

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$229

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

Case No.: VTT-84453-2A **Date:** 7/23/26

☐ Determination authority notified ☐ Receipt Number: 200656097129

PURPOSE

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

RELATED CODE SECTION

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

APPELLATE BODY

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

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

CASE INFORMATION

Case Number: VTT-84453

APN: 2375018013

Project Address: 12501 - 12515 Ventura Blvd.

Final Date to Appeal: July 23, 2026

JUSTIFICATION / REASON FOR APPEAL

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

☐ Entire

☒ Part

Are specific Conditions of Approval being appealed?

☒ YES

☐ NO

If Yes, list the Condition Number(s) here: S-3(i)(3)

On a separate sheet, provide the following:

☐ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPELLANT

Check all that apply:

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

☐ Representative

☐ Property Owner

☐ Applicant

☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Marianne King

Company/Organization: _____

Mailing Address: 10041 Farralone Ave.

City: Chatsworth

State: CA

Zip Code: 91311

Telephone: 8182982026

E-mail: making@socal.rr.com

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

☒ Self

☐ Other: _____

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

☐ YES

☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

APPLICANT'S AFFIDAVIT

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

Appellant Signature: marianne king Date: July 23, 2026

GENERAL NOTES

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

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

GENERAL APPEAL FILING REQUIREMENTS

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

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

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



QR Code to Online Appeal Filing

IN PERSON APPEAL FILINGS

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

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

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

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

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

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

APPEAL DOCUMENTS

1. Hard Copy

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

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

2. Electronic Copy

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

3. Appeal Fee

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

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

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

4. Noticing Requirements

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

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

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

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

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

WAIVER OF DEDICATION AND / OR IMPROVEMENT

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

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

[VESTING] TENTATIVE TRACT MAP

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

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

NUISANCE ABATEMENT / REVOCATIONS

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

Appeal Fee

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

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

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

Dear Councilmembers,

It is unfortunate this had to be appealed twice for the same reason, but here goes:

The tract case involves a large merger of parcels that have frontages on Ventura Blvd, Whitsett Ave. and Valleyheart Dr. The mixed-use project will include 814 residential units and a commercial area on the east end of the site. The project abuts the LA River on the Valleyheart side. At the Hearing Officer Hearing, BOE recommended a 100% concrete sidewalk of 10-foot wide. Despite attending the 1 ½ hour meeting and asking if a combination sidewalk and parkway could be considered, my question was never answered by BOE. Below is part of the original appeal statement.

Opposed to 10-foot-wide concrete sidewalk on Valley Heart – The BOE recommendation per Condition No. S-3(i)(3) calls for a 10-foot wide concrete sidewalk on Valley Heart, which is a Limited Local Street. Given the location of the site and length of the sidewalk, approximately 1,400 feet (1/4 mile), a combination sidewalk and grass parkway with trees in the parkway would be a more ecologically balanced approach for this project as it is across from the LA River open space area. BOE never answered the question at the public hearing nor was it addressed in the LOD issued the next day. A combination 5-foot side walk and 5-foot parkway, or even 6 foot and 4 foot parkway would help to reduce site runoff, providing close to 5,000 square feet of permeable area, and it will be a better environment for trees to grow and thrive, as well as provide relief the assumed hundreds of residents dogs. The parkway side would be best suited internal to the sidewalk so street trees will not have to compete for space from street lights or from car doors, etc. Ideally, intermittent bioswales should be considered along this parkway for better runoff capture and filtering. It should be noted, currently only 250 feet of Valley Heart has a sidewalk, from Whitsett Ave. The remainder is varied width of grass, trees, and concrete curb.

At the June 11, 2026 CPC Commission Hearing for the tract case appeal and CPC case, I presented my appeal. In deliberation, Commissioner Pres. Lawshe inquired about parkway verses concrete. She understood the importance of including a parkway, especially here in the Valley. DCP staff stated they could include a modification of the condition to include a parkway. Lawshe concurred she would like that done. (Listen to the audio of 6/11/2026, Item#7 VTT-84453-1A, at approx. 1:41:00 – 1:42.47).

https://planning.lacity.gov/plndoc/Audio/CPC/2026/06-11-2026/7_8_VTT_CPC_2025_5697.mp3

The Tract LOD of July 13, 2026 indicates there are modifications but they are not easily found. In any event, there was no modification to the subject Condition S-3(i)(3). Planning later advised that "Since the commissioners have not officially made any changes or placed conditions on the project, the LOD will not reflect that." What this means apparently is that the because Lawshe did not specifically state in her Motion to include the parkway as an amendment, it cannot be added.

After reaching out to DCP staff, they said one approach is to write a Correction Letter to include the parkway. I was fine with that but unfortunately they are not meeting with the Applicant until after the appeal end period so there is no certainty in the outcome on this issue.

What are Parkways again?

Parkways – “The **parkway** is the unpaved area between the sidewalk and the curb.” (*BOE Street Design Manual-E653*)

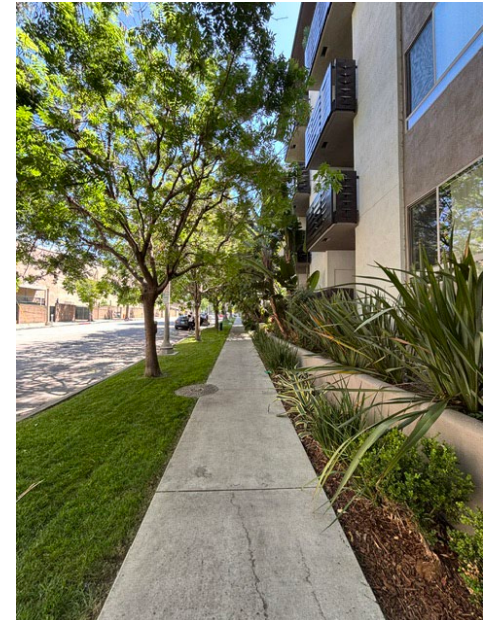
Parkway - ... the term “**parkway**” is defined as the area of the street between the back of the curb and the sidewalk that is typically planted or landscaped.
(*Parkway Landscaping Guidelines Bureau of Street Services (StreetsLA) –Sept. 5, 2023*)

Parkway – “The commonly-used term for a landscaped portion of the Sidewalk Area (Border) between the face of curb and the pedestrian walkway.”

Amenity Zone – “The portion of the Sidewalk Area (Border) between the face of the curb and the Pedestrian Zone. Primary uses include street trees, landscaping, street utilities, signage, and street furniture. Where long landscaping strips exist (as in many residential areas), the Amenity Zone is commonly referred to as the “**parkway**.” (*Complete Streets Design Guide Definitions*)

Green Streets – “Maximize opportunities to capture and infiltrate stormwater within the City’s public right-of-ways.”focusing on “**parkway**” areas between the roadway and sidewalk, where stormwater can be easily directed from streets and sidewalk (*Mobility Plan 2035*)

Housing Element - “Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, **parkways** and comfortable sidewalks.” (*Goal 3 – Policy 3.1.5*)



What are Parkways good for?

- Reducing pollutant levels in stormwater through **natural filtration**, to improve local water quality and meet regulatory requirements
- **Improving air quality and reducing the heat island effect**
- Reducing stormwater runoff to restore the natural stormwater runoff hydrograph of the land mobility pathways occupy.
- Reducing flooding
- Enhancing aesthetics, which can increase pedestrian use of sidewalks...
- Increasing local water supplies by recharging groundwater basins, thereby decreasing dependence on imported water

..... And dogs and trees prefer parkways over concrete!

...And why do we need them now more than ever?

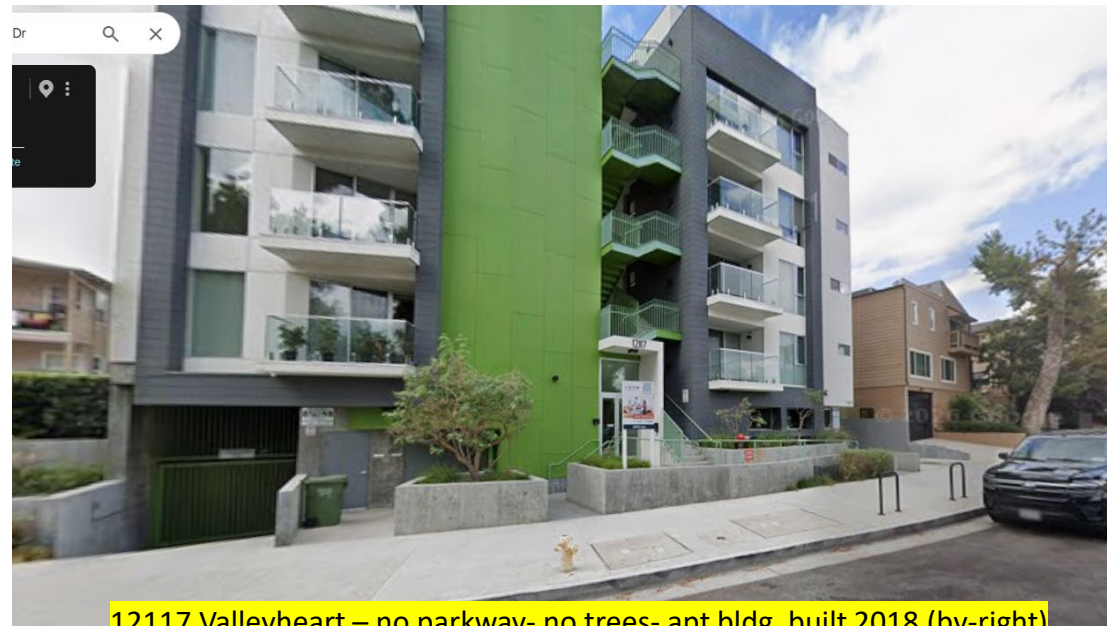
Because we are literally Losing Ground (natural permeable surfaces) as we densify Los Angeles with reduced yard setbacks through incentives, waivers, and city giveaways

Does BOE require Parkways?

That's a great question! Not sure, I think you have to ask for it. DCP as the Advisory Agency lead does have discretion



12012 Valleyheart – no parkway- no trees- apt bldg. built 2020 (by-right)



12117 Valleyheart – no parkway- no trees- apt bldg. built 2018 (by-right)



Why a parkway should be required for this project

- It is adjacent to the LA River open space area – sets the right precedent for this valuable resource
- The site is almost ¼ mile long (approx. 1,450 linear feet)
 - Currently project is only providing 18 inches of permeable space on Valleyheart frontage (2,230 sf)
 - If combination 5-foot sidewalk and 5-foot parkway = 7,250 sf of permeable space + 2,230 sf= 9,570 sf (much better!)
 - The project gained 5-feet from not having to dedicate along Ventura Blvd – they can shift and add to the Valleyheart side
- There are too many obstacles on Valleyheart to plant the street trees as shown in the landscape plan
 - street lights, driveways, 3 DWP transformers, 12 utility poles and overhead lines, etc
- PVP strongly urged more permeable natural space to collect runoff (see staff report- pg. A-11 – A-17. citing Urban Design Guidelines – Climate Adapted section)

And, it's one thing we have control over (no waivers allowed)!