

APPROVED

Jan 15 2026

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-013

DATE January 15, 2026

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84453-HCA – RECOMMENDATION
TO THE ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for* C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 84453-HCA (Project) to provide an in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33 to the satisfaction of RAP; and,
2. Authorize RAP's General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33.C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Chapter 1ASEC. 13B.7.1.C.2.a (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Chapter 1A SEC. 13B.7.1.D.3.b (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The proposed Project is a 7.8-acre 814-unit mixed-use residential development located at 12555 Ventura Boulevard in the Studio City community. The vesting subdivision tract map would divide the site into two master lots for phasing, and sixteen airspace lots for residential and commercial use. The development is composed of 223 studio units, 373 one-bedroom units, and 218 2-bedroom units across 3 seven-story apartment buildings and 3 two-story retail buildings. Four levels of subterranean parking would also be constructed. The development includes the demolition of four existing commercial buildings. The Project includes common open space courtyards, a pool and deck, two indoor pool lounges, a gym/fitness room, a yoga and coffee lounge, two recreation rooms, and private residential balconies. All amenities would only be accessible to residents.

The Project, as submitted to City Planning, is not proposing to make an on-site or off-site land dedication to the City of Los Angeles.

Renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33.D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on July 17th, 2025. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on October 20, 2025. On October 20, 2025, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by November 28, 2025. The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33.D states that residential subdivision projects with more than fifty residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33.D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.7**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project would be:

$$\mathbf{5.5 \text{ Acres} = (814 \times 2.7) \times 0.00251}$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 44 units that would likely qualify for an exemption per LAMC Section 12.33.C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{5.2 \text{ Acres} = (768 \times 2.7) \times 0.00251}$$

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Per LAMC Section 12.33.D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2025, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$17,964.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project would be:

\$13,886,840.00 = \$17,964.00 x 814 dwelling units

As currently proposed, the Project has 44 that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

\$13,102,080.00 = \$17,964.00 x 768 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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Per LAMC Section 12.33.E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2025 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Studio City community of the City and within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Plan Area. Currently, the site is developed with four existing commercial buildings. The Project is located at the Ventura Boulevard Corridor (12501-12665 West Ventura Boulevard) between Ventura Boulevard and Valleyheart Drive along the Los Angeles River. An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a lower-density area of the City. Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2019-2023 American Community Survey): 8,217 persons per square mile.
- Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area (2019-2023 American Community Survey): 6,657 persons per square mile.

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Project Open Space and Recreational Areas

The Project includes common open space courtyards, a pool and deck, two indoor pool lounges, a gym/fitness room, a yoga and coffee lounge, two recreation rooms, and private residential balconies.

Although the amount of common open space being provided by the Project meets the minimum amount of open space required per LAMC Section 12.21, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There is one public park within a half-mile walking distance of the Project site:

Studio City Recreation Center is a Large Neighborhood Park located at 12621 West Rye Street in Studio City. The 8.5-acre park includes a recreation center, open spaces, benches, a playground, four tennis courts, three baseball fields, one basketball court, one childcare center, and one fitness zone.

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fee payment to the City as the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

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This Report was prepared by Jeremy Silva, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings and Tract Map
- 2) Attachment 2 - Advisory Agency Filing Notice VTT-84453-HCA
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks



3D VIEW

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 5/16/2025



3D VIEW



3D VIEW



3D VIEW



3D VIEW

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 5/16/2025



3D VIEW

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3D VIEW

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 5/16/2025

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

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: **October 20, 2025**

TO: Subdivision Committee Members

FROM: Department of City Planning, **Valley Project Planning 12501 W VENTURA BLVD, 91604**

SUBJECT: **Subdivision Filing Notification and Distribution (VTT Tentative Tract Map)**

Case Number: TT-84453

Map Type: VTT Tentative Tract Map

Map Stamp Date: October 14, 2025

Community Plan: Sherman Oaks - Studio City - Toluca

Lake - Cahuenga Pass

- Council District: **4**
- Neighborhood Council (NC)(**do NOT** send SB9 Split lot **only**)
- Bureau of Engineering
- Dept of Building and Safety - Grading
- Dept of Building and Safety - Zoning
- DWP Real Estate
- DWP Water Distribution Engineering
- Urban Forestry Land Development
- Office of Historic Resources
- Los Angeles Housing Department
- Animal Regulation

Distribution Date: **October 20, 2025**

Application Filing Date: **October 14, 2025**

NC: Studio City

Hillside: No

- LAFD – Engineering/Hydrant Unit
- Bureau of Street Lighting
- Department of Recreation and Parks
- Bureau of Sanitation
- LAUSD CEQA
- LAUSD Transportation
- County Health Department
- GIS
- LADOT Dev Review - Valley
- LADOT Dev Review - Citywide

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

Yes No

BSS – Haul Route Investigation and Enforcement

LADOT District Office

- Central (CD 1, 9, 14)
- Hollywood (CD 4, 10, 13)
- Western (CD 5, 11)
- Valley (CD 3, **4**, 5, 6, 7, 12)
- Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: **39 Days**

Please send your reports to the following e-mail address: planning.valleyprojects@lacity.org

Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached parcel map/tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

BLAKE LAMB
Deputy Advisory Agency

LEITHA YOUNG
Administrative Clerk

**VALLEY PROJECT
PLANNING**

planning.valleyprojects@lacity.org

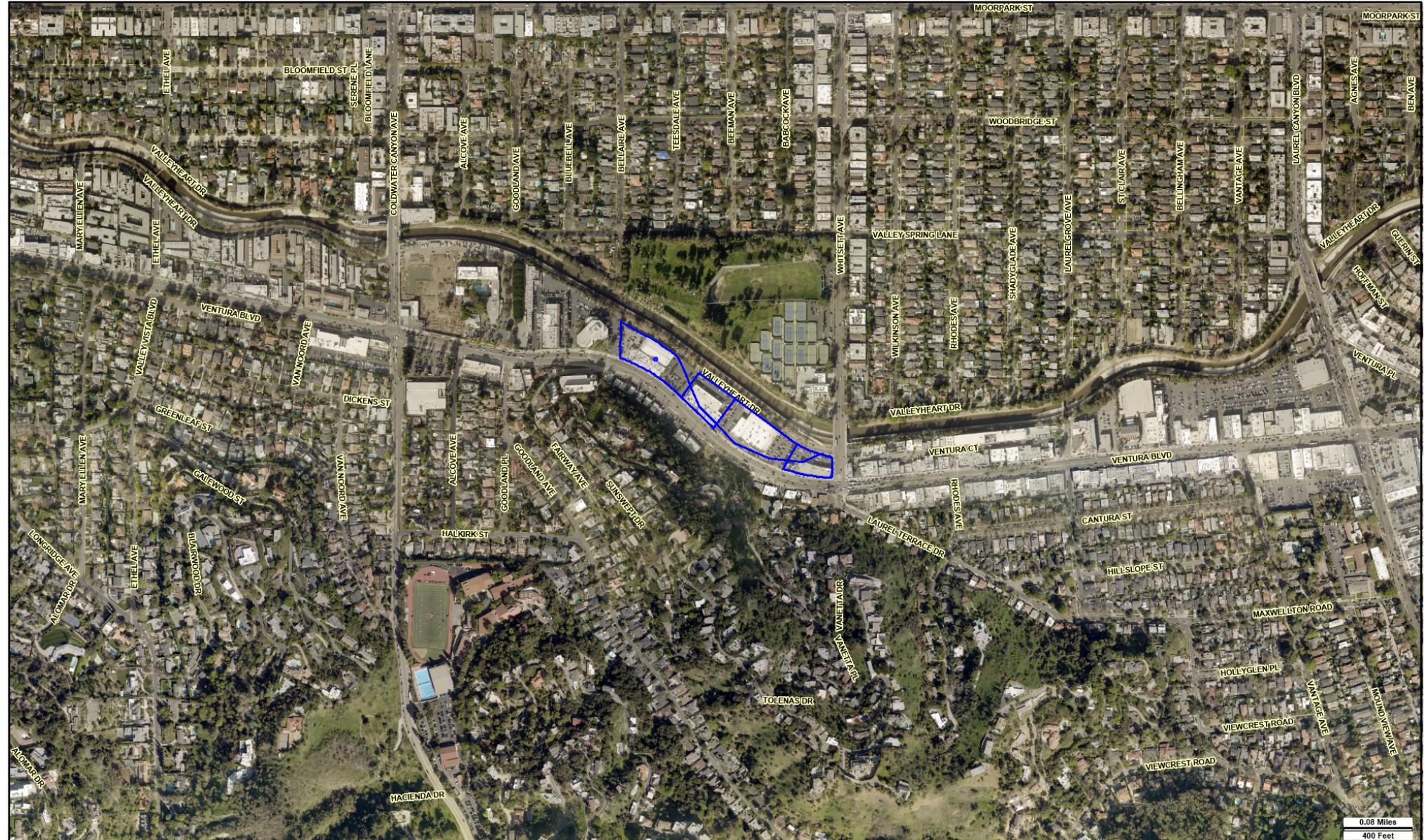
Attachment 3

ZIMAS INTRANET

LARIAC6 2020 Color-Ortho

06/20/2025

City of Los Angeles
Department of City Planning



Address: 12661 W VENTURA BLVD

APN: 2375018018

PIN #: 165B161 1011

Tract: TR 1368

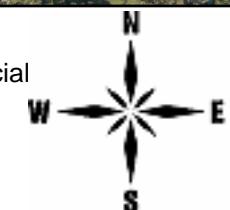
Block: None

Lot: FR 1

Arb: 1

Zoning: C1.5-1VL-RIO

General Plan: Neighborhood Office Commercial



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

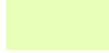
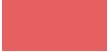
- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

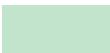
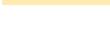
- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREeways

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

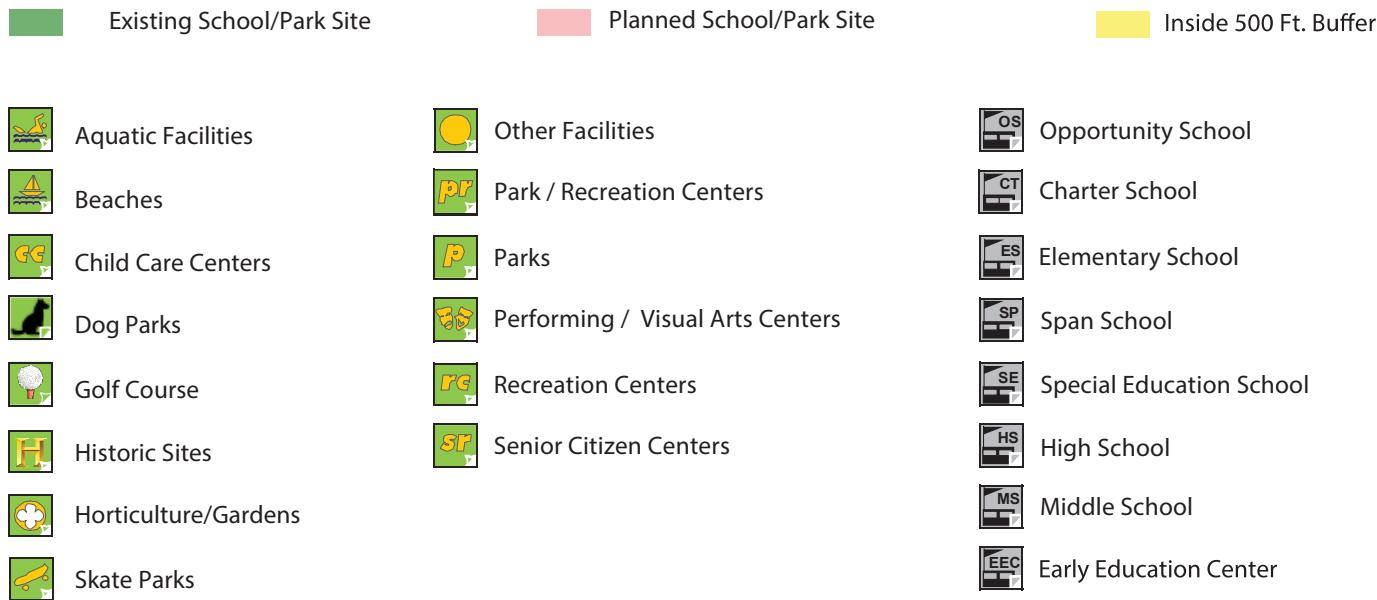
MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- □ □ Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- ▲▲▲▲▲ Desirable Open Space
- — • — Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- ⊗— Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- ◊◊◊◊◊ Wildlife Corridor

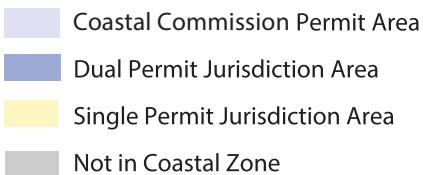
POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	 House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
 Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	 MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	 Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	 Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	 Private College	 Steam Plant
 Fire Supply & Maintenance	 Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	 Private Junior High School	 Utility Yard
 HeliStop	 Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	 Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	 Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER



COASTAL ZONE

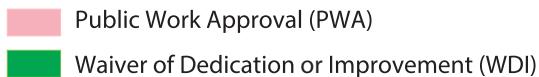


TRANSIT ORIENTED COMMUNITIES (TOC)



Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT



MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)



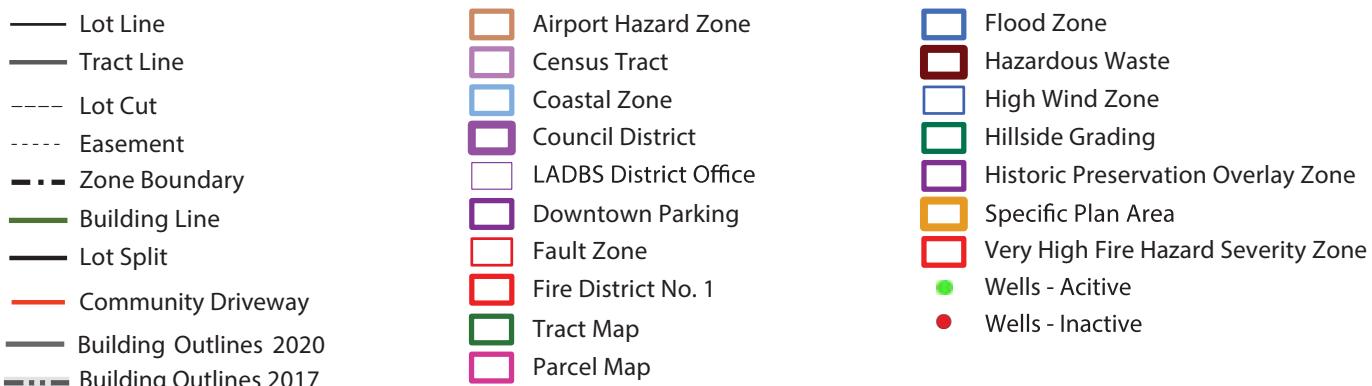
OPPORTUNITY CORRIDORS (OC)

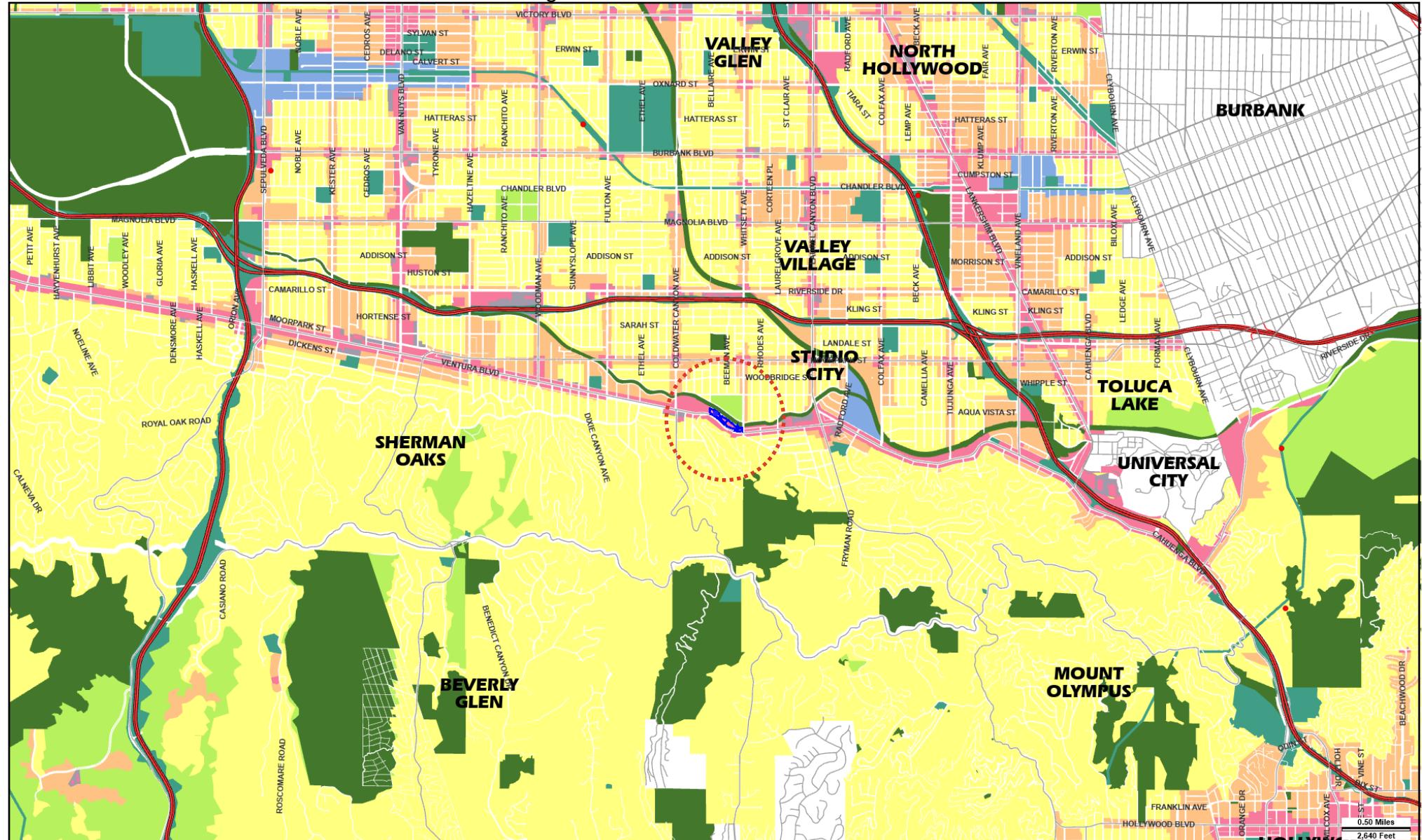


CORRIDOR TRANSITION INCENTIVE AREAS (CT)



OTHER SYMBOLS





Address: 12661 W VENTURA BLVD

APN: 2375018018

PIN #: 165B161 1011

Tract: TR 1368

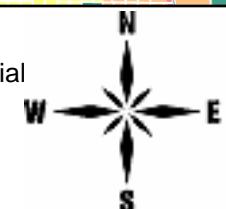
Block: None

Lot: FR 1

Arb: 1

Zoning: C1.5-1VL-RIO

General Plan: Neighborhood Office Commercial



LEGEND

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COMMERCIAL

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INDUSTRIAL

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OPEN SPACE / PUBLIC FACILITIES

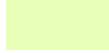
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INDUSTRIAL

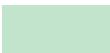
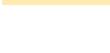
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Zone Use Districts

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- Freeway
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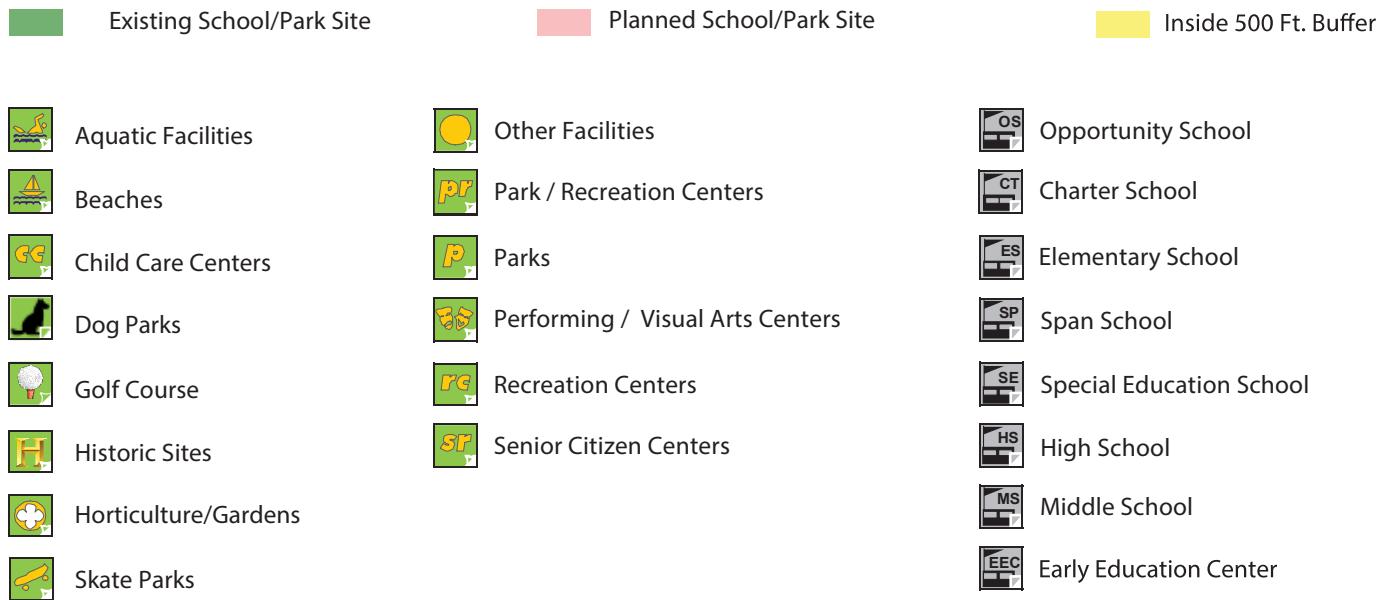
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- Airport Boundary
- Bus Line
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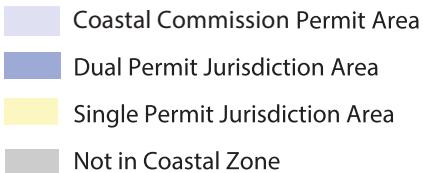
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SCHOOLS/PARKS WITH 500 FT. BUFFER



COASTAL ZONE

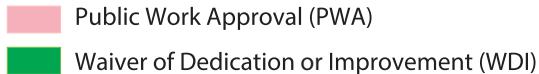


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OTHER SYMBOLS



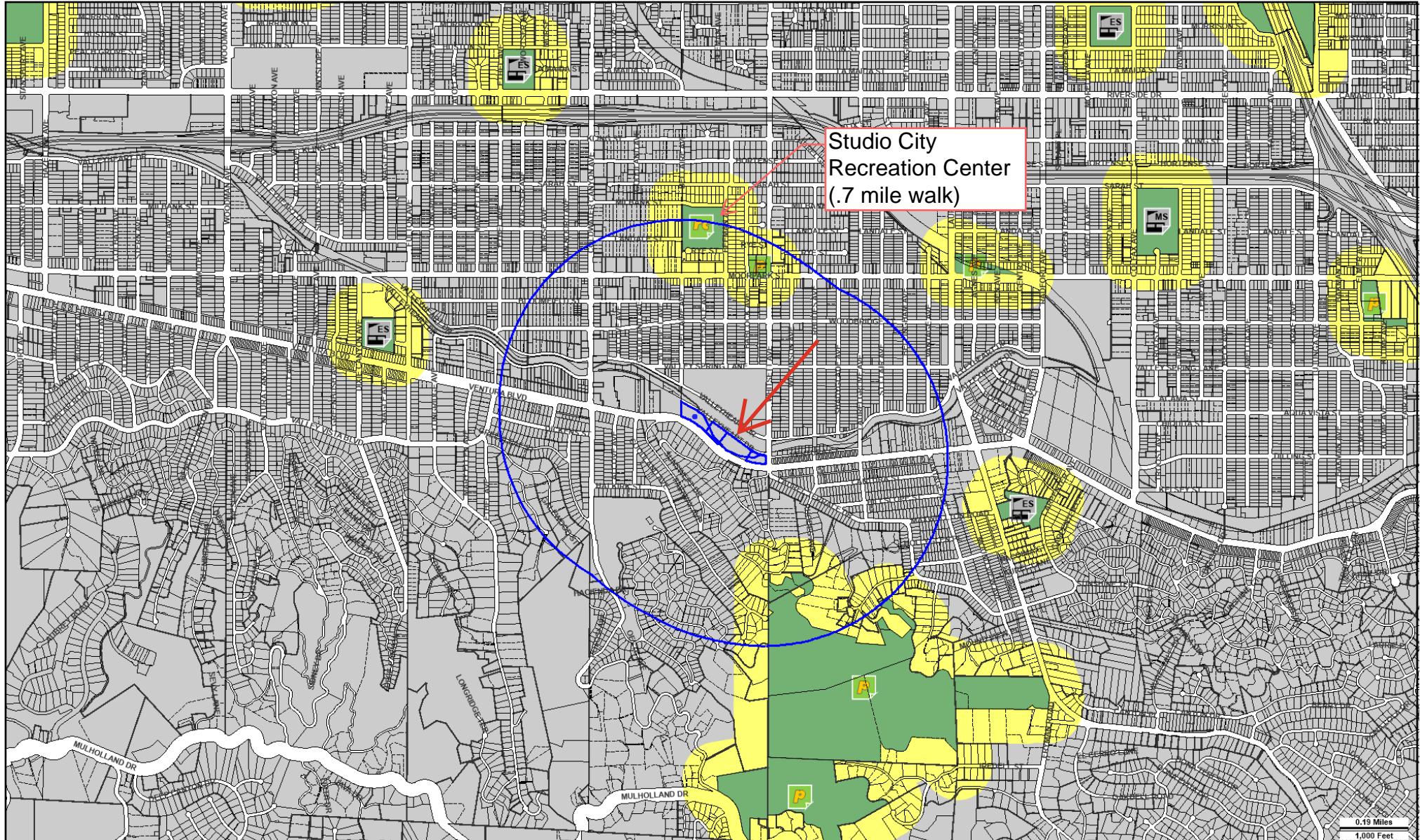
Attachment 5

ZIMAS INTRANET

Schools/Parks w/ .5 mile Buffer

06/20/2025

City of Los Angeles
Department of City Planning



Address: 12661 W VENTURA BLVD

APN: 2375018018

PIN #: 165B161 1011

Tract: TR 1368

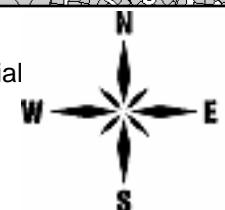
Block: None

Lot: FR 1

Arb: 1

Zoning: C1.5-1VL-RIO

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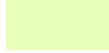
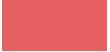
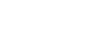
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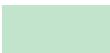
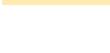
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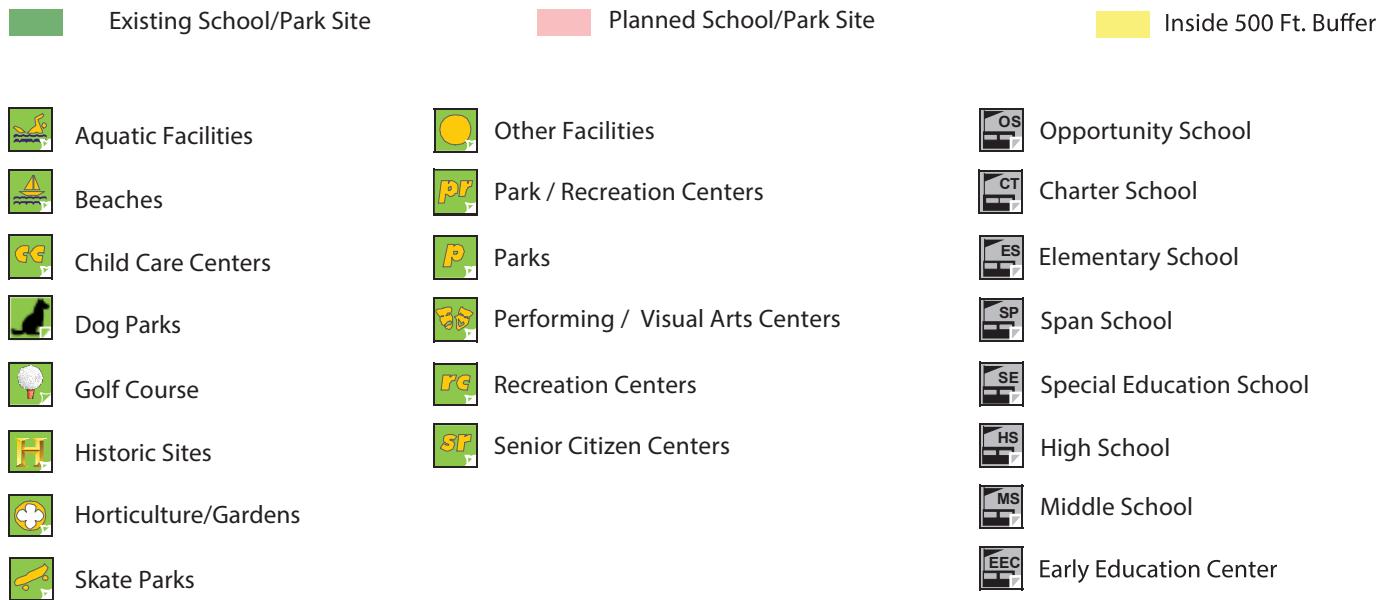
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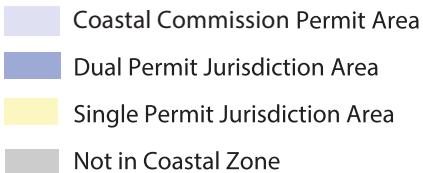
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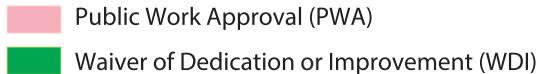


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