APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $ 229

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Case No.: VTT-84453-2A **Date:** 7/23/2026

☐ Determination authority notified ☐ Receipt Number: _____

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-84453-1A/ENV-2025-5697-SE

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

Project Address: 12501-12665 West Ventura Blvd.

Final Date to Appeal: July 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: _____

On a separate sheet, provide the following:

- ☑ Reason(s) for the appeal
- ☐ Specific points at issue
- ☐ How you are aggrieved by the decision

APPELLANT

Check all that apply:

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

☑ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

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

Company/Organization: Carstens, Black & Minteer, LLP

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

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

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

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

☐ Self ☑ Other: Studio City Residents Association & Save LA River Open Space

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☑ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____ **Date:** July 22, 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 *Tuesday and Thursday Only*	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.

Main Office Phone:
310-798-2400
Direct Dial:
310-798-2409

Carstens, Black & Minteer LLP
700 North Pacific Coast Highway, Suite 200
Redondo Beach, CA 90277
www.cbcearthlaw.com

Amy C. Minteer
Email Address:
acm@cbcearthlaw.com

July 22, 2026

STATEMENT OF REASONS FOR APPEAL;
Case No. VTT-84453-1A
ENV-2025-5698-SE

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

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

Overlay zone due to its proximity to the Los Angeles River. Development of the Project would require the removal of approximately 240 mature trees.

SCRA and SLAROS appeal the approval of Vesting Tentative Trac Map VTT No. 84453 and the determination that this Project is exempt for environmental review under the California Environmental Quality Act ("CEQA"). As set forth below and in the attached April 21, 2026 comments submitted to the City Planning Commission by SCRA ("4/21/26 SCRA Appeal"), the City lacks the requisite substantial evidence to support the findings required to approve a vesting tentative tract map for the Project. Additionally, due to the Project's potential adverse impacts to a special status species and the City's failure to address evacuation impacts, the Project is also not exempt from CEQA under AB130. SCRA and SLAROS further incorporate by reference the April 30, 2026 appeal justification letter submitted by Channel Law Group on behalf of Studio City for Safe Development ("4/30/26 SCSD Appeal"). SCRA and SLAROS incorporate the comments raised in this letter addressing inability to make required Subdivision Map Act findings or to support the claimed CEQA exemption

I. The City Cannot Make the Required Findings Under the Subdivision Map Act.

A. Required Findings that the Project is Consistent with General Plan and Specific Plan Cannot Be Made.

The Subdivision Map Act requires the City to deny approval of a tract map that is not consistent with the applicable general and specific plans. (Gov. Code §66474.61, subds. (a) and (b).) Each of the findings required under the Subdivision Map Act must be supported by substantial evidence and the City must "bridge the analytic gap between raw evidence and the ultimate decision or order." (*Topanga Ass'n for Scenic Cmty. v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.)

The Project site is located in a Very High Fire Hazard Severity Zone ("VHFHSZ"). As detailed in the 4/30/26 SCSD Appeal, the Safety Element of the City's General Plan is required to identify evacuation routes and their capacity, safety and viability and evacuation locations under a range of emergency scenarios. Despite this, the findings approving the tract map contain no discussion of evacuation routes and whether this Project could impact their capacity, safety or viability. The record also contains no

evidence that could support such a finding. Without this evidence, the City cannot make the necessary finding that the Project is consistent with the City's General Plan.

The City also lacks evidentiary support to make the required finding that "the design or improvement of the proposed subdivision" is consistent with the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Ventura-Cahuenga Boulevard Specific Plan sets specific, mandatory and fundamental development standards for the Specific Plan area. These development standards include:

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

The Project is substantially inconsistent with the height, lot coverage and FAR limits contained in the Specific Plan for this site. The Project is also inconsistent with the setbacks mandated by the Specific Plan for this site. Moreover, as will be addressed further in the SCRA and SLAROS appeal of Case No. PC-2025-5697-DB-PR-SPPC-MCUP-VHCA, the Project exceeds the allowable incentives set forth in the City's Density Bonus Ordinance and the incentives required by the State Density Bonus Law. Due to the Project's inconsistencies with Specific Plan provisions intended to protect the community, approval of the tract map must be denied.

B. The Required Findings that the Project is Physically Suitable for the Site and is Unlikely to Cause Public Health Problems Cannot Be Made.

The Subdivision Map Act also requires the City to deny approval of a tract map when the site is not physically suitable for the proposed density of development or if the design of the subdivision is likely to cause serious public health impacts. (Gov. Code §66474.61, subds. (d) and (f).)

As discussed above, the Project site is located in a VHFHSZ. The high density of development proposed for this development is not only inconsistent with Specific Plan, it could lead to serious public health impacts during a wildfire evacuation. The 4/21/26 SCRA Appeal and the 4/30/26 SCSD Appeal detail the numerous other projects that are being constructed within less than a one-mile length of Ventura Boulevard, all adding numerous new units that would use the same evacuation route during a wildfire. Without

assessment of the evacuation capacity along Ventura Boulevard, which is already at the worst level of service in much of the area due to existing trips, the City lacks evidence to make a finding that the Project is unlikely to add substantially to serious public health impacts during a wildfire.

The 4/21/26 SCRA Appeal also provided detailed information regarding the impacts that would be associated with the proposed 144 truck haul trips per day for at least 10 months during Project construction to haul 521,000 cubic yards of dirt, resulting in approximately one truck every 2.5 minutes. The safety hazards, air quality and other impacts associated with this soil removal and hauling prevent a finding that the design of the Project, with its massive amount of soil removal to provide for four levels of subterranean parking, prevent the City from making required findings under the Subdivision Map Act.

Moreover, Ventura Boulevard adjacent to the Project site is designated as a High Injury Network. The Project would add numerous vehicles during both construction and operation to an existing hazardous roadway, thus the strong likelihood of increased traffic hazards also limit the City's ability to make the required findings. The Project site is further not suited to this type and density of development due to its proximity to the Los Angeles River and its designation as a liquefaction zone.

C. The Required Finding that the Project is Not Likely to Cause Damage to Wildlife or Their Habitat Cannot Be Made

The Subdivision Map Act further requires the City to deny approval of a tract map when its design is likely to cause substantial harm to wildlife or their habitat. (Gov. Code §66474.61, subd. (e).)

Due to its oversized design, the Project proposes to remove 240 mature trees from the site. As detailed in the 4/30/26 SCSD Appeal, the Project would remove nearly 100 palm trees, many of which are located close to the Los Angeles River. Expert Scott Cashen detailed that these trees provide suitable habitat for the western yellow bat, a California Species of Special Concern. The impacts of removing the trees as part of this Project are likely to cause all the more substantial harm due to the recent removal of other bat roosting trees directly across the river at the Harvard Westlake site. The City lacks evidentiary support to claim the loss of this habitat would not adversely impact western yellow bats in the area, or other wildlife species.

The City has already recognized the importance of this site as habitat by designating it as part of the 300-foot habitat buffer. The Project would remove mature trees and install new sources of light pollution within this habitat buffer. The City lacks any evidentiary support to overcome this designation, which inhibits the City from making the required findings under the Subdivision Map Act.

II. The Project is Not Exempt from CEQA.

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

This CEQA exemption is also not available for development located on a site that contains "[h]abitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies." (Gov. Code §65913.4, subd. (J).) As detailed in the 4/30/26 SCSD Appeal, the Project site provides habitat for special status western yellow bat. This further prevents reliance on the claimed AB130 exemption.

III. Conclusion

For all of the reasons set forth herein and incorporated by reference, we urge the City to grant SCRA and SLAROS's appeal of the City Planning Commission's approval of vesting tentative tract map for this Project. SCRA also reserves the right to supplement this appeal justification with additional information that will be submitted with its appeal of the City Planning Commission's approval of other entitlements for the Project and with supplementary materials submitted prior to the City Council's consideration of this appeal.

LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: JULY 13, 2026

Case No.: VTT-84453-1A Council District: 4 – Raman
CEQA: ENV-2025-5698-SE
Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
Related Case: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Project Site: 12501 – 12665 West Ventura Boulevard

Applicant: Brett Torino & Eleda Cohen, Studio City Sports Center, LLC
Representative: Rose Fistrovic, Psomas

Appellants:
1. Board of the Studio City Residents Association
   Representative: Barry Johnson, Studio City Residents Association
2. Studio City for Safe Development
   Representative: Jamie T. Hall, Channel Law Group, LLP
3. Marianne King

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

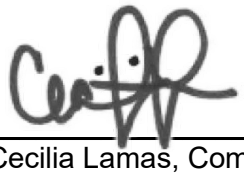
Merger and re-subdivision into two ground lots, three residential airspace lots, five commercial airspace lots, eight parking airspace lots for the demolition and removal of all existing structures from the Project site and the construction, use, and maintenance of a mixed-use development comprised of 814 residential units and 75,968 square feet of restaurant uses. The Project proposes grading and exporting of up to 521,000 cubic yards of earth.

1. **Determined**, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66;
2. **Denied** the appeal and **sustained** the Deputy Advisory Agency's Determination dated April 15, 2026;
3. **Approved** with conditions, pursuant to Chapter 1 Sections 17.51 and 17.53, and Chapter 1A Section 13B.7.3.I of the Los Angeles Municipal Code, the attached two-phased Vesting Tentative Tract Map, VTT No. 84453, for merger and re-subdivision of the Project Site into two ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots and a haul route approval for the removal of approximately 521,000 cubicle yards of dirt;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

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

Vote: 6 – 0



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

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission is appealable to City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council.

FINAL APPEAL DATE: JULY 23, 2026

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

WHO CAN FILE AN APPEAL

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

HOW TO FILE AN APPEAL

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

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

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QR Code to

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CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

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

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DETERMINATION EFFECTIVE DATE

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

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

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

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

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

Attachments: Modified Conditions of Approval, Findings, Vesting Tentative Tract Map (VTT No. 84453)

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

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at is meeting of June 11, 2026)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division – Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

1. That along Valleyheart Drive and adjoining the subdivision, a 5-foot wide strip of land be dedicated to complete a 10-foot wide Limited Local Street standard border.

2. That a 20-foot radius property line return be dedicated at the intersection of Valleyheart Drive and Whitsett Avenue.

3. That the subdivider makes a request to the BOE – Valley District Office to determine the capacity of existing sewers in this area.

4. That any required drainage easements be shown on the final map satisfactory to the Valley District Office and Los Angeles County Department of Public Works.

5. That arrangements be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Los Angeles County Flood Control Channel.

6. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:

   a. Plan view at different elevations.
   b. Isometric views.
   c. Elevation views.
   d. Section cuts at all locations where air space lot boundaries change.

7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated *August 11, 2025*, Log No. 136328 and attached to the case file for Tract No. 84453

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

   a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

   b. The proposed Map does not comply with the density requirements for the C1.5 Zone per LAMC Section 12.13.5.B.3. Obtain approval from the Advisory Agency for the deviation from the zoning code.

   c. Provide a copy of CPC case CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA. Show compliance with all the conditions/requirements of the CPC case as applicable.

   d. Provide a copy of ZA case ZA-1987-661-PAB. Show compliance with all the conditions/requirements of the ZA case as applicable.

   e. Provide a copy of DIR case DIR-2003-6079-SPP. Show compliance with all the conditions/requirements of the DIR case as applicable.

   f. Provide a copy of affidavits OB-11978, AF-91-2009990-OP, OB-11493, AF-91-693236-OB, AF-91-2033791-OB, AF-91-2009990-OP, AF-91-693235-LT and AFF-50014. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

   g. Show all street dedication as required by Bureau of Engineering and provide net lot area after all street dedications. “Area” and density requirements shall be re-checked as per net lot area after street dedications. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

   h. Submit a revised Map that dimensions each air space lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.

   i. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

   j. Provide a copy of the draft final map to LADBS Zoning to obtain the final Zoning clearance.

   Notes:

   This property is located within the ZI-2358 River Implementation Overlay District (RIO).

This property is located within the ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor.

This property is located in a Very High Fire Hazard Severity Zone.

This property is located in a Liquefaction Zone.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check. If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF TRANSPORTATION
If you have any questions, you may contact me at Miguel.crisostomo@lacity.org or 818-374-4699.

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

    a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

    b. A two-way driveway width of W=30 feet is required for all driveways, or to the satisfaction of LADOT.

    c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

    d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT
The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

11. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Access for Fire Department apparatus and personnel to and into all structures shall

be required.

b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

f. Fire Lane Requirements:

a) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

b) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

c) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

d) Submit plot plans indicating access road and turning area for Fire Department approval.

e) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

f) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

g) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

h) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

i) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

g. The plot plans shall be approved by the Fire Department showing fire hydrants and

access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

i. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

j. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

k. Standard cut-corners will be used on all turns.

l. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

m. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

n. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

o. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

p. **FPB #105:** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

q. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b) It is the intent of this policy that in no case will the maximum travel distance

exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c) This policy does not apply to single-family dwellings or to non-residential buildings.

r. Site plans shall include all overhead utility lines adjacent to the site.

s. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

t. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

v. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

w. Entrance to the main lobby shall be located off the address side of the building.

x. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

y. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

z. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department’s review of the plot plan.

aa. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP’s Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP’s Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will

be conducted at the Bureau of Engineering District office, see condition S-3. (c).

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 4, 2026. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

16. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

17. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance Nos. 177,404 and 186,873, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

    STREET TREES

    a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

    b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

    c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division.

All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS
Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of two (2) Master Ground Lots, three (3) Residential Airspace, Lots, five (5) Commercial Airspace Lots, and eight (8) Parking Airspace Lots.

b. That the subdivider shall comply with the **Ventura/Cahuenga Boulevard Corridor Specific Plan** prior to the issuance of a building or grading permit.

c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

e. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) 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.

(ii) 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.

(iii) 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 (ii).

(iv) 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 in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, 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, of 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, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with <u>any</u> 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.

f. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become

party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

g. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA is not approved, the subdivider shall submit a tract modification.

h. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

   a. Streets to be used are limited to Ventura Boulevard, Coldwater Canyon Avenue, US 101, US 405, US 5, Roxford Street, Sepulveda Boulevard, San Fernando Road, and Sunshine Canyon Road.

   b. Hours of operation shall be from 9:00 a.m. to 3:00 p.m.

   c. Days of the week shall be Mondays through Fridays and Saturdays.

   d. Total trips per day shall be 144.

   e. Duration of project shall be 200 days.

   f. Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. **There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.**

   g. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.

   h. Streets shall be cleaned of spilled materials at the termination of each work day.

   i. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.

   j. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

   k. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

   l. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

m. All trucks are to be watered at the job site to prevent excessive blowing dirt.

n. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.

o. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.

p. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.

q. A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.

r. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.

s. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.

t. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.

u. The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.

v. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

OR

A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling (818) 374-5082.

OR

A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the West Los Angeles District Engineering Office, 1828 Sawtelle Boulevard, 3rd Floor, Los Angeles, CA 90025. Further information regarding the bond may be obtained by calling 310.575.8388.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

CC-1. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.

b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)

c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for a commercial/industrial building will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a commercial/industrial building and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) Construct new streetlights: 10 on Valleyheart Drive. If street widening per BOE improvement conditions, relocate and upgrade streetlights: one (1) on Whitsett Avenue and 12 on Ventura Boulevard.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(1) Improve Ventura Boulevard adjoining the subdivision with the construction of new concrete curb, gutter and a fullwidth concrete sidewalk with tree wells. Repair any broken, damaged or off-grade roadway pavement, including any necessary removal and reconstruction of existing improvements.

(2) Improve Whitsett Avenue adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells. Repair and/or replace any broken, damaged or off-grade concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

(3) Improve Valleyheart Drive being dedicated and adjoining the subdivision with the construction of a new 10-foot-wide concrete sidewalk with tree wells. Repair and/or replace any broken, damaged or off-grade concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

(4) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

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.

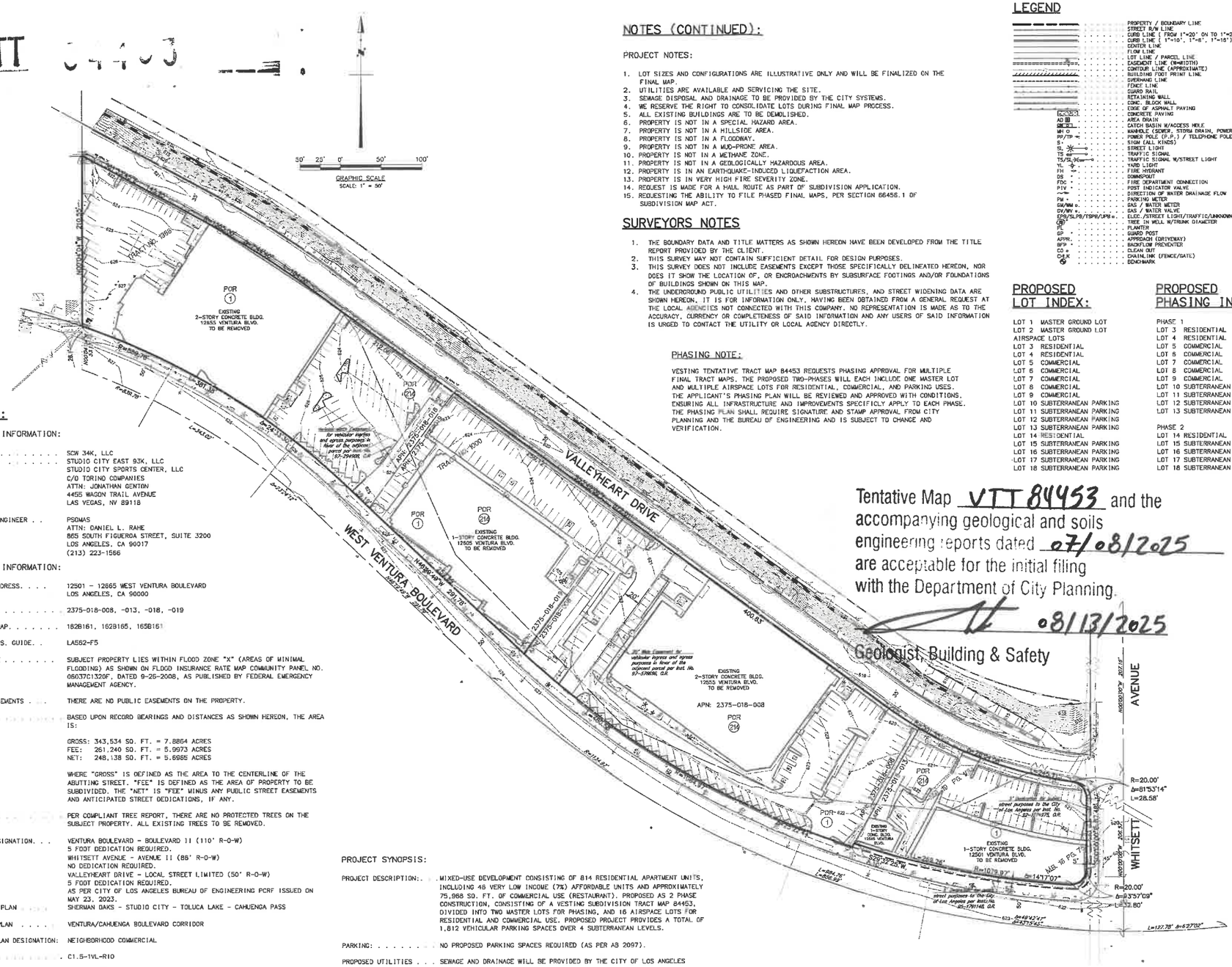
Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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.

VTT 84453



NOTES:

CONTACT INFORMATION:

OWNER/AND . . . . . SCW 34K, LLC
SUBDIVIDER . . . . . STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
ATTN: JONATHAN GENTON
4455 WAGON TRAIL AVENUE
LAS VEGAS, NV 89118

SURVEYOR/ENGINEER . . PSOMAS
ATTN: DANIEL L. RAHE
865 SOUTH FIGUEROA STREET, SUITE 3200
LOS ANGELES, CA 90017
(213) 223-1566

PROJECT INFORMATION:

PROJECT ADDRESS. . . . 12501 - 12665 WEST VENTURA BOULEVARD
LOS ANGELES, CA 90000

APN . . . . . 2375-018-008, -013, -018, -019

DISTRICT MAP. 162B161, 162B165, 165B161

THOMAS BROS. GUIDE. . LA562-F5

FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1320F, DATED 9-26-2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS . . . THERE ARE NO PUBLIC EASEMENTS ON THE PROPERTY.

AREA . . . . . BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

GROSS: 343,534 SQ. FT. = 7.8864 ACRES
FEE: 261,240 SQ. FT. = 5.9973 ACRES
NET: 248,138 SQ. FT. = 5.6985 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING STREET. "FEE" IS DEFINED AS THE AREA OF PROPERTY TO BE SUBDIVIDED. THE "NET" IS "FEE" MINUS ANY PUBLIC STREET EASEMENTS AND ANTICIPATED STREET DEDICATIONS, IF ANY.

TREES . . . . . PER COMPLIANT TREE REPORT, THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL EXISTING TREES TO BE REMOVED.

STREET DESIGNATION. . . VENTURA BOULEVARD - BOULEVARD II (110' R-O-W)
5 FOOT DEDICATION REQUIRED.
WHITSETT AVENUE - AVENUE II (86' R-O-W)
NO DEDICATION REQUIRED.
VALLEYHEART DRIVE - LOCAL STREET LIMITED (50' R-O-W)
5 FOOT DEDICATION REQUIRED.
AS PER CITY OF LOS ANGELES BUREAU OF ENGINEERING PCRF ISSUED ON MAY 23, 2023.

COMMUNITY PLAN . . . . SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS

SPECIFIC PLAN . . . . VENTURA/CAHUENGA BOULEVARD CORRIDOR

GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL

ZONING C1.5-1VL-RIO

BUILDING SETBACKS . . . FRONT YARD - VENTURA BOULEVARD
18" SETBACK REQUIRED AS PER VCBCSP SECTION 7.A.3.a

BACK YARD - VALLEYHEART DRIVE
19' SETBACK REQUIRED AS PER VCBCSP SECTION 7.A.3.a
18" PROVIDED AS PER OFF-MENU INCENTIVE ENTITLEMENT REQUEST IN LIEU OF REQUIREMENT

SIDE YARD - WESTERLY PROPERTY LINE
8' SETBACK REQUIRED FOR RESIDENTIAL
0' SETBACK REQUIRED FOR COMMERCIAL

SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE
18" SETBACK REQUIRED AS PER VCBCSP SECTION 7.A.3.b

NOTES (CONTINUED):

PROJECT NOTES:

1. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
3. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
4. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS DURING FINAL MAP PROCESS.
5. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
6. PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
7. PROPERTY IS NOT IN A HILLSIDE AREA.
8. PROPERTY IS NOT IN A FLOODWAY.
9. PROPERTY IS NOT IN A MUD-PRONE AREA.
10. PROPERTY IS NOT IN A METHANE ZONE.
11. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS AREA.
12. PROPERTY IS IN AN EARTHQUAKE-INDUCED LIQUEFACTION AREA.
13. PROPERTY IS IN VERY HIGH FIRE SEVERITY ZONE.
14. REQUEST IS MADE FOR A HAUL ROUTE AS PART OF SUBDIVISION APPLICATION.
15. REQUESTING THE ABILITY TO FILE PHASED FINAL MAPS, PER SECTION 66456.1 OF SUBDIVISION MAP ACT.

SURVEYORS NOTES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE TITLE REPORT PROVIDED BY THE CLIENT.
2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. THE UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

PHASING NOTE:

VESTING TENTATIVE TRACT MAP 84453 REQUESTS PHASING APPROVAL FOR MULTIPLE FINAL TRACT MAPS. THE PROPOSED TWO-PHASES WILL EACH INCLUDE ONE MASTER LOT AND MULTIPLE AIRSPACE LOTS FOR RESIDENTIAL, COMMERCIAL, AND PARKING USES. THE APPLICANT'S PHASING PLAN WILL BE REVIEWED AND APPROVED WITH CONDITIONS. ENSURING ALL INFRASTRUCTURE AND IMPROVEMENTS SPECIFICLY APPLY TO EACH PHASE. THE PHASING PLAN SHALL REQUIRE SIGNATURE AND STAMP APPROVAL FROM CITY PLANNING AND THE BUREAU OF ENGINEERING AND IS SUBJECT TO CHANGE AND VERIFICATION.

LEGEND

PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')
CURB LINE (1"=10', 1"=8', 1"=16')
CENTER LINE
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (W=WIDTH)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
OVERHANG LINE
FENCE LINE
GUARD RAIL
RETAINING WALL
CONC. BLOCK WALL
EDGE OF ASPHALT PAVING
CONCRETE PAVING
AD AREA DRAIN
CB CATCH BASIN W/ACCESS HOLE
MH MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP/TP POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
S SIGN (ALL KINDS)
SL STREET LIGHT
TS TRAFFIC SIGNAL
TS/SL TRAFFIC SIGNAL W/STREET LIGHT
YL YARD LIGHT
FH FIRE HYDRANT
DS DOWNSPOUT
FDC FIRE DEPARTMENT CONNECTION
PIV POST INDICATOR VALVE
DIRECTION OF WATER DRAINAGE FLOW
PM PARKING METER
GM/WM GAS / WATER METER
GV/WV GAS / WATER VALVE
EPB/SLPB/TSPB/UPB ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
GMT TREE IN WELL W/TRUNK DIAMETER
PL PLANTER
GP GUARD POST
APPR APPROACH (DRIVEWAY)
BFP BACKFLOW PREVENTER
CO CLEAN OUT
CHLK CHAIN LINK (FENCE/GATE)
BM BENCHMARK

PROPOSED LOT INDEX:

LOT 1 MASTER GROUND LOT
LOT 2 MASTER GROUND LOT
AIRSPACE LOTS
LOT 3 RESIDENTIAL
LOT 4 RESIDENTIAL
LOT 5 COMMERCIAL
LOT 6 COMMERCIAL
LOT 7 COMMERCIAL
LOT 8 COMMERCIAL
LOT 9 COMMERCIAL
LOT 10 SUBTERRANEAN PARKING
LOT 11 SUBTERRANEAN PARKING
LOT 12 SUBTERRANEAN PARKING
LOT 13 SUBTERRANEAN PARKING
LOT 14 RESIDENTIAL
LOT 15 SUBTERRANEAN PARKING
LOT 16 SUBTERRANEAN PARKING
LOT 17 SUBTERRANEAN PARKING
LOT 18 SUBTERRANEAN PARKING

PROPOSED PHASING INDEX:

PHASE 1
LOT 3 RESIDENTIAL
LOT 4 RESIDENTIAL
LOT 5 COMMERCIAL
LOT 6 COMMERCIAL
LOT 7 COMMERCIAL
LOT 8 COMMERCIAL
LOT 9 COMMERCIAL
LOT 10 SUBTERRANEAN PARKING
LOT 11 SUBTERRANEAN PARKING
LOT 12 SUBTERRANEAN PARKING
LOT 13 SUBTERRANEAN PARKING

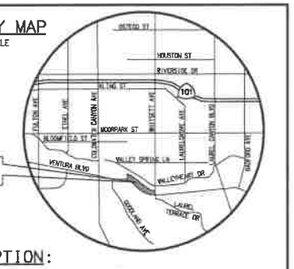
PHASE 2
LOT 14 RESIDENTIAL
LOT 15 SUBTERRANEAN PARKING
LOT 16 SUBTERRANEAN PARKING
LOT 17 SUBTERRANEAN PARKING
LOT 18 SUBTERRANEAN PARKING

Tentative Map VTT 84453 and the accompanying geological and soils engineering reports dated 07/08/2025 are acceptable for the initial filing with the Department of City Planning.

08/13/2025
Geologist, Building & Safety

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION:

APN: 2375-018-013

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, 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 FLOOD CONTROL DISTRICT FEBRUARY 14, 1951, AS INSTRUMENT NO. 4041, 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 IN BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO LAST MENTIONED CURVE SOUTH 45° 18' 47" EAST 291.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1085.00 FEET; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 37' 39" AN ARC LENGTH OF 277.00 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A LINE THAT IS PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY FROM THE CENTER LINE OF WHITSETT AVENUE AS IT NOW EXISTS; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 41' 52" AN ARC LENGTH OF 32.70 FEET TO THE NORTHERLY TERMINUS IN SAID PARALLEL LINE; THENCE NORTH 0° 01' 37" WEST ALONG SAID PARALLEL LINE 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 23' 05" AN ARC LENGTH OF 28.77 FEET TO TERMINATE AT A POINT IN THE SAID SOUTHWESTERLY LINE OF VALLEYHEART DRIVE, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 501.55 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SOUTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 23° 23' 48" AN ARC LENGTH OF 204.81 FEET; THENCE SOUTH 29° 34' 31" WEST 168.28 FEET TO THE TRUE POINT OF BEGINNING.

APN: 2375-018-008

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, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN CERTIFICATE OF COMPLIANCE LA NO. 93-004, RECORDED NOVEMBER 8, 1993, AS INSTRUMENT NO. 93-2183925, OF OFFICIAL RECORDS.

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 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 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 45° 18' 47" EAST 291.72 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' 31" AN ARC LENGTH OF 9.11 FEET, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT IS ALSO THE INTERSECTION OF THE SAID NORTHERLY LINE AND THE NORTHWESTERLY LINE OF LAND DESCRIBED IN INSTRUMENT NO. 90-248544 RECORDED FEBRUARY 14, 1990, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 54' 28" AN ARC LENGTH OF 471.67 FEET; THENCE NORTH 29° 34' 31" EAST 168.28 FEET TO A POINT IN THE CURVED SOUTHWESTERLY LINE OF VALLEYHEART DRIVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 501.55 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 14' 07" AN ARC LENGTH OF 45.83 FEET; THENCE TANGENT TO LAST MENTIONED CURVE NORTH 53° 48' 04" WEST 400.81 FEET TO THE POINT OF INTERSECTION OF THE SAID NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE AFOREMENTIONED INSTRUMENT; THENCE SOUTH 36° 09' 47" WEST 209.48 FEET TO THE POINT OF BEGINNING.

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 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 45° 18' 47" EAST 39.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 45° 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' 31" 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 39° 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 45° 18' 47" EAST 39.33 FEET; THENCE NORTH 39° 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 145.93 FEET TO THE POINT OF BEGINNING.

PROJECT SYNOPSIS:

PROJECT DESCRIPTION:. . . MIXED-USE DEVELOPMENT CONSISTING OF 814 RESIDENTIAL APARTMENT UNITS, INCLUDING 46 VERY LOW INCOME (7%) AFFORDABLE UNITS AND APPROXIMATELY 75,988 SQ. FT. OF COMMERCIAL USE (RESTAURANT). PROPOSED AS 2 PHASE CONSTRUCTION, CONSISTING OF A VESTING SUBDIVISION TRACT MAP 84453, DIVIDED INTO TWO MASTER LOTS FOR PHASING, AND 18 AIRSPACE LOTS FOR RESIDENTIAL AND COMMERCIAL USE. PROPOSED PROJECT PROVIDES A TOTAL OF 1,812 VEHICULAR PARKING SPACES OVER 4 SUBTERRANEAN LEVELS.

PARKING: . . . . . NO PROPOSED PARKING SPACES REQUIRED (AS PER AB 2097).

PROPOSED UTILITIES . . . SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.

EXISTING UTILITIES . . . UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHTING CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAINED FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN INDEX.

VTT

EXISTING CONDITIONS

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

DESIGNED L.T.L.
DRAFTED L.T.L.
CHECKED D.L.R.

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK: CITY OF LOS ANGELES BM NO. 08-07350
SQ. SPK. IN W CURB WHITSETT AVE; 60FT N OF CTR LINE PRODUCED; OF VALLEY HEART DR FROM EAST; S END OF CB
ELEVATION: 818.956 FEET NAVD 88 ADJUSTMENT: 2000
PATH/PLOT DATE:

PSOMAS
865 South Figueroa Street, Suite 3200
Los Angeles, CA 90017
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

VESTING TENTATIVE TRACT MAP FOR RESUBDIVISON AND AIRSPACE PURPOSES:

VESTING TENTATIVE TRACT MAP NO. 84453

12501 - 12665 WEST VENTURA BOULEVARD
LOS ANGELES, CA 91604

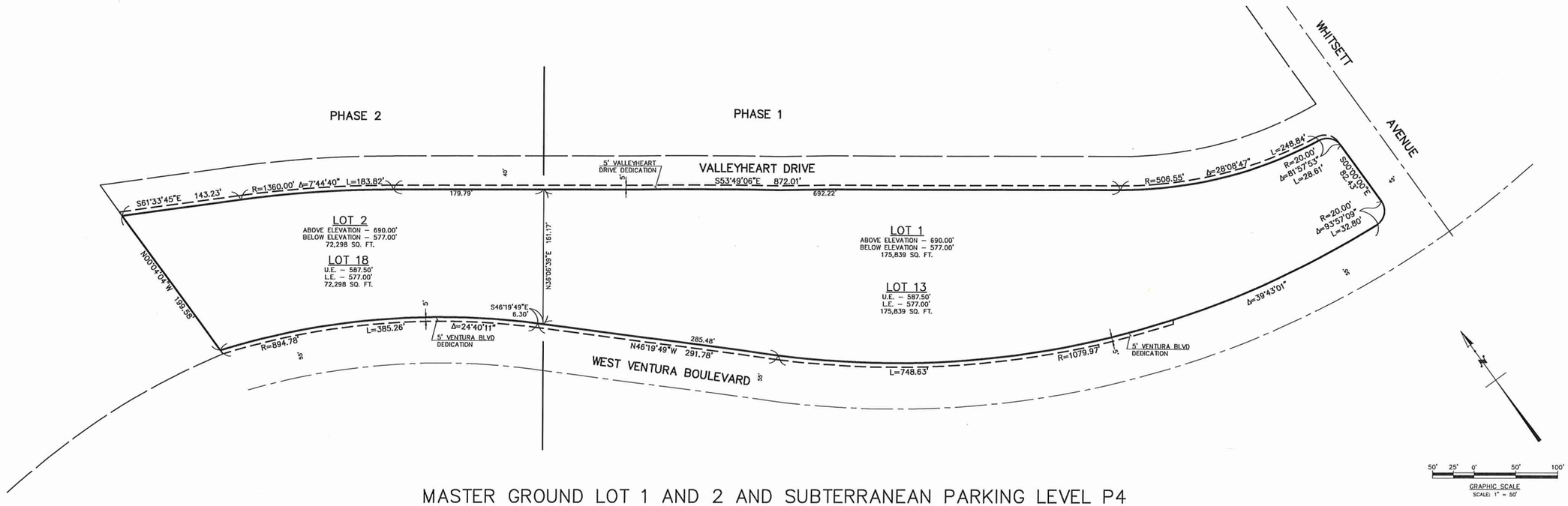
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MARCH 26, 2025
SCALE: 1" = 50'
PROJECT NUMBER: 1STU120100
SHEET 1 OF 5

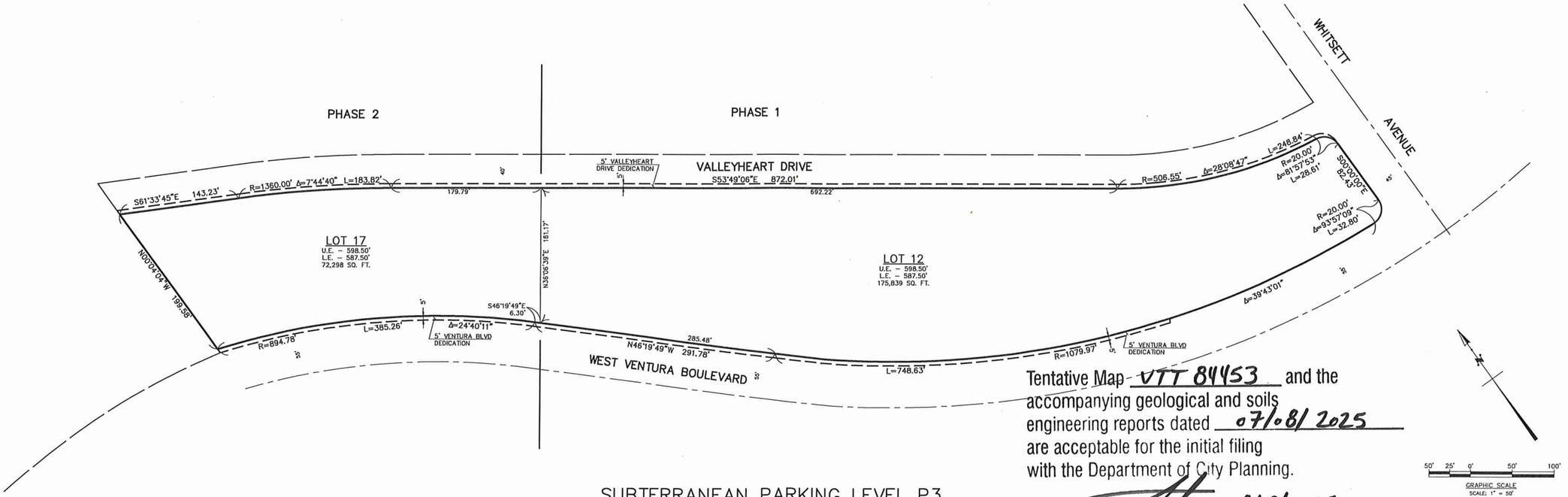
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP

OCT 14 2025

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY



MASTER GROUND LOT 1 AND 2 AND SUBTERRANEAN PARKING LEVEL P4



SUBTERRANEAN PARKING LEVEL P3

PROPOSED CONDITIONS

Tentative Map VTT 84453 and the accompanying geological and soils engineering reports dated 07/08/2025 are acceptable for the initial filing with the Department of City Planning.

08/13/2025

Geologist, Building & Safety

SEAL: PROFESSIONAL LAND SURVEYOR — DARREL L. WYRE — No. 9425 — STATE OF CALIFORNIA

DESIGNED L.T.L. | DRAWN L.T.L. | CHECKED D.L.R.

REV	DATE	DESCRIPTION	BY	APP'D

BENCH MARK: CITY OF LOS ANGELES BM NO. 08-07350
SQ. SPK. IN W CURB WHITSETT AVE; 60FT N OF CTR LINE PRODUCED; OF VALLEY HEART DR FROM EAST; S END OF CB
ELEVATION 618.956 FEET NAVD 88 ADJUSTMENT 2000
PATH/PLOT DATE:

PSOMAS
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Los Angeles, CA 90017
(213) 223-1400 (213) 223-1444 fax
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VESTING TENTATIVE TRACT MAP NO. 84453

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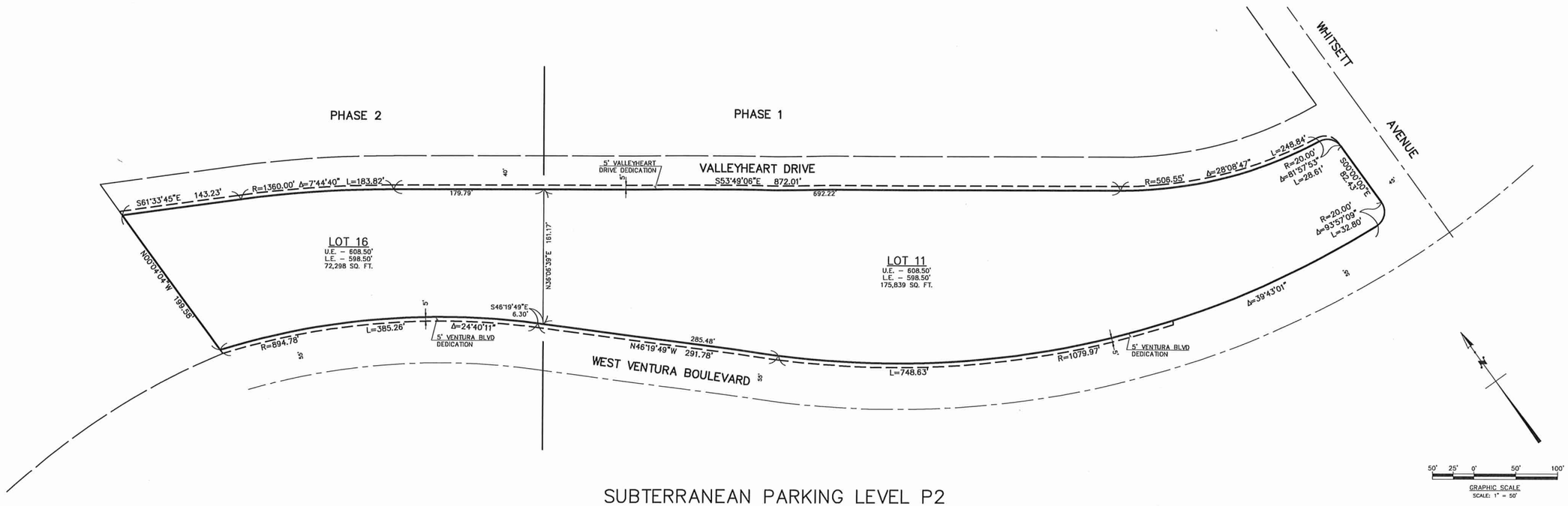
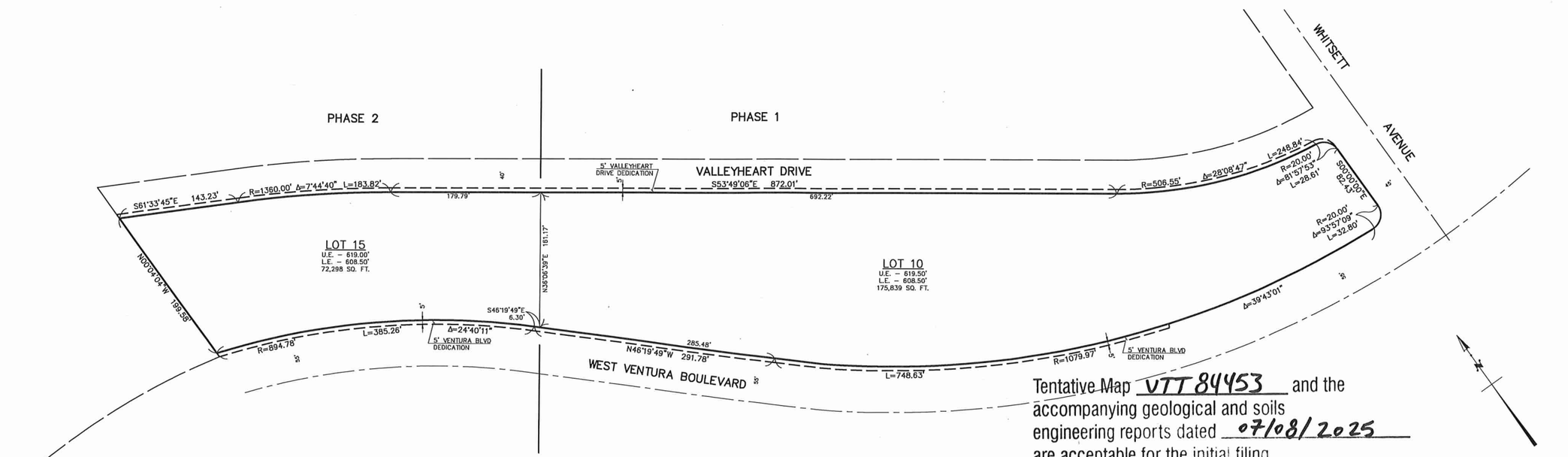
LOS ANGELES, CA 91604

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MARCH 26, 2025
SCALE: 1" = 50'
PROJECT NUMBER: 1STU120100
SHEET 2 OF 5



SUBTERRANEAN PARKING LEVEL P2



SUBTERRANEAN PARKING LEVEL P1

PROPOSED CONDITIONS

Tentative Map VTT 84453 and the accompanying geological and soils engineering reports dated 07/08/2025 are acceptable for the initial filing with the Department of City Planning.

08/13/2025

Geologist, Building & Safety

SEAL: PROFESSIONAL LAND SURVEYOR DANIEL L. RAVE No. 9425 STATE OF CALIFORNIA

DESIGNED	L.T.L.
DRAFTED	L.T.L.
CHECKED	D.L.R.

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK: CITY OF LOS ANGELES BM NO. 08-07350

SQ. SPK. IN W CURB WHITSETT AVE; 60FT N OF CTR LINE PRODUCED; OF VALLEY HEART DR FROM EAST; S END OF CB

ELEVATION 618.956 FEET NAVD 88 ADJUSTMENT 2000

PATHPLOT DATE:

PSOMAS
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Los Angeles, CA 90017
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VESTING TENTATIVE TRACT MAP FOR RESUBDIVISON AND AIRSPACE PURPOSES:

VESTING TENTATIVE TRACT MAP NO. 84453

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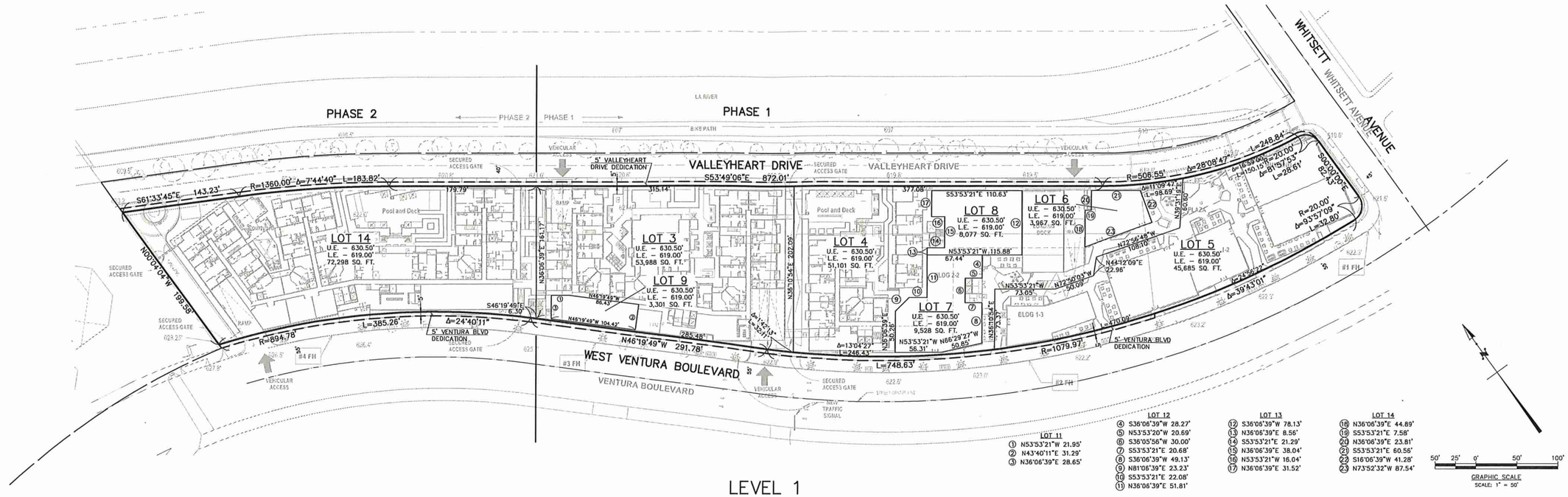
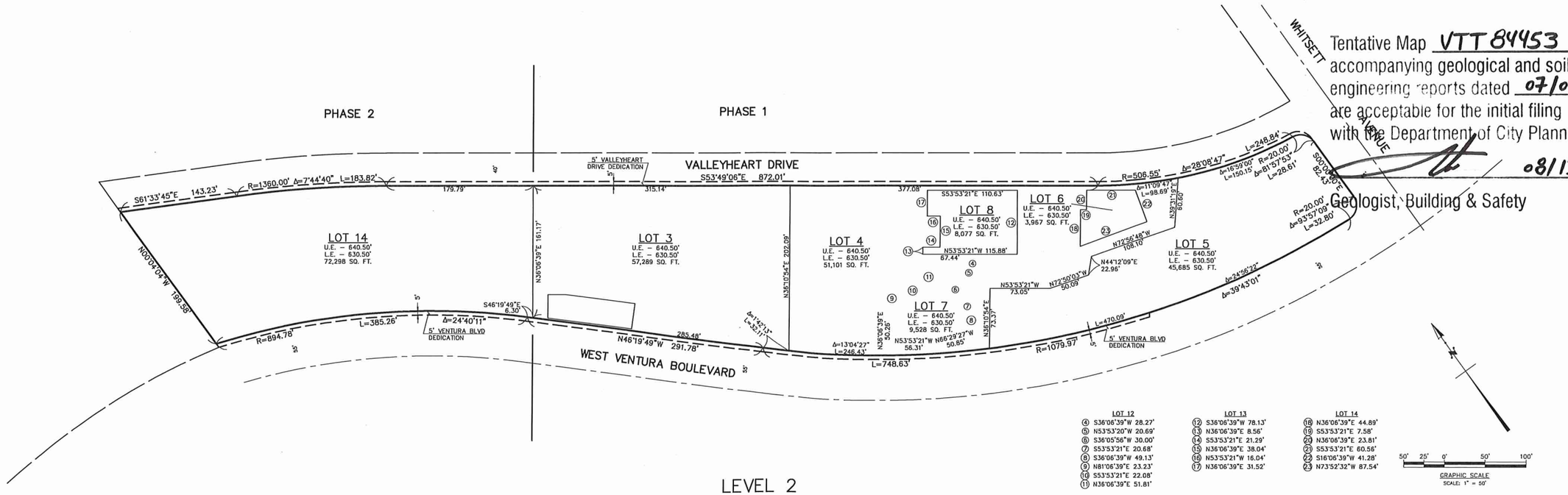
LOS ANGELES, CA 91604

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MARCH 26, 2025
SCALE	1" = 50'
PROJECT NUMBER	1STU120100
SHEET	3
OF	5



LEVEL 1



LEVEL 2

PROPOSED CONDITIONS

Tentative Map VTT 84453 and the accompanying geological and soils engineering reports dated 07/08/2025 are acceptable for the initial filing with the Department of City Planning.

08/13/2025

Geologist, Building & Safety

SEAL: PROFESSIONAL LAND SURVEYOR DANIEL L. RAIC No. 9425 STATE OF CALIFORNIA

DESIGNED	L.T.L.
DRAFTED	L.T.L.
CHECKED	D.L.R.

REV	DATE	DESCRIPTION	BY	APP'D
1	08/13/25	PER CITY COMMENTS	LTL	

BENCHMARK: CITY OF LOS ANGELES BM NO. 08-07350

SQ. SPK. IN W CURB WHITSETT AVE; 60FT N OF CTR LINE PRODUCED; OF VALLEY HEART DR FROM EAST; S END OF CB

ELEVATION 618.956 FEET NAVD 88 ADJUSTMENT 2000

PATHPLOT DATE: Aug 27, 2025 - 07:22:26

PSOMAS
865 South Figueroa Street, Suite 3200
Los Angeles, CA 90017
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

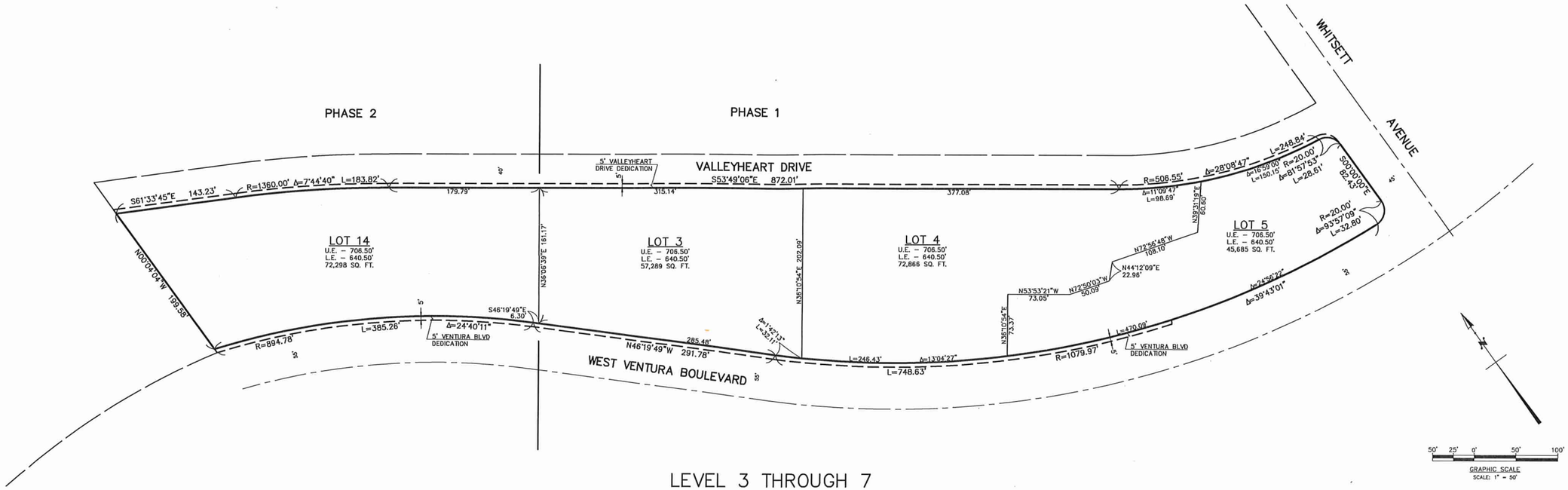
VESTING TENTATIVE TRACT MAP FOR RESUBDIVISON AND AIRSPACE PURPOSES:

VESTING TENTATIVE TRACT MAP NO. 84453

12501 – 12665 WEST VENTURA BOULEVARD
LOS ANGELES, CA 91604

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	MARCH 26, 2025
SCALE	1" = 50'
PROJECT NUMBER	1STU120100
SHEET	4
OF	5



LEVEL 3 THROUGH 7
PROPOSED CONDITIONS

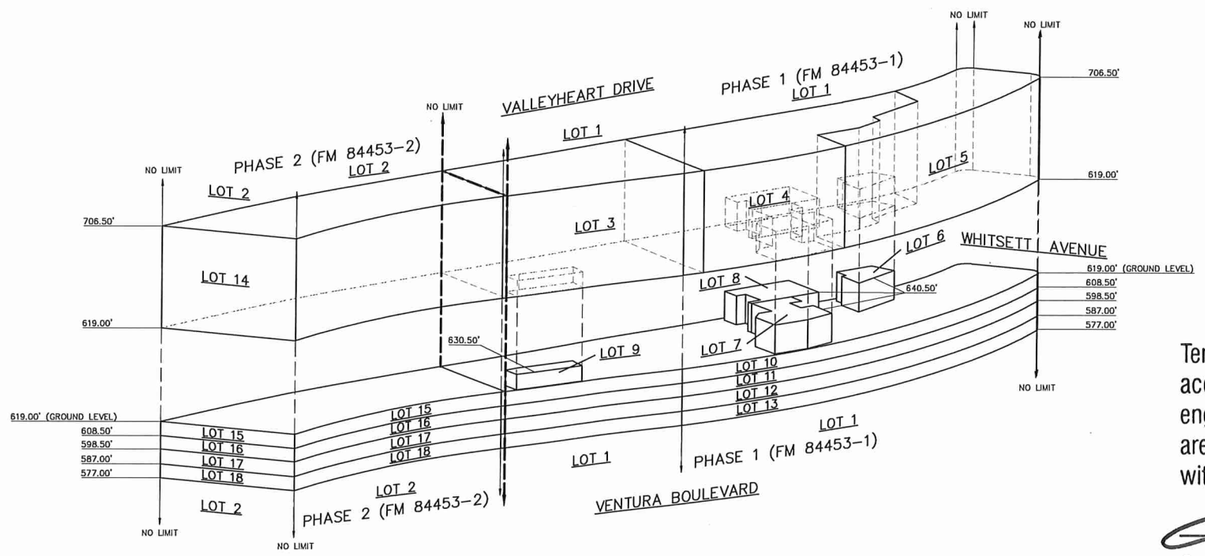
PROPOSED LOT INDEX:

LOT 1 MASTER GROUND LOT
LOT 2 MASTER GROUND LOT
AIRSPACE LOTS
LOT 3 RESIDENTIAL
LOT 4 RESIDENTIAL
LOT 5 COMMERCIAL
LOT 6 COMMERCIAL
LOT 7 COMMERCIAL
LOT 8 COMMERCIAL
LOT 9 COMMERCIAL
LOT 10 SUBTERRANEAN PARKING
LOT 11 SUBTERRANEAN PARKING
LOT 12 SUBTERRANEAN PARKING
LOT 13 SUBTERRANEAN PARKING
LOT 14 RESIDENTIAL
LOT 15 SUBTERRANEAN PARKING
LOT 16 SUBTERRANEAN PARKING
LOT 17 SUBTERRANEAN PARKING
LOT 18 SUBTERRANEAN PARKING

PROPOSED PHASING INDEX:

PHASE 1
LOT 3 RESIDENTIAL
LOT 4 RESIDENTIAL
LOT 5 COMMERCIAL
LOT 6 COMMERCIAL
LOT 7 COMMERCIAL
LOT 8 COMMERCIAL
LOT 9 COMMERCIAL
LOT 10 SUBTERRANEAN PARKING
LOT 11 SUBTERRANEAN PARKING
LOT 12 SUBTERRANEAN PARKING
LOT 13 SUBTERRANEAN PARKING

PHASE 2
LOT 14 RESIDENTIAL
LOT 15 SUBTERRANEAN PARKING
LOT 16 SUBTERRANEAN PARKING
LOT 17 SUBTERRANEAN PARKING
LOT 18 SUBTERRANEAN PARKING



ISOMETRIC

Tentative Map VTT 84453 and the accompanying geological and soils engineering reports dated 07/08/2025 are acceptable for the initial filing with the Department of City Planning.

08/13/2025

Geologist, Building & Safety

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

DESIGNED L.T.L.
DRAFTED L.T.L.
CHECKED D.L.R.

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK CITY OF LOS ANGELES BM NO. 08-07350
SQ. SPK. IN W CURB WHITSETT AVE; 60FT N OF CTR LINE PRODUCED; OF VALLEY HEART DR FROM EAST; S END OF CB
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VESTING TENTATIVE TRACT MAP FOR RESUBDIVISON AND AIRSPACE PURPOSES:
VESTING TENTATIVE TRACT MAP NO. 84453
12501 - 12665 WEST VENTURA BOULEVARD
LOS ANGELES, CA 91604
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MARCH 26, 2025
SCALE: 1" = 50'
PROJECT NUMBER: 1STU120100
SHEET 5 OF 5

Applicant Copy
Office: Downtown
Application Invoice No: 110175

68001110175

City of Los Angeles
Department of City Planning

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit https://planning.lacity.gov/pdiscaseinfo/ and enter the Case Number.

Payment Info: $288.54 was paid on 07/23/2026 with receipt number 200656166449

Applicant: Amy Minteer (Carstens, Black & Minteer, LLP)
Representative:
Project Address: 12501 W VENTURA BLVD, 91604

NOTES:

VTT-84453-2A			
Item	Fee	%	Charged Fee
Appeal by Person Other Than The Applicant	$229.00	100 %	$229.00
		Case Total	**$229.00**
		* Fees Subject to Surcharges	$229.00
		Fees Not Subject to Surcharges	$0.00
		Plan & Land Use Fees Total	$0.00
		Expediting Fee	$0.00
		Development Services Center Surcharge (3%)	$6.87
		City Planning Systems Development Surcharge (6%)	$13.74
		Operating Surcharge (7%)	$16.03
		General Plan Maintenance Surcharge (10%)	$22.90

* Fees Subject to Surcharges	$229.00
Fees Not Subject to Surcharges	$0.00
Plan & Land Use Fees Total	$0.00
Expediting Fee	$0.00
Development Services Center Surcharge (3%)	$6.87
City Planning Systems Dev. Surcharge (6%)	$13.74
Operating Surcharge (7%)	$16.03
General Plan Maintenance Surcharge (10%)	$22.90
Grand Total	$288.54
Total Overpayment Amount	$0.00
Total Paid (amount must equal sum of all checks)	$288.54

Council District:
Plan Area:
Processed by RUBEN VASQUEZ on 7/22/2026

Signature: _____

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 *Tuesday and Thursday Only*	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*)

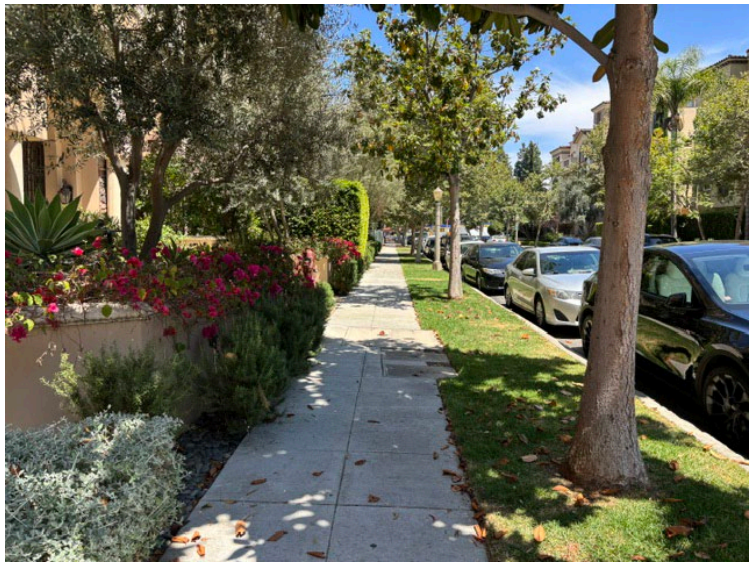
Parkway - … the term "**parkway**" is defined as the area of the street between the back of the curb and the sidewalk that is typically planted or landscaped.
(Parkway Landscaping Guidelines Bureau of Street Services (StreetsLA) –Sept. 5, 2023)

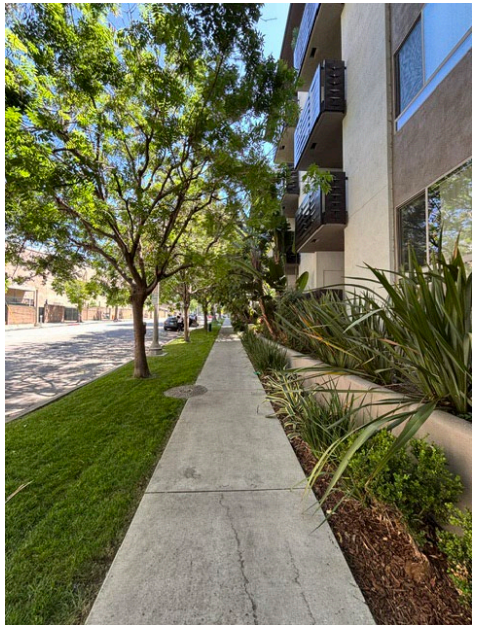
Parkway – "The commonly-used term for a landscaped portion of the Sidewalk Area (Border) between the face of curb and the pedestrian walkway."

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!

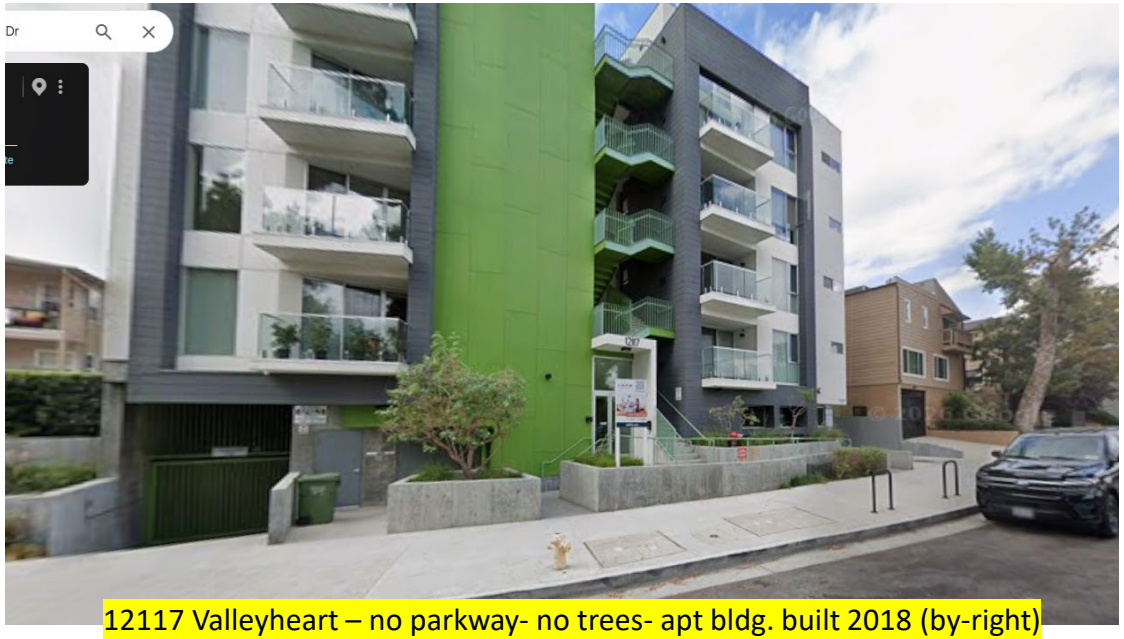
…And why do we need them now more than ever?

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)

Valleyheart Dr. at Guerin – condos built in 2002 (discretionary)

Valleyheart Dr. at Hoffman – apts built in 2025 (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)!