

STATUTORY EXEMPTION from the CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), and RELATED CEQA FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract Map appeals for the properties located at 12501 – 12665 West Ventura Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY the APPEALS filed by: 1) Amy C. Minter, on behalf of Studio City Residents Association & Save LA River Open Space; and 2) Marianne King, and THEREBY SUSTAIN the LACPC's approval of the environmental clearance, a Statutory Exemption from CEQA, and approval of a two-phased Vesting Tentative Tract Map, VTT No. 84453, for the 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 construction, use, and maintenance of a mixed-use development comprised of 814 residential units and 75,968 square feet of restaurant uses; for the properties located at 12501 - 12665 West Ventura Boulevard, subject to modified Conditions of Approval, as further modified by the PLUM Committee to:
  - a. Modify Condition S-3(i)(3) as follows: Improve Valleyheart Drive being dedicated and adjoining the subdivision with the construction of a new 10-foot-wide sidewalk with landscaped parkway to the satisfaction of the Bureau of Engineering. 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.
  - b. Add a Condition of Approval to the subject Letter of Determination (LOD) (VTT LOD), VTT-84453-2A as follows: Prior to recordation of the Final Map, the applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code, as recommended by the Department of City Planning report dated October 5, 2026.
  - c. Add the conditions listed in the letter from Council District 4, dated October 13, 2026, attached to the Council file.

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

Representative: Rose Fistrovic / Psomas

Case No. VTT-84453-2A

Environmental No. ENV-2025-5698-SE

Related Case Nos. VTT-84453; VTT-84453-1A; CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

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

Community Impact Statement: None submitted

**TIME LIMIT FILE – OCTOBER 23, 2026**

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

Summary:

At a regular meeting held on October 13, 2026, the PLUM Committee considered a report from the LACPC and Vesting Tentative Tract Map appeals for the properties located at 12501 - 12665 West Ventura Boulevard. DCP staff provided an overview of the matter. Councilmember Raman spoke in support of denying the appeals, and a representative from her office read into the record a letter requesting additional conditions to secure community benefits. This letter dated October 13, 2026, is attached to the Council file. After an opportunity for public comment, and a presentation from the Appellants and Applicant Representative, the Committee recommended to deny the appeals and sustain the approval of the environmental clearance, a Statutory Exemption from CEQA, and a two-phased Vesting Tentative Tract Map, haul route, Findings and modified Conditions of Approval, as further modified by the PLUM Committee to modify Condition S-3(i)(3), add a Condition of Approval to the subject LOD (VTT LOD), VTT-84453-2A, and add the conditions listed in the letter from Council District 4, dated October 13, 2026, attached to the Council file. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

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

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**