

FINDINGS

FINDINGS OF FACT (CEQA)

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21080.66.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-84453 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of 34 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The site is further located in the Ventura/Cahuenga Boulevard Corridor Specific Plan which prescribes certain development standards and land uses, but does not contain standards related to the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Chapter 1 Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Chapter 1 Section 17.05 B. The project site is located within the Sherman Oaks – studio City – Toluca Lake – Cahuenga Pass Community Plan, which designates the site with a Neighborhood-Office Commercial land use designation. The land use designation lists the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones as the corresponding zones. The Project Site is zoned C1.5-1VL-RIO, which is consistent with the land use designation.

The request includes a Vesting Tentative Tract Map for the merger and 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 and approximately 75,968 square feet commercial uses on a 261,485 square-foot lot in the C1.5-1VL-RIO Zone, as well as haul route approval for the removal of approximately 521,000 cubic yards of dirt.

Pursuant to LAMC Section Chapter 1 17.06 B., a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map.

The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Chapter 1 Section 17.06 B. Furthermore, the map also provides data pertinent to the proposed vesting zone change by showing existing zoning and the proposed zone along with the proposed uses as described in the related entitlements requested. Therefore, the proposed map demonstrates compliance with LAMC Chapter 1 Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Chapter 1 Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Chapter 1 Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Chapter 1 Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned C1.5-1VL-RIO, the zone would permit a maximum of 654 dwellings on the approximately 261,485 square-foot site. As the map is proposed for two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace subdivision, it is consistent with the density permitted by the zone.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Ventura Boulevard, Whitsett Avenue, and Valleyheart Drive consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended the construction of 10 new street lights on Valleyheart Drive and relocation and upgrade of one (1) street light on Whitsett Avenue and 12 street lights on Ventura Boulevard street after widening or improvement of the streets. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The subject site is a generally flat, irregular shaped site comprised of four (4) legal parcels broken into eight (8) portions (APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019), consisting of 261,485 square feet of lot area. The site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area, with a land use designation of Neighborhood-Office Commercial and is zoned C1.5-1VL-RIO.

The request includes a Vesting Tentative Tract Map for the merger and re-subdivision of

project site into one standard lot (Site 1) and two (2) Master Ground Lots, three (3) Residential Airspace Lots, five (5) Commercial Airspace Lots, and eight (8) Parking Airspace Lots for the construction of a mixed-use development comprised of 814 residential dwelling units, including 46 Very Low Income Affordable Units, and approximately 75,968 square feet of commercial uses, as well as haul route approval for the removal of approximately 521,000 cubic yards of dirt.

The project includes demolition and removal of all existing uses, including one and two-story commercial buildings and associated surface parking lots from the project site and redevelopment of the site with a new mixed-use development consists of three seven-story, 84-foot buildings with 814 residential apartment units, including 46 Very Low Income (7 percent) Affordable Units and approximately 75,968 square feet of commercial uses (restaurant) and a total of 1,040 residential and 760 commercial parking spaces within four (4) subterranean parking levels. 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 ground floor of the mixed-use building (Building 2) proposes three (3) commercial spaces (restaurant) and the ground floor of mixed-use building (Building 3) proposes one (1) commercial (restaurant) space facing directly onto Ventura Boulevard.

The project site is located within 2.3 km from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a flood zone, landslide, methane, or tsunami inundation zone. The site is located within a high fire hazard severity zone and liquefaction area and will be required to comply with all applicable regulations as it pertains to development within high fire hazard severity zone and liquefaction area. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas outside of flood zone. The site is not subject to the Specific Plan for the Management of Flood Hazards.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designates the site for Neighborhood Office Commercial land uses with associated C1.5-1VL-RIO zone, which is consistent with the range of zones under the land use designation. The property to the north across Valleyheart Drive has a land use designation of Open Space, are zoned OS-1XL-RIO and improved with the Los Angeles County Flood Control. 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 developed with one-story store and associated parking lot. 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 improved with commercial buildings with associated parking lots. The Project includes demolition and removal of all existing uses, including one and two-story commercial buildings and associated surface parking lots from the Project Site and redevelopment of the site with a new mixed-use development consists of three seven-story, 84-foot buildings with 814 residential apartment units, including 46 Very Low Income (7 percent) Affordable Units and approximately 75,968 square feet of commercial uses. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division of the Department of Building and Safety concluded on August 11, 2025, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with commercial buildings and surface parking. The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Chapter 1 Section 12.03, the project site has a minimum of 20 feet of frontage along Ventura Boulevard, Whitsett Avenue, and Valley heart Drive, which are public streets. The project site consists of four (4) legal parcels broken into eight (8) portions (APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019), consisting of 261,485 square feet of lot area. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Therefore, the design of the subdivision

and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.