKED MOUNTED LANDSCAPE LIGHTS (2 PER TREE) UNDER TREES AND SPECIALTY FEATURES	FOCUS INDUSTRIES: RXD-02-BLT
	STREET LIGHTS STREET	T.B.D
	PALM MOUNTED UP-LIGHT RING (2 PER PALM)	B-K LIGHTING: PTR-2-26-AR-LED-RM-E66-SP-A9-BZP-12-11-C
	RECESSED WALL LIGHTS LOW PLANTER WALLS AT THE COURTYARDS AND STEPS	T.B.D
	SCONCE LIGHTS BUILDING ENTRIES AND GATE ENTRIES	T.B.D
	FESTIVAL STRING LIGHTS COURTYARDS AND PUBLIC SPACES	TOKISTAR LIGHTING: EXBK-18-VI-S14-C
	LED STRIP LIGHTS UNDER BUILT-IN BENCHES	ALUM LEDS: T.B.D

NOTE:
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CONCEPT LIGHTING PLAN

12555 VENTURA BLVD
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CONCEPT LIGHTING PLAN



RIVERWALK AT STUDIO CITY

MASTER SIGN PROGRAM

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Sign Location Plan	4
Sign Allowance Table	6
Building Elevations & Massing	7
Sign Type Examples	20

INTENT OF MASTER SIGN PROGRAM

The intent of this document is to establish an approved Master Sign Program (MSP) for Riverwalk at Studio City, located at 12555 W Ventura Blvd in Studio City, CA. This MSP specifies high quality building, vehicular and pedestrian oriented signage in accordance with the City of Los Angeles code. Additionally, it allows for improved design coordination between various tenants, streamlining the signage approval process.

ALLOWABLE SIGN TYPES AND ILLUMINATION

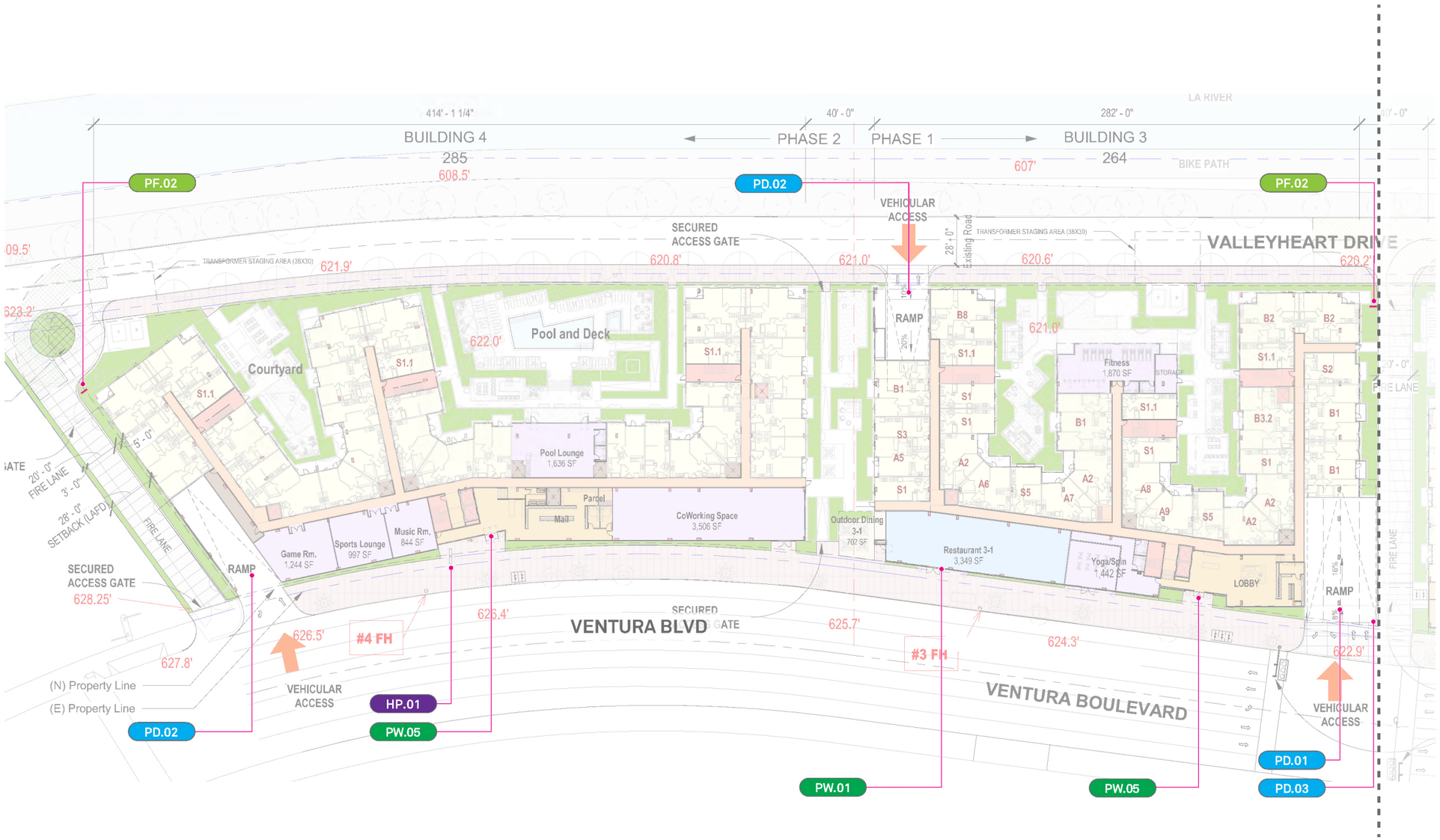
A. PERMITTED SIGN TYPES
- Information Sign
- Monument Sign
- Projecting Sign
- Wall Sign

B. PROHIBITED SIGN TYPES
- Signs that contain obscene matters.
- Posters, Pennants, Banners, ribbons, steamers or spinners except as permitted.
- Off-site commercial signs
- Supergraphic Displays
- Sign that emits flashing, mechanical, strobe lights, blinking lights, or parts moving
- Portable Signs
- Pole Signs
- Signs located in public right of way
- Signs on free standing walls, except directional signs for parking
- Window signs, except store names, store hours, security signs, logos, and holiday paintings, (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).

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8



LOCATION PLAN - SITE WEST



Project Signs - Key

Wall / Projecting Signs

- PW.01 Tenant ID, Wall
- PW.02 Tenant ID, Projecting
- PW.03 Tenant ID Canopy, Wall
- PW.04 *Loading Dock ID - *Informational*
- PW.05 *Residential Address, Canopy - *Informational*

*Directional Signs - *Informational*

- PD.01 Public Parking Entry ID, Wall Sign
- PD.02 Residential Parking Entry ID, Wall Sign
- PD.03 Public Parking Projecting ID
- PD.04 Pedestrian Directional, Wall Sign

Monument Freestanding Signs

- PF.01 Project ID with Tenant Listing, Monument
- PF.02 *Pedestrian Directional - *Informational*

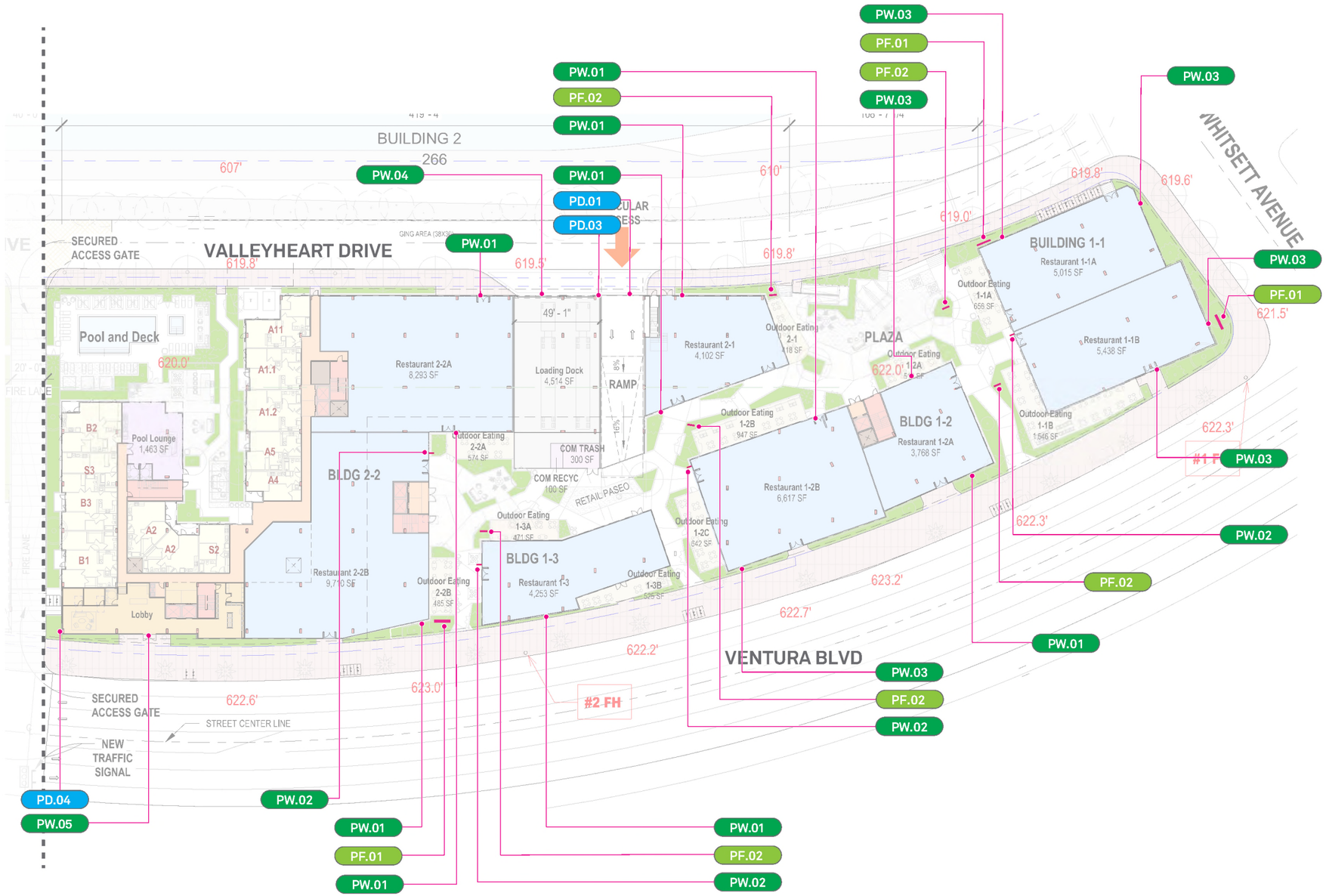
Historic

- HP.01 *Bowl Pole Sign - *Historic*

**Information signage shall be excluded from the calculation of overall allowable signage square footage.*

**Historic signage shall be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information*

LOCATION PLAN - SITE EAST



Project Signs - Key

Wall / Projecting Signs

- PW.01 Tenant ID, Wall
- PW.02 Tenant ID, Projecting
- PW.03 Tenant ID Canopy, Wall
- PW.04 *Loading Dock ID - *Informational*
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- PD.01 Public Parking Entry ID, Wall Sign
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- PF.01 Project ID with Tenant Listing, Monument
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Historic

- HP.01 *Bowl Pole Sign - *Historic*

**Information signage to be excluded from the calculation of overall allowable signage square footage.*

**Historic signage to be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information*

TOTAL SIGNAGE ALLOWANCE

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	**5,990**

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 2-2B	*216
Ventura Boulevard	Building 1-2	Tenant 2-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
			2,753

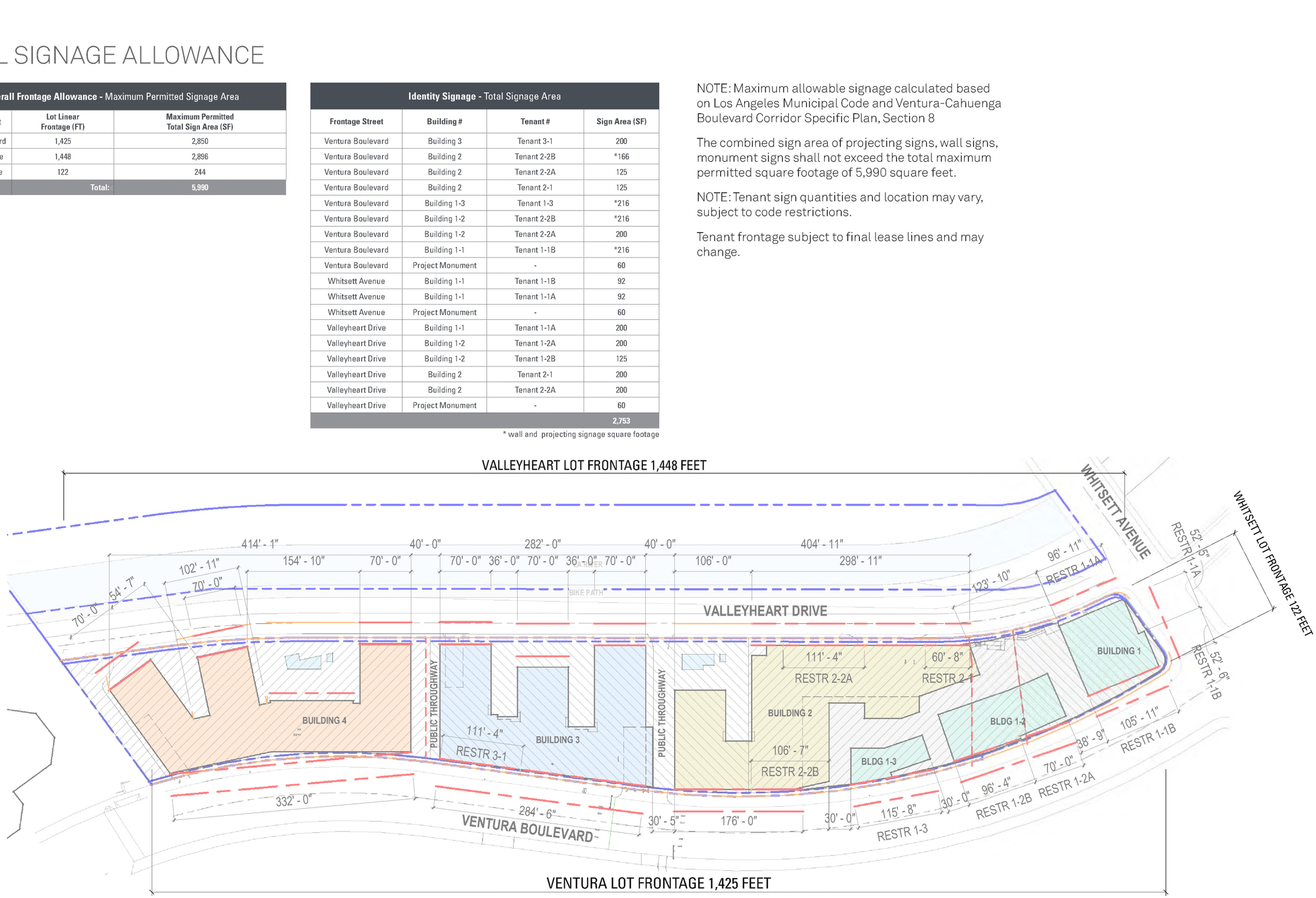
* wall and projecting signage square footage

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section B)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.
Existing Historic Signage	• Existing Bowl signage is considered Historic. Historic signage shall be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

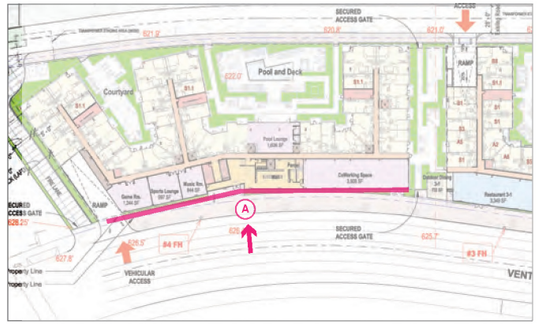
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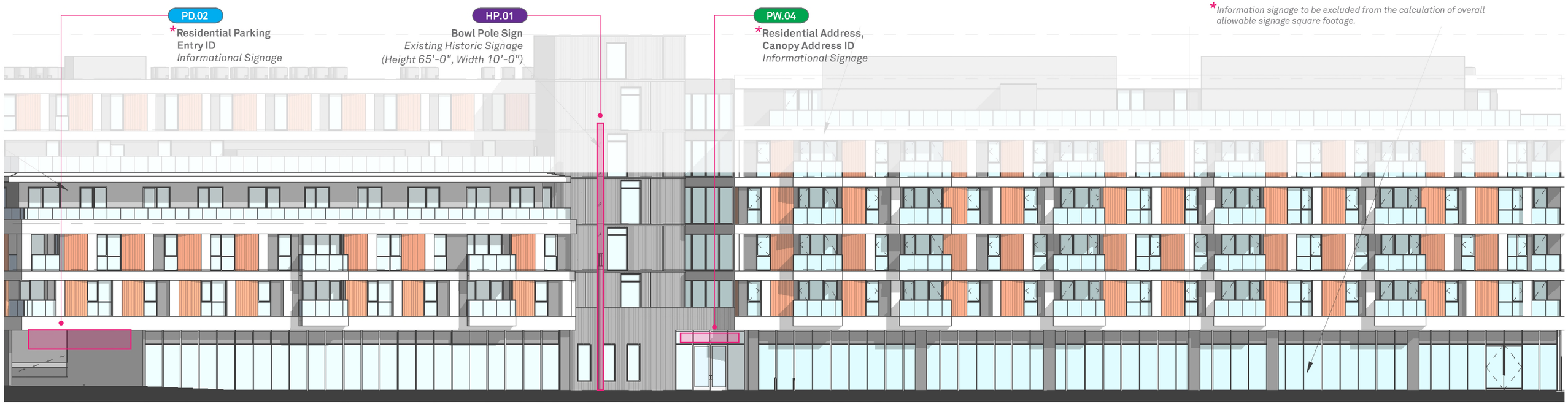
Existing Historic Bowl Sign,
See Historic Report for additional information.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

*****Information signage to be excluded from the calculation of overall allowable signage square footage.*



A VENTURA BOULEVARD
RESIDENTIAL
BUILDING 4 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

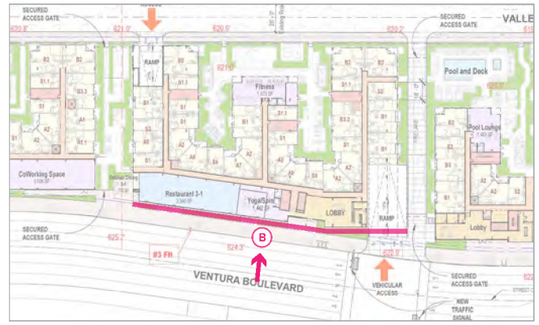
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

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NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

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B VENTURA BOULEVARD
RESIDENTIAL / TENANT 3-1
BUILDING 3 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
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C.1 VENTURA BOULEVARD
RESIDENTIAL / TENANT 2-2B
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

C.2 VENTURA BOULEVARD
TENANT 2-2A
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
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Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
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Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
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Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

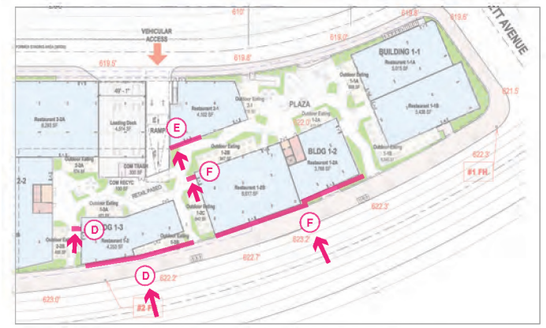
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NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

PW.02
Tenant ID, Projecting Sign
For Tenant 1-3
16 SqFt Max.
Total Signage

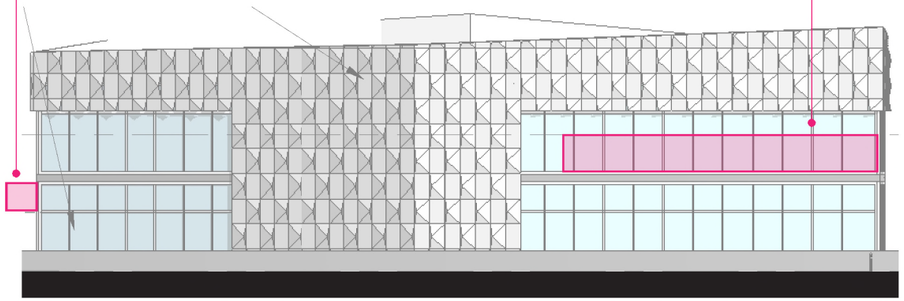
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-3
200 SqFt Max.
Total Signage

PW.01
Tenant ID, Wall Sign
For Tenant 2-1:
125 SqFt Max.
Total Signage

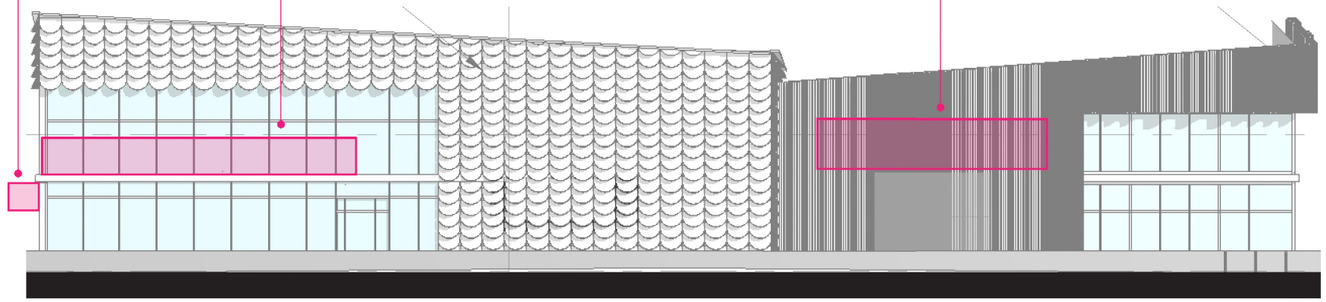
PW.02
Tenant ID, Projecting Sign
For Tenant 1-2B:
16 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-2B:
200 SqFt Max.
Total Signage

PW.01
Tenant ID, Wall Sign
For Tenant 1-2A:
200 SqFt Max.
Total Signage













(D) VENTURA BOULEVARD
TENANT 1-3
BUILDING 1-3 - SOUTH FACE
SCALE: 1" = 20'-0

(E) VENTURA BOULEVARD
TENANT 2-1
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

(F) VENTURA BOULEVARD
TENANT 1-2A / 1-2B
BUILDING 1-2 - SOUTH FACE
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
		Whitsett Avenue Total =	**244**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

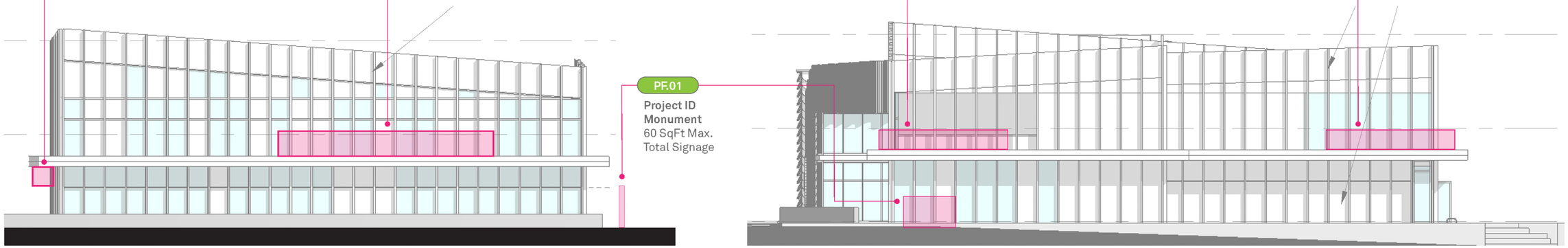
PW.02
Tenant ID, Projecting Sign
For Tenant 1-1B:
16 SqFt Max.
Total Signage

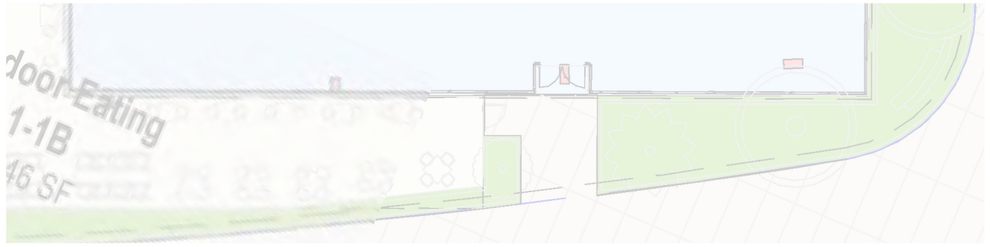
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1B:
200 SqFt Max.
Total Signage

PF.01
Project ID Monument
60 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1B:
92 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1A:
92 SqFt Max.
Total Signage





G VENTURA BOULEVARD
TENANT 1-1B
BUILDING 1-1 - SOUTH FACE
SCALE: 1" = 20'-0



H WHITSETT AVENUE
TENANT 1-1B / 1-1A / PROJECT MONUMENT
BUILDING 1-1 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	**985**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

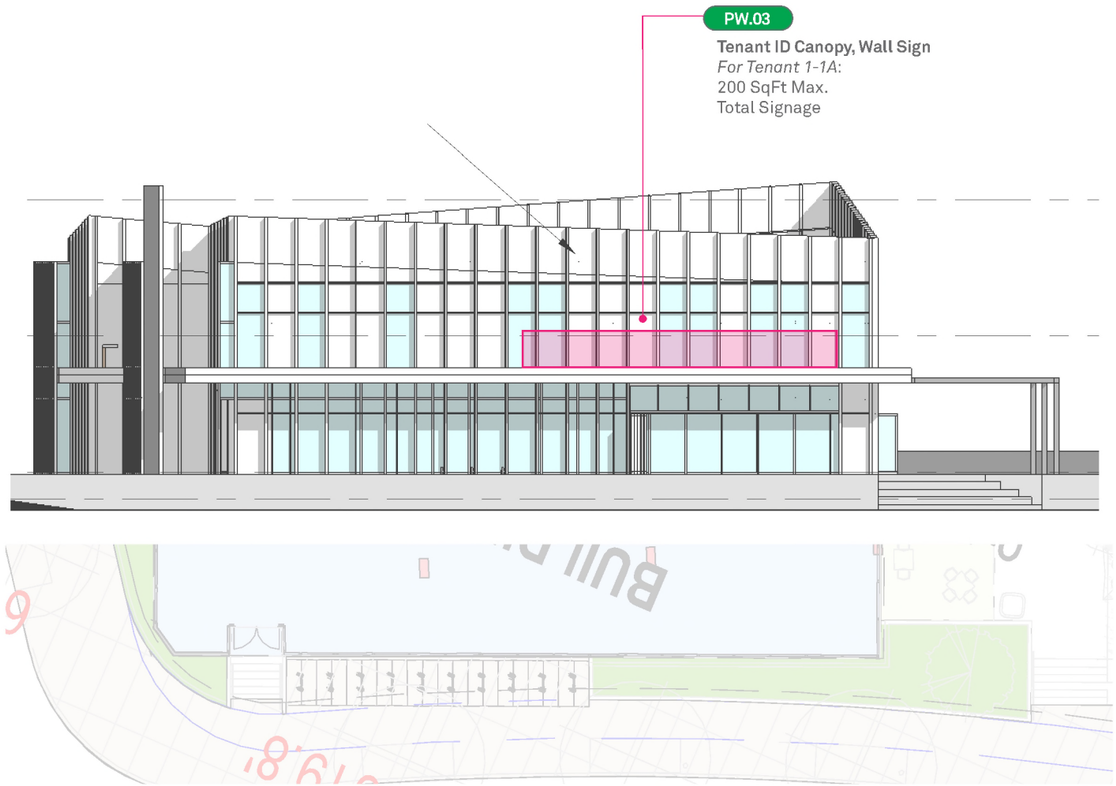
NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.



1 VALLEYHEART DRIVE
TENANT 1-1A
BUILDING 1-1 - NORTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

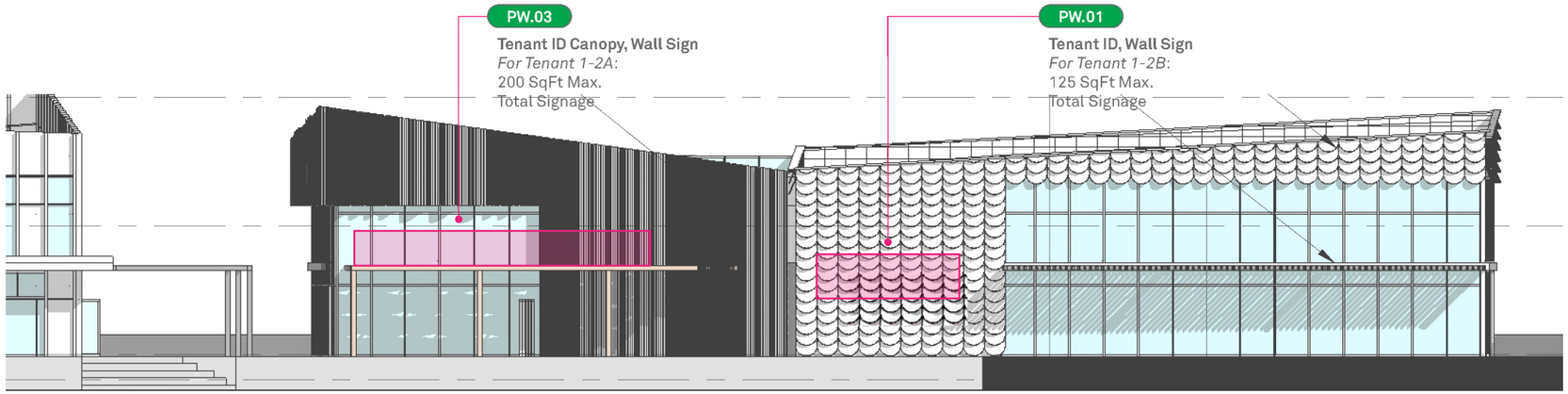
NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

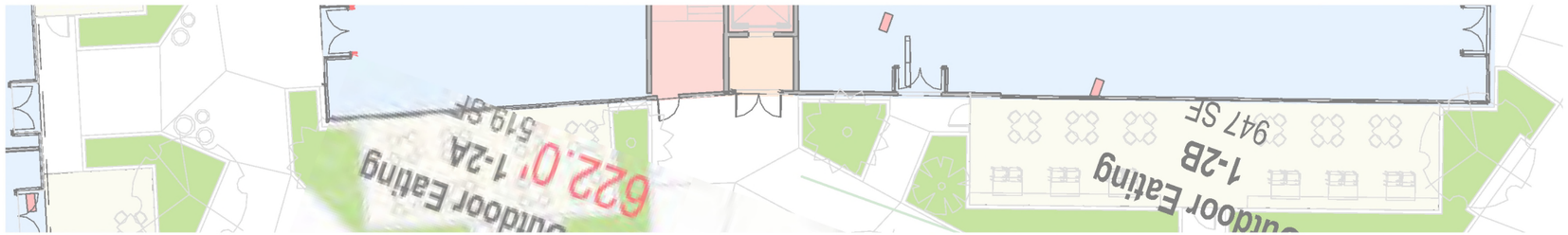
Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.





J VALLEYHEART DRIVE
TENANT 1-2A / 1-2B
BUILDING 1-2 - NORTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	**985**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

*****Information signage to be excluded from the calculation of overall allowable signage square footage.



(K) VALLEYHEART DRIVE
RESIDENT / TENANT 2-1 / TENANT 2-2A
BUILDING 2 - NORTH FACE
SCALE: 1" = 20'-0

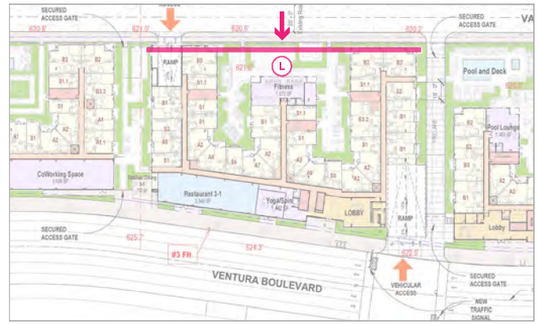
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • 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.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs 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. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

*****Information signage to be excluded from the calculation of overall allowable signage square footage.*



Ⓛ VALLEYHEART DRIVE
RESIDENT
BUILDING 3 - NORTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
		Whitsett Avenue Total =	**244**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

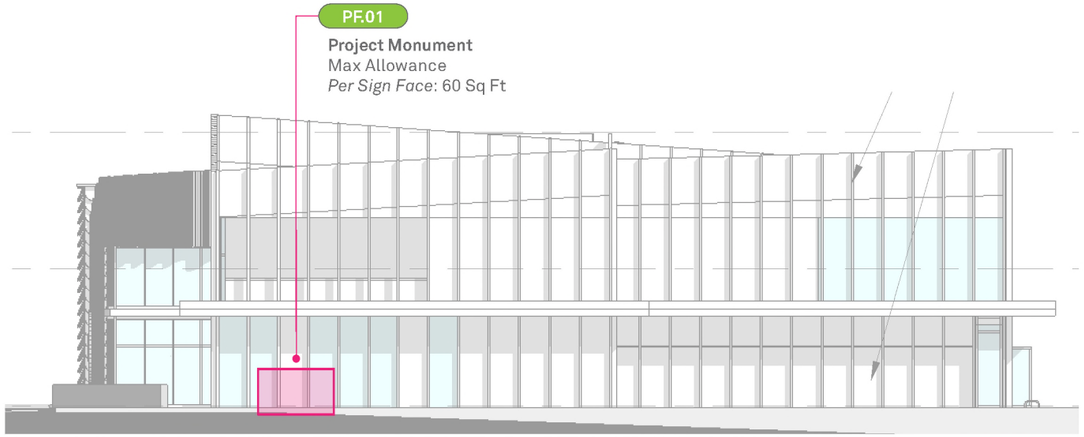
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

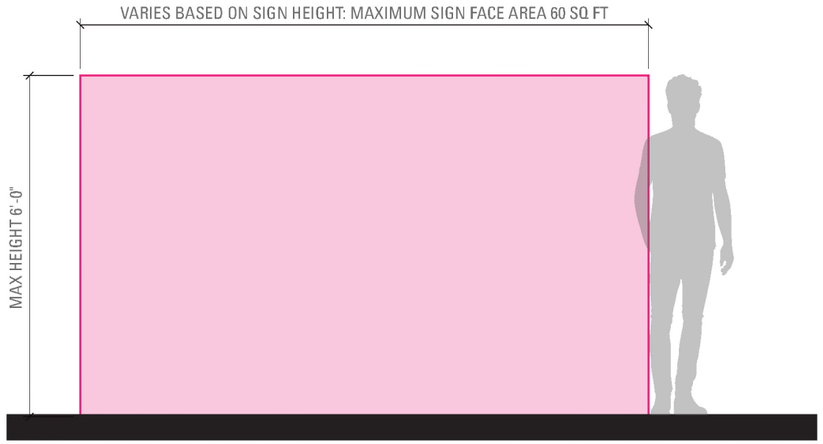


Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

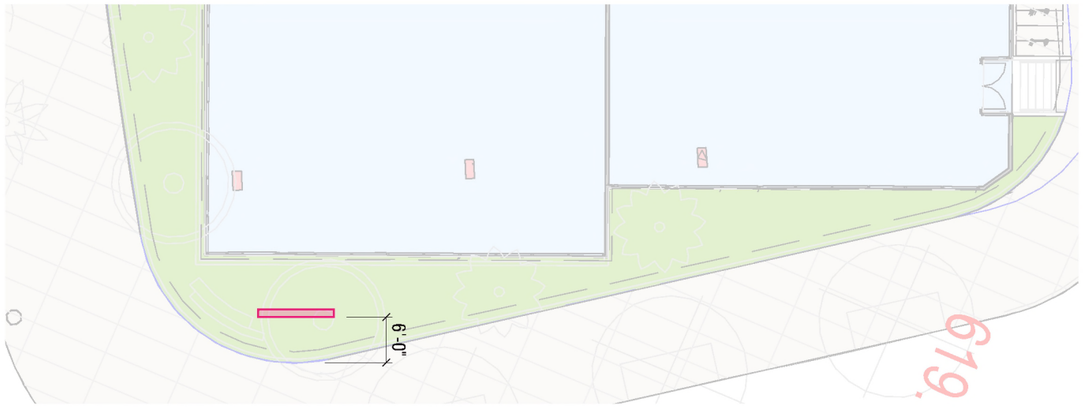
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, WHITSETT AVE
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, CORNER OF WHITSETT AVE and VENTURA BLVD
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

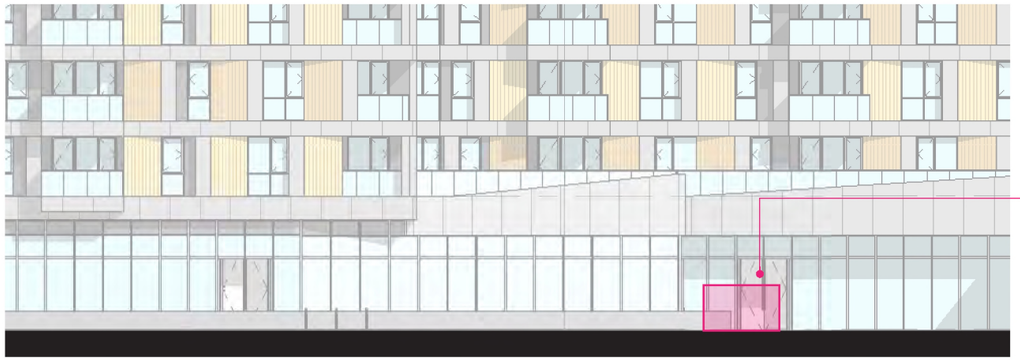
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

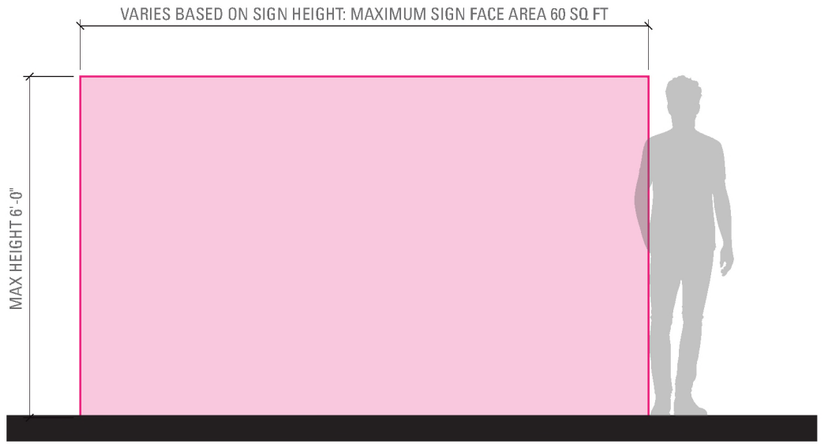


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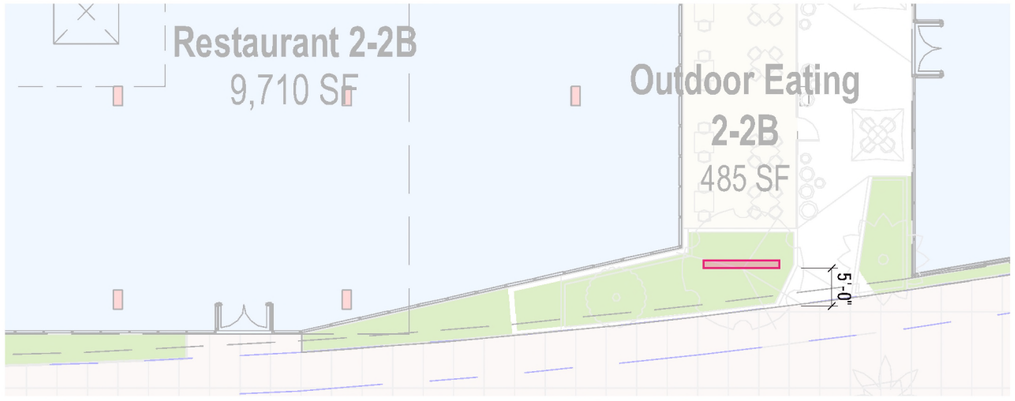
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, VENTURA BLVD
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, ENLARGED
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

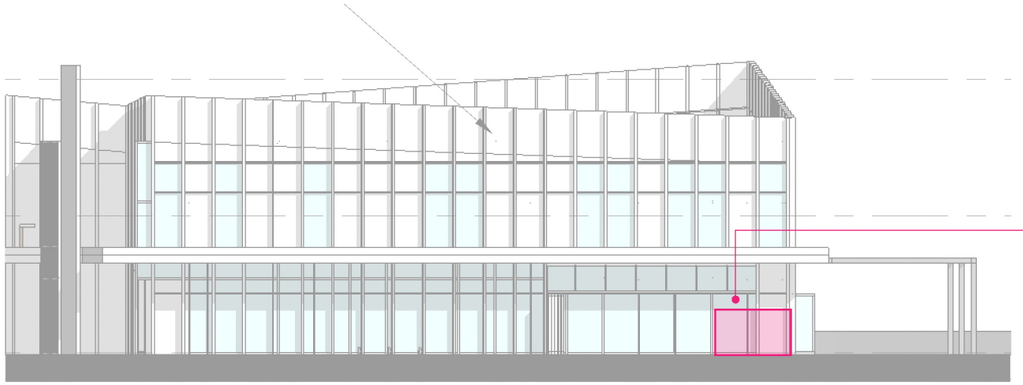
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

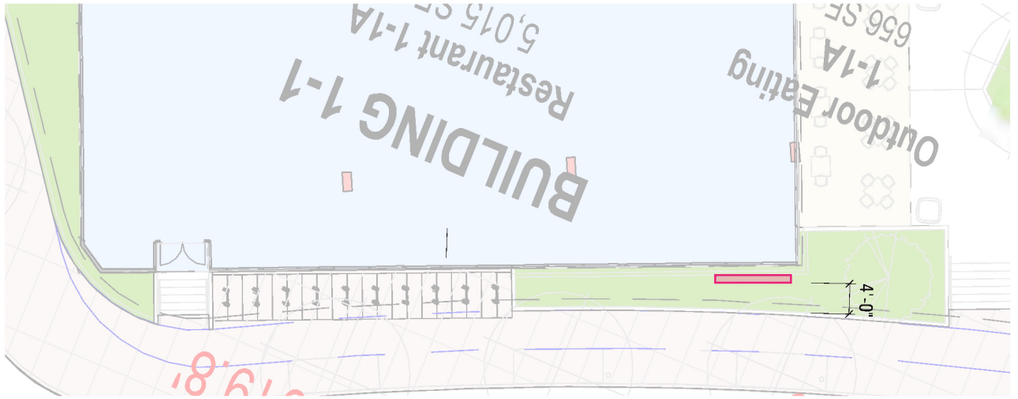
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, VALLEYHEART DRIVE
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, ENLARGED
SCALE: 1" = 20'-0"

SIGN TYPE EXAMPLES

The following examples are not intended as a comprehensive or all inclusive list but to be used for the purposes of design inspiration and guidance.

TENANT ID, WALL SIGNAGE

SIGN TYPE	DESCRIPTION
PW.01	TENANT ID, WALL MOUNTED
	WALL MOUNTED SIGN PANELS AND LETTERFORMS
	GENERAL NOTES

This signage is mounted to the walls of street facing buildings with the face of the sign approximately parallel to the wall. These signs will consist of non illuminated and illuminated sign panels or channel letters.

Specific sign locations and surrounding architectural treatments can inform the maximum sign height and length, which may be less than the general guidelines proposed in this MSP. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

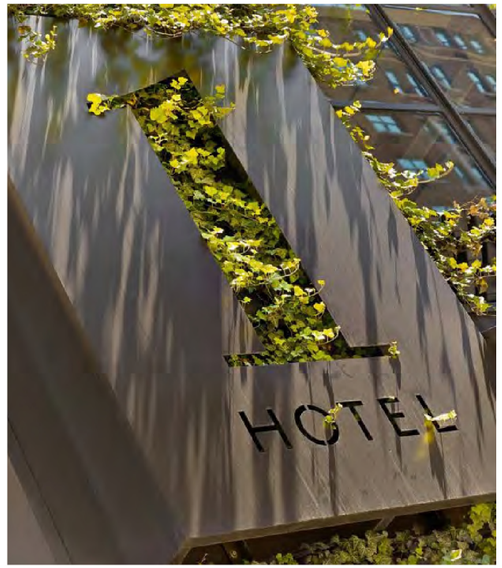
The Tenant signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

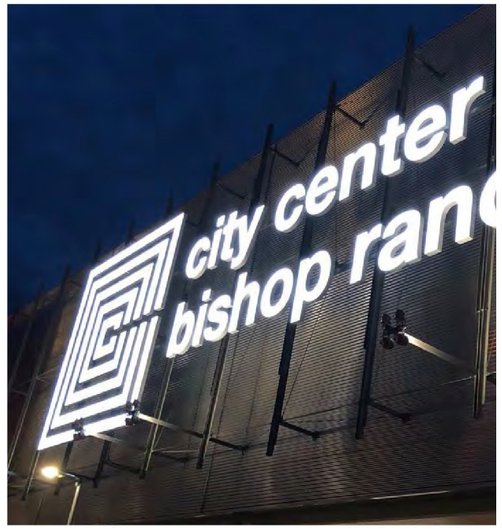
- The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage.
- Maximum of one wall sign per tenant is permitted on a buildings street frontage.
- Maximum one wall sign is permitted on portion of building facing an alley or street other than the primary building frontage or facing a parking lot.
- *No wall sign may prcject from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.*

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8













TENANT ID, PROJECTING SIGNAGE

SIGN TYPE	DESCRIPTION
PW.02	TENANT ID, PROJECTING
	PROJECTING SIGNAGE, TENANT RETAIL

GENERAL NOTES

This sign type will be allowed for tenant retail identification, subject to maximum allowances, and is only permitted adjacent to public entries. These signs will consist of internally or externally illuminated projecting sign forms mounted perpendicular to the building facade.

The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- No More than one projecting sign shall be permitted for each building.
- Projecting sign area shall be limited to 16 square feet.
- Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
- Signs shall have a minimum clearance of eight feet above the sidewalk grade. Should not extend above the lowest point of the roof eave visible from the street
- No projecting sign shall project more than 48 inches from the building face or distance from the building face equal to one half of the width of the adjacent public sidewalk or walkway, whichever is less.

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8











TENANT ID CANOPY, WALL SIGNAGE

SIGN TYPE	DESCRIPTION
PW.03	TENANT ID CANOPY, WALL
	CANOPY MOUNTED SIGN PANELS AND LETTERFORMS

GENERAL NOTES

This signage is mounted to the canopies of street facing buildings with the face of the sign approximately parallel to the wall. These signs will consist of non illuminated and illuminated sign panels or channel letters.

Specific sign locations and surrounding architectural treatments can inform the maximum sign height and length, which may be less than the general guidelines proposed in this MSP. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

The Tenant signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage.
- Maximum of one wall sign per tenant is permitted on a buildings street frontage.
- Maximum one wall sign is permitted on portion of building facing an alley or street other than the primary building frontage or facing a parking lot.
- *No wall sign may prcject from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.*

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8











MONUMENT ID

SIGN TYPE	DESCRIPTION
PF.01	PROJECT ID / TENANT ID
	MONUMENT ID SIGN

GENERAL NOTES

The Project ID Monuments are located on Ventura Blvd, Whitsett Ave, and Valleyheart Drive. These signs will consist of non illuminated and illuminated sign panels and graphics.

The Landlord reserves the right to approve or reject any proposed tenant graphic panels on the basis of its design or size. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

The monument signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- The total area of each side of the monument structure shall not exceed 60 square feet.
- Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade.
- The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign.
- No more than one monument sign shall be permitted per 200 feet of lot frontage.

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8











EXHIBIT B

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453-VHCA / Density Bonus, Project Review, Specific Plan Project Compliance, Main Conditional Use Permit & Vesting Tentative Tract

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-5698-SE
PROJECT TITLE Riverwalk at Studio City	COUNCIL DISTRICT CD 4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
12555 West Ventura Boulevard cross streets Whitsett Avenue

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project is re-subdivision of four legal parcels broken into eight portions into two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots for the construction of a mixed-use development consisting of 814 residential dwelling units, 46 units reserved for Very Low Income Households, and approximately 75,968 square feet commercial uses. The project will provide a total of 1,040 residential parking spaces within four levels of subterranean parking, and 30 short-term and 324 long-term bicycle parking spaces. The project will provide a total of 760 commercial parking spaces within four levels of subterranean parking, and 38 short-term and 40 long-term bicycle commercial parking spaces. The project will provide 89,937 square feet of open space including 55,866 square feet common open space, 12,966 square feet of indoor open space, and 21,105 square feet of private balconies. The project proposes the removal of all existing on-site non-protected trees. The project proposes grading and exporting approximately 521,000 cubic yards of earth and the removal of 240 non-protected trees from the project site and three (3) non-protected trees from public right-of-way.

NAME OF APPLICANT / OWNER:
Brett Torino & Eleda Cohen/SCW 34K, LLC; Studio City East 93K, LLC; Studio City Sports Center, LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rose Fistrovic	(213) 223-1537

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☒ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) **21080.66**

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Adrineh Melkonian *Adrineh Melkonian*	City Planner

ENTITLEMENTS APPROVED
Density Bonus, Project Review, Specific Plan Project Compliance, Main Conditional Use Permit & Vesting Tentative Tract

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2025-5698-SE

On December 29, 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria

(a) Site is 20 acres or less.
(b) Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
(c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
(d) Density is 15 dwelling units per acre (for City of Los Angeles) or more.
(e) Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
(f) Not demolishing designated historic resource.
(g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements

(a) Tribal Notification/Consultation
(b) Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.
(c) Conditions added to housing within 500 feet of freeway.

Project Description

The project is re-subdivision of four legal parcels broken into eight portions into two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots for the construction of a mixed-use development consisting of 814 residential dwelling units, 46 units reserved for Very Low Income Households, and approximately 75,968 square feet commercial uses. Three two-story commercial buildings ranging in size from 8,506 square feet to 21,102 square feet and 36 feet in height are proposed to be located at the eastern portion of the

Project Site. The mixed use seven-story building is proposed to be 84 feet in height as measured from the lowest grade along Valleyheart Drive to the top of the highest point on the building. No hotel, motel, other transient lodging are proposed as part of this project.

The project will provide a total of 1,040 residential parking spaces within four levels of subterranean parking, and 30 short-term and 324 long-term bicycle parking spaces. The project will provide a total of 760 commercial parking spaces within four levels of subterranean parking, and 38 residential short-term and 40 long-term bicycle parking spaces. The project will provide 89,937 square feet of open space including 55,866 square feet common open space, 12,966 square feet indoor common open space, and 21,105 square feet of private balconies. The project proposes the removal of all existing on-site non-protected trees and three street trees from the public right-of-way. The project proposes grading and export of approximately 521,000 cubic yards of earth.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

(a) Site is 20 acres or less.

The project site is approximately six acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

(b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The site was previously developed with a multiple commercial buildings and associated parking lots since 1958.

Lots adjacent to the subject site are developed with the following urban uses: retail stores and offices with surface parking and Los Angeles County Flood Channel that was previously developed.

(c) Prcject is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.

The site is located in the Neighborhood & General Commercial of the Ventura/Cahuenga Boulevard Corridor Specific Plan and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is consistent with the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations.

The project seeks a density bonus request with one off-menu incentive and five waivers of development standards that are established in the Ventura/Cahuenga Boulevard Corridor Specific Plan and Los Angeles Municipal Code. Additionally, the project requires a Project Review and Specific Plan Project Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan. The project meets the requirements of the State and City density bonus law. Excluding the incentive and waivers requests to deviate from the specific plan standards, Project complies with the Ventura/Cahuenga Boulevard Corridor Specific Plan regulations. The project also requests Main Conditional Use Permit to permit the sale and dispensing of a full-line of alcohol for on- and off-site consumption in conjunction with approximately 75,968 square feet of commercial space. Therefore, the

project is consistent with the General Plan, and complies with the local zoning, including the Ventura/Cahuenga Boulevard Corridor Specific Plan.

(d) Density is 15 dwelling units/acre (for City of Los Angeles) or more.

The Project proposes 814 dwelling units and the site is approximately six acres, making the proposed density 135 dwelling units per acre.

(e) Lot located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.

The project site is not located within a coastal zone, farmland, wetlands (as defined by USFW), hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.

The projects site is located within a designated VHFHSZ but qualifies for the CEQA exemption if the project has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following:

- Public Resources Code Section 4291 or Government Code Section 51182.
- Public Resources Code Section 4290.
- California Building Code Chapter 7A.

(f) Not demolishing designated historic resource (designated before preliminary application).

The original intact illuminated "BOWL" pylon sign at the building #1 roof was found to be locally eligible as a City HCM under Criterion 1 as an extant example of a 1958 pylon sign associated with the automobile-oriented commercial growth of Los Angeles. While all non-historic buildings are proposed to be demolished for construction of new multi-story mixed use residential and commercial buildings, the BOWL sign would be removed, rehabilitated, stored, and reinstalled at its current location (proposed project). For the reasons presented in the report, the proposed project is found to conform with the *Secretary's Standards*. A historic resource assessment prepared by Chattel, Inc. | Historic Preservation Consultants, dated April 28, 2022 (revised on June 27, 2024 and January 21, 2025), was reviewed by Office of Historic Resources (OHR) on October 29, 2025 and has found the structure on-site is not a historic resource and the project will not result in any impacts to a historical resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

(g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

(b) As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.

As part of City Planning written approval, the project will be conditioned to provide a Phase 1 Environmental Site Assessment (ESA) prior to any building permit issuance. If any hazardous conditions are found, proper mitigation to current federal and state standards will be required.

(c) Freeway – Additional Conditions of Approval for Prcjects within 500 feet of a Freeway.

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.

EXHIBIT C

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: Determination Letter - Case Number VTT-84453

1 message

Sheila Toni <sheila.toni@lacity.org> Thu, Apr 16, 2026 at 9:28 AM
To: Barry Johnson <bjohnson4166@sbcglobal.net>
Cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Barry,

Thank you for community service and for your email. The comments stated during the public hearing will be addressed in the CPC staff recommendation report, which will be considered by the City Planning Commission on June 11, 2026.

The determination issued yesterday only addresses the subdivision of the subject site into two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots pursuant to the California Subdivision Map Act and LA City Municipal Code as it relates to subdivision.

The construction of the mixed-used development will be addressed in the staff report and considered by the City Planning Commission. Please submit your comments to the project manager for this case: Adrineh Melkonian, who is copied on this email.

Please let me know if you have further questions.

Thank you,
Sheila

LOS ANGELES CITY PLANNING
Sheila Toni
Pronouns: She, Her
City Planner
Valley Project Planning
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430
Los Angeles, CA 91401
T: (818) 374-5062 | Planning4LA.org
E-NEWS

On Wed, Apr 15, 2026 at 5:41 PM Barry Johnson <bjohnson4166@sbcglobal.net> wrote:

> Dear Sheila,
>
> I am very surprised to see a a Determination Letter of this length only one day after yesterday's hearing. It seems like most of this was prepared before public comment was heard and I don't see any of the public comment concerns addressed like I usually do on Determination Letters. Am I missing something ?
>
> Thanks for your time,
>
> Barry Johnson, President
> Studio City Residents Association

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Chris McKee <gawara@ragcha.com> Tue, Apr 14, 2026 at 5:40 PM
Reply-To: gawara@ragcha.com
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

Chris McKee
gawara@ragcha.com
518 S. Orange Grove Ave
Los Angeles, California 90036

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Derek Mazzeo <derek@cayimby.org> Mon, Apr 13, 2026 at 12:58 PM
Reply-To: derek@cayimby.org
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

Derek Mazzeo
derek@cayimby.org
4193 Palmero Dr
LOS ANGELES, California 90065-4218

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Eddie Isaacs <isaacs_e@sbcglobal.net> Mon, Apr 13, 2026 at 2:24 PM
Reply-To: isaacs_e@sbcglobal.net
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

Eddie Isaacs
isaacs_e@sbcglobal.net
375 East 2nd Street #603
Los Angeles, California 90012

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

JL Angell <jangell@earthlink.net> Mon, Apr 13, 2026 at 1:02 PM
Reply-To: jangell@earthlink.net
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

JL Angell
jangell@earthlink.net
2391 Ponderosa Rd
Rescue, California 95672

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

John Rieth <john@0x15.page> Mon, Apr 13, 2026 at 3:26 PM
Reply-To: john@0x15.page
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

John Rieth
john@0x15.page
4121 VENTURA CANYON AVE
SHERMAN OAKS, California 91423

Adrineh Melkonian <adrineh.melkonian@lacity.org>

FW: Riverwalk at Studio City / VTT-84453

1 message

Marianne King <making@socal.rr.com> Tue, Apr 14, 2026 at 1:13 PM
To: adrineh.melkonian@lacity.org

Adrineh, hopefully you got this email. I had the wrong email address for you earlier….

From: Marianne King [mailto:making@socal.rr.com]
Sent: Tuesday, April 14, 2026 12:32 PM
To: ADRINEH (MELKONIAN@lacity.org); 'Sheila Toni'
Subject: Riverwalk at Studio City / VTT-84453

Hi Ladies,

I know it was a long hearing but I am a little disappointed that BSL did not answer the questions and concerns I raised about there being too much lighting on Valley Heart (1 per 140 feet) - inquiring if a reduction can be considered as it is adjacent to potential sensitive nighttime habitat along the river and concern that the landscaping plan with proposed trees along Valley Heart may not be accurate as 20 foot distance is required on either side of a street light. Hopefully there is still an opportunity to have less street lighting on Valley Heart and more trees.

Also, I am disappointed BOE did not address considering a parkway and sidewalk along Valley Heart, instead of just a 10-foot concrete sidewalk.

Lastly, since no 5-foot dedication, seems there would be room to provide more shade trees on either side of the Ventura Blvd sidewalk and along Valley Heart. Again, BOE silent.

Hoping for more consideration on the above.

Thanks,

Marianne King

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Peter Collazo <noreply@adv.actionnetwork.org> Wed, Apr 15, 2026 at 3:53 PM
Reply-To: collazocpa20@gmail.com
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

By creating pedestrian pathways and activating underutilized land, Riverwalk helps advance broader goals of urban livability, sustainability, and access to public space.
This kind of comprehensive planning demonstrates that new housing can be added in a way that enhances the surrounding community.

For these reasons, I strongly urge approval of the Riverwalk at Studio City project. Los Angeles must continue to support well designed, transit adjacent, mixed use housing developments that meet the needs of current and future residents.

Peter Collazo
collazocpa20@gmail.com
4824 Zella place
Los Angeles , California 90032

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Sallia Goldstein <noreply@adv.actionnetwork.org> Wed, Apr 15, 2026 at 11:24 AM
Reply-To: salliagoldstein@gmail.com
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

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Sallia Goldstein
salliagoldstein@gmail.com
1610 Marine Ave
Manhattan Beach, California 90266

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Simon Leefatt <noreply@adv.actionnetwork.org> Wed, Apr 15, 2026 at 4:12 PM
Reply-To: simon.leefatt@gmail.com
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

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Simon Leefatt
simon.leefatt@gmail.com
2021 Harriman Lane, Unit A
Redondo Beach, California 90278

Adrineh Melkonian <adrineh.melkonian@lacity.org>

River Walk Project: Meeting 4_14_26 # VTT-84453 CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

1 message

Steve Wolf <stevewolfdds@gmail.com> Tue, Apr 14, 2026 at 1:03 PM
To: TeamCD4 <contactCD4@lacity.org>, ladot.devreview.ssv@lacity.org, adrineh.melkonian@lacity.org
Cc: Jeremy Adell <adell_jeremy@yahoo.com>, Heather Myman <heathiemac@me.com>

Dear Armida, Miguel & Adrineh,

Thank you for attending the recent public comment meeting for this project. I represent Sunswept Hill Neighborhood Association (120 Homes South of Ventura between Laurel Terrace & Fairway Ave).

1. Our neighborhood stands to be seriously impacted by the planned mixed use developments along the ventura corridor. Several concerns were made regarding how LADOT and the applicant plan to mitigate the increased congestion. We have already made several requests to improve keep clear zones, & traffic light modifications which would allow residents to make left hand turns out of our neighborhood which have been unaddressed. This is an ongoing safety and basic city service concern.

Eugene Tang - Parking and Traffic and circulation, Did not address neighborhood any of these concerns and the moderator DAA Sheila Toni, did not summarize and present these concerns which were raised by Armida, Martha Bissel and Myself. We had several other residents who attended the zoom meeting. We are not happy about this. What we heard is that LADOT reviewed the recent 2026 traffic flow study completed by the applicant and they had no concerns.

This was yet another missed opportunity for the City of LA and Business to work together to promote growth and address resident safety and quality of life concerns.

What does LADOT propose to mitigate the effect of the proposed mixed use projects which will include 1600 additional residences (RiverWalk, Sportmen Lodge & 12544 Ventura Blvd), on the Sunswept Hills Neighborhood egress, local traffic and the 1 hour, 6 mile commute time across the hill on Laurel and Coldwater Canyon?

We are not opposed to these projects but need to make sure our concerns are addressed.

2. LAPD is already stretched and their response times are unacceptable. We are the 3rd busiest district and at the bottom for patrols. How does the city plan to address the additional need which will be required to address the new facilities? Our residents are already paying an additional $100/mo to augment the failure of the city to address our safety concerns associated with multiple robberies in the last year and

Sincerely,

Steve Wolf
Admin Sunswept Hills Neighborhood Association

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: River Walk Project: Meeting 4_14_26 # VTT-84453 CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

1 message

Steve Wolf <stevewolfdds@gmail.com> Wed, Apr 15, 2026 at 2:02 PM
To: Adrineh Melkonian <adrineh.melkonian@lacity.org>
Cc: TeamCD4 <contactCD4@lacity.org>, ladot.devreview.ssv@lacity.org, Jeremy Adell <adell_jeremy@yahoo.com>, Heather Myman <heathiemac@me.com>, Cason Hall <cason.hall@psomas.com>, Rose Fistrovic <rose.fistrovic@psomas.com>, Sidney Liss <sidney.liss@lacity.org>

SHNA Formal Comment Letter — River Walk Project
Date: April 15, 2026

To: Adrineh Melkonian

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

adrineh.melkonian@lacity.org

Re: River Walk Project

Case No.: VTT-84453

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

Dear Ms. Melkonian, and Representative Team,

The following is a revision of the prior email which more clearly identifies our concerns and questions.

On behalf of the Sunswept Hill Neighborhood Association (SHNA), we appreciate the opportunity to provide formal comments regarding the proposed River Walk Project following the April 14, 2026 community meeting.

SHNA is generally supportive of thoughtful investment and revitalization along the Ventura Boulevard corridor, including improvements that enhance river access, open space connectivity, pedestrian circulation, and housing opportunities. However, our support is conditioned on several critical neighborhood safety, circulation, and infrastructure issues being fully addressed prior to consideration by the City Planning Commission.

1) Traffic Study Transparency and Mitigation

We understand that LADOT completed a traffic impact study in January 2026. At this time, SHNA and nearby residents have not been provided the study's results, conclusions, or recommended mitigation measures.

Before CPC consideration, we respectfully request disclosure of:

• intersection level-of-service findings

• left-turn movement analysis

• signal timing recommendations

• cumulative impacts associated with nearby commercial developments, including Sportsmen's Lodge activity and the project at 12544–12582 Ventura Boulevard

• Laurel Terrace and Fairway neighborhood egress impacts

2) Neighborhood Egress and Signalization

Residents south of the project site, particularly between Laurel Terrace and Fairway, continue to experience substantial delays and unsafe turning conditions.

3) Emergency Response and Public Safety

Our community has serious concerns about current LAPD response times reportedly ranging from 30 to 120 minutes in this area.

With approximately 800 additional units proposed with River Walk, and an additional 800–900 units proposed across the Sportsmen's Lodge site and 12544–12582 Ventura Boulevard, SHNA requests a formal response addressing:

• projected police, fire, and EMS service demand

• emergency vehicle access routing

• construction-phase emergency access preservation

• mitigation measures to prevent further degradation of response times

4) Height, Scale, and Cumulative Infrastructure Impacts

The requested increase from an existing 30-foot envelope to approximately 84 feet (7 stories) warrants careful scrutiny.

5) Community Outreach and Notice Quality

We request improved public noticing materials, including legible site plans, clear circulation diagrams, traffic visuals, phased timelines, and accessible AMI explanations.

We respectfully request that this letter be included in the official case file for VTT-84453 / CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA and considered prior to the City Planning Commission hearing.

Sincerely,

Steve Wolf

For the Sunswept Hill Neighborhood Association (SHNA)

On Tue, Apr 14, 2026 at 6:39 PM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:

> Hello,
> We received your email.
> The representatives are cc'd on this email and might be able to answer some of your questions.
> Best,
>
> On Tue, Apr 14, 2026 at 1:03 PM Steve Wolf <stevewolfdds@gmail.com> wrote:
>
> > Dear Armida, Miguel & Adrineh,
> >
> > Thank you for attending the recent public comment meeting for this project. I represent Sunswept Hill Neighborhood Association (120 Homes South of Ventura between Laurel Terrace & Fairway Ave).
> >
> > 1. Our neighborhood stands to be seriously impacted by the planned mixed use developments along the ventura corridor. Several concerns were made regarding how LADOT and the applicant plan to mitigate the increased congestion. We have already made several requests to improve keep clear zones, & traffic light modifications which would allow residents to make left hand turns out of our neighborhood which have been unaddressed. This is an ongoing safety and basic city service concern.
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Sincerely,

Steve Wolf
Admin Sunswept Hills Neighborhood Association

--

Adrineh Melkonian
City Planner
Valley Project Planning Division
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
T: (213) 978-1301| Planning4LA.org
E-NEWS

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Tami Kagan-Abrams <tami@abramsgroup.org> Mon, Apr 13, 2026 at 2:00 PM
Reply-To: tami@abramsgroup.org
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

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Tami Kagan-Abrams
tami@abramsgroup.org
2430 Hercules Drive
Los Angeles, California 90046

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Support for CPC-2025-5697 Housing Proposal

1 message

Utkarsh Nath <noreply@adv.actionnetwork.org> Sun, May 10, 2026 at 10:35 PM
Reply-To: utkarsh.nath@yahoo.com
To: Adrineh.melkonian@lacity.org

Planner Adrienh Melkonian,

As part of YIMBY Los Angeles, I am writing to express strong support for the proposed Riverwalk at Studio City development at 12555 Ventura Boulevard. At a time when Los Angeles faces a severe housing shortage, projects like this play a critical role in delivering new homes in high opportunity neighborhoods. With 814 residential units, including affordable housing, Riverwalk represents a meaningful step toward addressing the city's urgent need for increased housing supply.

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Utkarsh Nath
utkarsh.nath@yahoo.com
34462 Alberta Terrace
Fremont, California 94555