

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Withdrawn _____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:

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

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:

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

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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

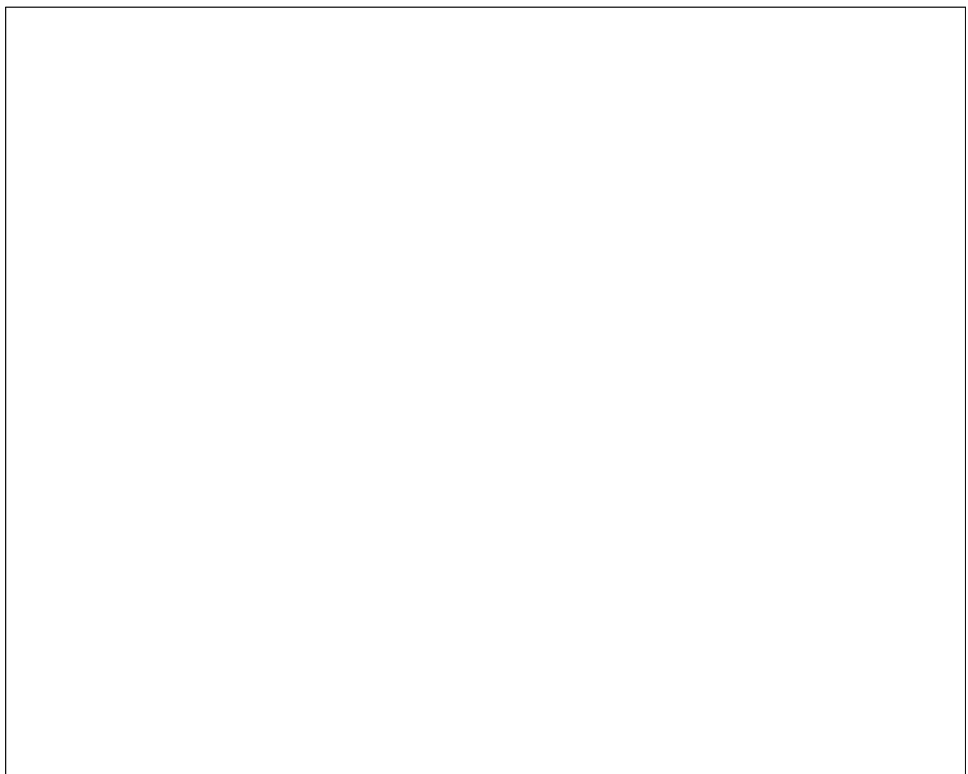


3D VIEW



AMBER

3D VIEW



3D VIEW



3D VIEW



3D VIEW



3D VIEW



3D VIEW



3D VIEW



3D VIEW

VTT

84453

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 HAIL 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 SPECIFICALLY 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"=800')
---	CURB LINE (1"=10', 1"=8', 1"=10')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (APPROXIMATE)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	AREA DRAIN
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	SIGN (ALL KINDS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	CONCRETE
---	POST INDICATOR VALVE
---	FIRE DEPARTMENT CONNECTION
---	DISSECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELEC. / STREET LIGHT / TRAFFIC / UNKNOWN PULL BOX
---	PLANT (TREE, SHRUB, etc.)
---	TREE IN WELL W/TRUNK DIAMETER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	APPR.
---	BPT
---	CO
---	CLEAN OUT
---	CEMENT
---	CEMENT (FENCE/GATE)
---	DEMARC

PROPOSED LOT INDEX:

LOT 1 MASTER GROUND LOT
LOT 2 MASTER GROUND LOT
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

VICINITY MAP

NOT TO SCALE



PROJECT SITE

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. 4241, 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 48° 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 25° 23' 19" AN ARC LENGTH OF 480.78 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; 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 NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, SAID CURVE IS ALSO TANGENT AT ITS NORTHERLY TERMINUS WITH A CURVE 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 93° 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 NORTHEASTERLY 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 NORTHEASTERLY HAVING A RADIUS OF 501.55 FEET; THENCE NORTHEASTERLY 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, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOTH 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 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 SAID LAST MENTIONED CURVE SOUTH 48° 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' 51" AN ARC LENGTH OF 9.11 FEET, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT IS ALSO THE INTERSECTION OF THE SOUTHWESTERLY LINE AND THE NORTHERLY 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 NORTHEASTERLY 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 NORTHERLY LINE OF THE LAND DESCRIBED IN THE AFORESAID INSTRUMENT; THENCE SOUTH 38° 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" 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 48° 18' 47" EAST 38.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 48° 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' 51" AN ARC LENGTH OF 9.11 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE AND THE NORTHERLY LINE OF LAND DESCRIBED IN INSTRUMENT NO. 90-248544 RECORDED FEBRUARY 14, 1990, THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE NORTH 36° 09' 47" EAST 209.48 FEET TO THE SAID SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY LINE NORTH 53° 48' 04" WEST 259.14 FEET; THENCE SOUTH 38° 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 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" 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 48° 18' 47" EAST 38.33 FEET; THENCE NORTH 38° 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 NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 44' 40" AN ARC LENGTH OF 184.50 FEET; THENCE TANGENT TO LAST MENTIONED CURVE NORTH 61° 32' 43" WEST 145.95 FEET TO THE POINT OF BEGINNING.

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 1628161, 1629165, 1658161
THOMAS BROS. GUIDE LA582-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. = 5.6986 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ADJUTING 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 11 (110' R-O-W)
5 FOOT DEDICATION REQUIRED.
WHITSETT AVENUE - AVENUE 11 (88' 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.
SHERMAN DAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS

COMMUNITY PLAN VENTURA/CAHUENGA BOULEVARD CORRIDOR

SPECIFIC PLAN VENTURA/CAHUENGA BOULEVARD CORRIDOR

GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL

ZONING C1.5-1VL-R10

BUILDING SETBACKS FRONT YARD - VENTURA BOULEVARD
18' SETBACK REQUIRED AS PER VBCSP SECTION 7.A.3.a
BACK YARD - VALLEYHEART DRIVE
19' SETBACK REQUIRED AS PER VBCSP SECTION 7.A.3.a
18' PROVIDED AS 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 VBCSP SECTION 7.A.3.b

PROJECT SYNOPSIS:

PROJECT DESCRIPTION: MIXED-USE DEVELOPMENT CONSISTING OF 814 RESIDENTIAL APARTMENT UNITS, INCLUDING 46 VERY LOW INCOME (7%) AFFORDABLE UNITS AND APPROXIMATELY 75,998 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 16 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.

EXISTING 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

VTT

EXISTING CONDITIONS

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 RESUBDIVISION 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: 15TU120100

1

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

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

Distribution Date: October 20, 2025

Application Filing Date: October 14, 2025

NC: Studio City

Hillside: No

- | | |
|--|--|
| <input checked="" type="checkbox"/> Council District: 4 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input type="checkbox"/> Neighborhood Council (NC)(do NOT send SB9 Split lot only) | <input checked="" type="checkbox"/> Bureau of Street Lighting |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input checked="" type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department | <input type="checkbox"/> LADOT Dev Review - Citywide |
| <input checked="" type="checkbox"/> Animal Regulation | |

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 DaysPlease 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

**VALLEY PROJECT
PLANNING**
planning.valleyprojects@lacity.org

LEITHA YOUNG
Administrative Clerk



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




















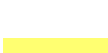




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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 MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD 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	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 3


 Tier 2

 Tier 4

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


 Public Work Approval (PWA)


 Waiver of Dedication or Improvement (WDI)


MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)


 T-1


 T-2


 T-3

 Outside of TOIA


OPPORTUNITY CORRIDORS (OC)


 OC-1


 OC-2

 OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1

 CT-2

 CT-3

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary


 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2020

 Building Outlines 2017


 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

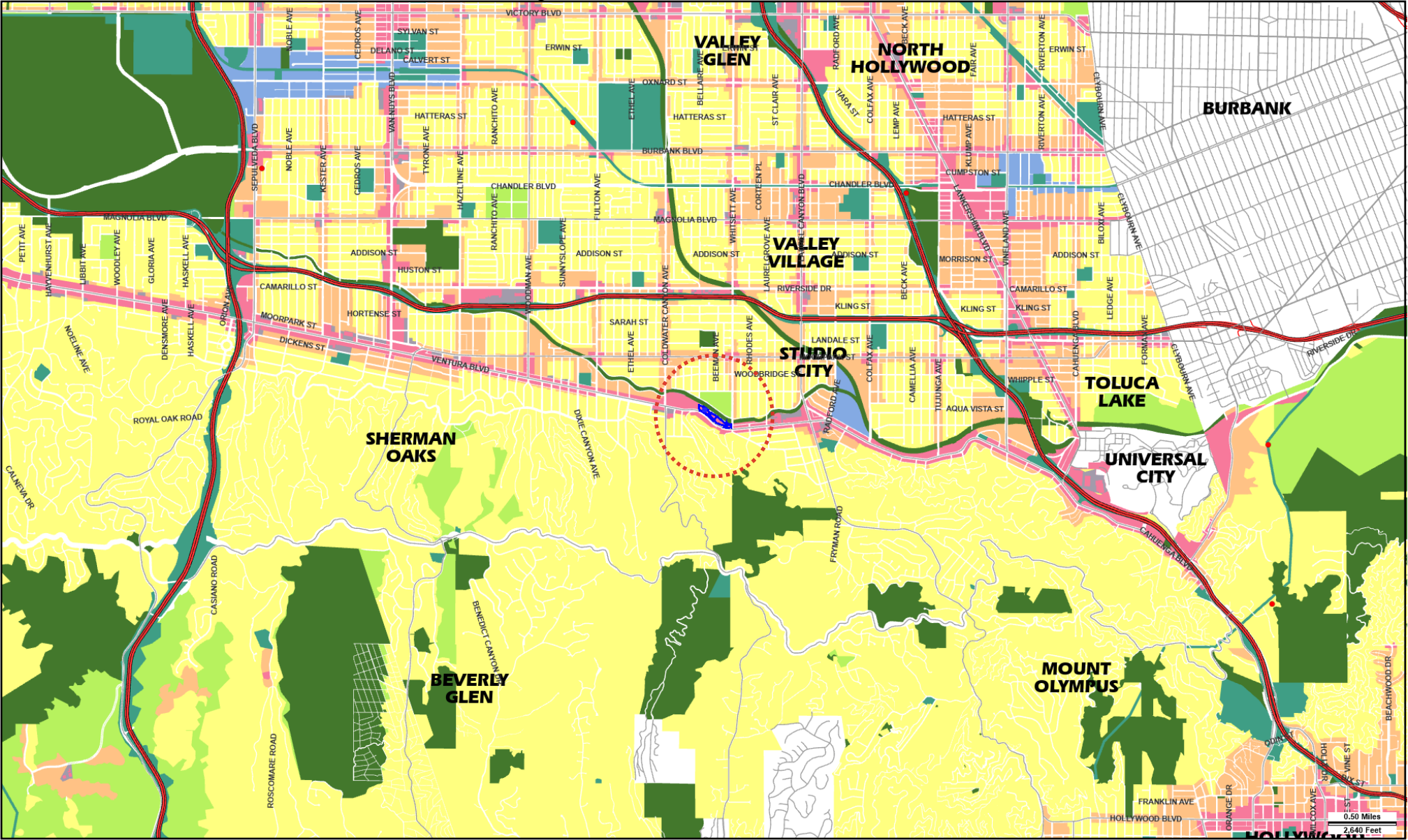
 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

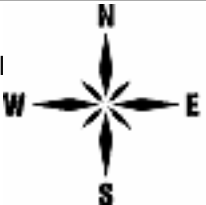
 Wells - Inactive



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




















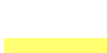




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
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	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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
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 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW 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 MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
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DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1 Tier 3
- Tier 2 Tier 4

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

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

- T-1 T-2 T-3 Outside of TOIA

OPPORTUNITY CORRIDORS (OC)

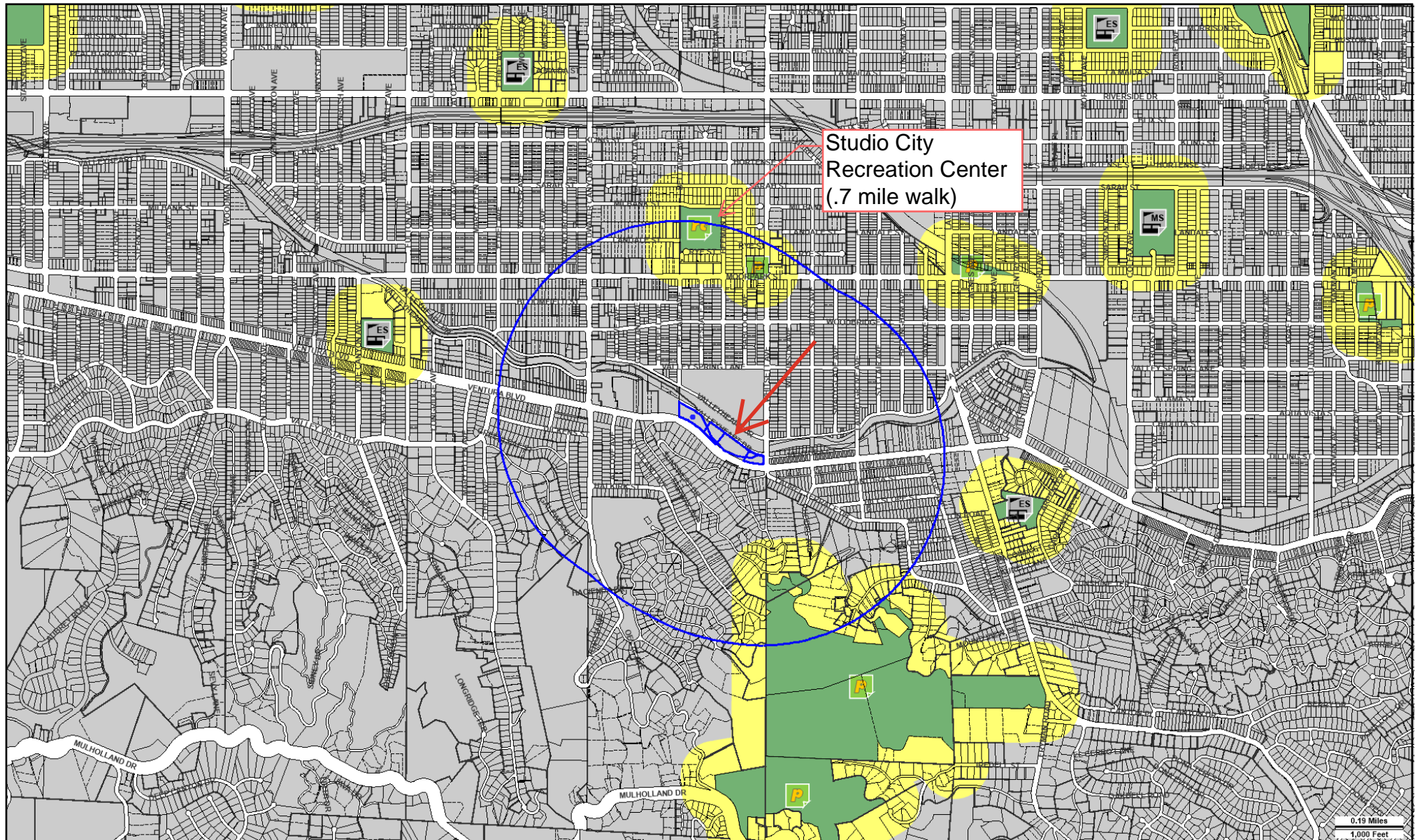
- OC-1 OC-2 OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

- CT-1 CT-2 CT-3

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |



Address: 12661 W VENTURA BLVD

APN: 2375018018

PIN #: 165B161 1011

Tract: TR 1368

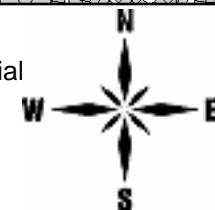
Block: None

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




















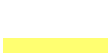





	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

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

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- Collector Street
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

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-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



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-  Dual Permit Jurisdiction Area
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-  Tier 2
-  Tier 3
-  Tier 4

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TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

-  T-1
-  T-2
-  T-3
-  Outside of TOIA


OPPORTUNITY CORRIDORS (OC)

-  OC-1
-  OC-2
-  OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

-  CT-1
-  CT-2
-  CT-3

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
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