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200 N. SPRING STREET, ROOM 525  
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DEPUTY DIRECTOR

August 26, 2020

**Applicant**

Ben Besley  
Midwood Management Corp  
12825 Ventura Boulevard  
Studio City, CA 91604

**Owner**

Sportsmen's Lodge Owner LLC  
430 Park Avenue, Suite 505  
New York, NY 10022

**Representative**

Tina Choi  
EKA Government Advocacy &  
Public Affairs  
801 S. Figueroa Street, Suite 1050  
Los Angeles, CA 90017

**Case No.** DIR-2014-886-SPP-SPPA-2A-M1

**CEQA:** ENV-2014-887-MND

**Location:** **12833 West Ventura Boulevard**  
(12805-12835 West Ventura  
Boulevard, 4218-4230 North  
Coldwater Canyon Avenue)

**Council District:** 2 - Krekorian

**Neighborhood Council** Studio City

**Community Plan Area:** Sherman Oaks – Studio City –  
Cahuenga Pass – Toluca Lake

**Land Use Designation:** Neighborhood and General  
Commercial

**Zone:** C1.5-1VL-RIO & R4P-1VL-RIO

**Legal Description:** In Tract 1368: Fraction of Lot 3 and  
Arb 5, Portion of Lot 4 and Arb 1,  
and Portion of Lot 5 and Arb 1 & 2;  
In Parcel Map 353, Lot A and Arb  
1, Lot B and Arb 1 & 2, and Lot C

**Last Day to File an**

**Appeal:** April 28, 2017

**This Letter of Clarification incorporates and supersedes the previous Modification of the Director's Determination under DIR-2014-886-SPP-SPPA-2A-M1, which became effective on April 29, 2017. It does not extend the approval period for utilization of the previous determination. Other than formatting corrections, the only changes to the approval is for Condition Nos. 15.a. and 15.b., which relates to Street Dedication and Improvements for the Sportsman's Landing (shopping center) site per LADOT correspondence dated June 12, 2020.**

**DETERMINATION**

Pursuant to LAMC Section 11.5.7 D and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve with Conditions** a Project Permit Compliance Review to permit the construction of a new 97,807 square-foot mixed-use shopping center with 24,251 square feet of restaurant space, 37,518 square feet of retail space, 30,000 square feet of health club space and 6,038 square feet of accessory space (i.e. hallways, elevators etc.) with 446 parking spaces. The 446 parking spaces shall be shared as approved and permitted by Section 7.F.4 of the Specific Plan; and,

Pursuant to LAMC Section 11.5.7.E and the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052), I hereby:

**Approve with Conditions** a Specific Plan Adjustment to allow the construction of a new building with a maximum height of 33 feet in lieu of the maximum 30 feet allowed by the Specific Plan.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

#### A. CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Demolition.** This approval shall allow for the demolition of 56,000 square feet of privately owned restaurant/convention use and the demolition of a 3,102 square-foot fire station. The resulting plans shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A", and attached to the subject case file.
3. **New Construction.** This approval shall allow for the construction of a 97,807 square-foot mixed-use shopping center with 24,251 square feet of restaurant space, 37,518 square feet of retail space, 30,000 square feet of health club space, and 6,036 square feet of accessory space with 446 parking spaces. The resulting plans shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A", and attached to the subject case file.
4. **Height.** The project shall not exceed a total structure height of 33 feet. The measurement shall be taken from the lowest grade to the highest point of the roof, structure, or the parapet wall, or any mechanical equipment, whichever is highest, as shown on the project plans, Exhibit "A". Note: this condition confers approval of a Specific Plan Project Permit Adjustment to Section 7.E.1.b.3.i of the Ventura-Cahuenga Boulevard Corridor Specific Plan.
5. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible and shall be screened behind architectural elements. Prior to Planning clearances, elevations of all sides of the individual buildings shall be submitted showing that no mechanical equipment or elevator/stairwell shafts are visible to pedestrians or neighboring properties.

6. **Lot Coverage.** The lot coverage shall not exceed 29%, as shown on stamped "Exhibit A".
7. **Floor Area Ratio.** The Floor Area Ratio shall not exceed 0.39:1, as shown on stamped "Exhibit A".
8. **Landscape Buffer.** Per Section A.1-d, of the Specific Plan, the applicant shall provide a varying 5-foot to 15-foot landscaped buffer adjacent to the river frontage utilizing a combination of the top and bottom of the parking deck, the buffer need not be contiguous. The landscaping shall be compatible with riparian plantings and shall be consistent with the approved Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes. Any decorative fencing shall be comprised of welded wire fencing or other architectural fencing (chain link fencing is prohibited). The applicant shall make provisions for public access from the future bike path to the building on the lot or to the front lot line when the bike path and any public open space along the river is built.
9. **Automobile Parking.**
  - a. As a result of the new construction and the shared parking study, the site shall maintain a total of 446 compact, standard, and handicapped parking spaces on-site and not on the property with APN 2375021008.
  - b. The spaces can be accounted for through stand-alone stalls, through tandem parking or through the stacking of two or more vehicles via a mechanical lift or computerized parking structure, pursuant to the provisions of LAMC Section 12.21.A.5(m) and to the satisfaction of the Department of Building and Safety.
  - c. The applicant shall provide a parking attendant to park all on-site vehicles at the times the businesses are open for use. The parking attendant shall be responsible for the use of the mechanical lift or computerized parking structure.
  - d. All tandem parking spaces shall be available to patrons and employees via a free parking attendant. A sign shall be provided on-site stating the availability of the free parking attendant service (no tipping permitted).
  - e. No parking shall be designated for specific tenants or employees.
  - f. Prior to clearance of the change of use permit by the Planning Department, the applicant shall provide documentation (i.e. an employment contract) that a parking attendant has been secured to park and move cars.
  - g. Overnight parking on the Sportsman's Landing site shall be allowed by valet service only; all self-parked cars onsite after all businesses have closed shall be ticketed and/or towed.

Any Hotel patron that is unable to find parking on the Hotel site shall see a Hotel employee for valet parking on the Landing site. There shall be signs on the Landing site in the parking lot every 10 stalls on both sides of the parking aisle noting that for overnight parking on the Landing site, to please see a valet.

- h. There shall be signs on the Landing site in the parking lot every 10 stalls on both sides of the parking aisle, noting that those spots are for the use for patrons of the Landing site (note, the increment could be more frequent than every 10 stalls).

- i. There shall be signs on the Landing site, as shown on Exhibit M, at the north, east, and west connection points between the Landing and Hotel sites noting which side of the parking lot is allocated to the Hotel or Landing site to the satisfaction of the Director of Planning (i.e. there should be a sign at each access point which states “You are entering the Sportsmen’s Landing site” or “You are entering the Sportsmen’s Hotel site” on the corresponding side facing the opposite site’s parking lot).
  - j. No construction parking or staging shall be allowed off-site.
10. **Bicycle Parking.** As a result of the new construction, the site shall maintain at least 49 long-term bike racks and 49 short-term bike racks.
11. **Circulation.** Prior to Planning clearance, the applicant shall submit a traffic circulation plan to the Department of Transportation for review and approval of parking, and vehicle traffic circulation.
12. **Parking Lot Landscaping.** As a result of the new construction, the project shall be landscaped as follows:
  - a. At least 15% of the total area of a surface parking lot shall be landscaped.
  - b. One (1) tree shall be provided for every four parking spaces. The trees shall be shade producing trees of a minimum 30-inch box size, no less than 10 feet in height at maturity with a minimum tree canopy of 50% of the height of the tree. These trees shall be evenly distributed throughout the parking lot so as to shade the surface parking area.
  - c. The applicant shall maintain the landscape in a good, healthy condition by performing daily maintenance, removing trash, and replacing any dead plant materials, broken irrigation sprinklers and watering devices.
13. **Front Yard Setback.** At least an 18" landscaped setback is required along Ventura Boulevard and Coldwater Canyon Avenue for the ground floor.
14. **Streetscape Improvements.** All streetscape improvements such as street trees, street lighting, street furniture, sidewalk brickwork treatments, placement of bicycle racks etc., shall be to the satisfaction of the Department of Public Works, Bureau of Street Services; Street Tree Division; and Bureau of Street Lighting, and in compliance with the Studio City/Cahuenga Pass Streetscape Plan and Design Guidelines. Prior to obtaining a building permit, the applicant shall provide a copy of the approved project streetscape improvement plan to the Director of Planning for inclusion in the administrative file DIR-2014-886-SPP-SPPA.
15. **Street Dedication and Improvements.** The Department of Transportation (DOT) requires that the applicant comply with the following mitigation measures:
  - a. Mitigation Measures for Coldwater Canyon Avenue and Ventura Boulevard.
    - i. The proposed project will significantly impact the intersection of Coldwater Canyon Avenue and Ventura Boulevard, which will be mitigated to a level of insignificance by ~~widening five (5) feet along the north side of Ventura Boulevard east of Coldwater Canyon Avenue for approximately 150 feet to install~~ **installing**

an exclusive westbound right-turn-only lane. Restripe ~~south~~ the north side of Ventura Boulevard east of Coldwater Canyon Avenue for approximately ~~100~~ **96** feet to ~~allow for the installation of an eastbound~~ provide an exclusive westbound right-turn-only lane.

Relocate and modify any existing street lighting, signal, striping, power poles, trees, signs, curbs, gutter, utilities, etc. as required.

b. Mitigation Measures for Whitsett Avenue and Ventura Boulevard.

- i. The proposed project will significantly impact the intersection of Whitsett Avenue and Ventura Boulevard, which will be mitigated to a level of insignificance by ~~widening five (5) feet along the north side of~~ restriping Ventura Boulevard east of Whitsett Avenue for approximately ~~150~~ **48** feet to install an exclusive westbound right-turn-only lane.

Relocate and modify any existing street lighting, signal, striping, power poles, trees, signs, curbs, gutter, utilities, etc. as required.

c. Pursuant to Section 10 of the Specific Plan, the applicant shall make certain street and highway dedication and improvements to the satisfaction of DOT and the Department of Public Works, Bureau of Engineering. The dedications and improvements, as indicated below, are required of this project:

- i. Ventura Boulevard is a designated Major Highway - Class II in the Street and Highways Element of the City's General Plan. The north side of Ventura Boulevard currently consists of a 50-foot half right-of-way with a 35-foot half roadway and a 15-foot sidewalk. The standard cross section for a major highway in the Specific Plan is a 57-foot half right-of-way on Ventura Boulevard from the most west corner of the property on Ventura Boulevard (about 140 feet of frontage), excluding the portion of the property on Ventura Boulevard to bring the right-of-way up to the standard required by the Specific Plan. Also, the applicant shall widen Ventura Boulevard about five (5) feet for the installation of an exclusive right-turn-only lane.

Coldwater Canyon Avenue is designated as a Secondary Highway in the Street and Highways Element of the City's General Plan. The east side of Coldwater Canyon Avenue currently consists of a 43-foot half right-of-way with variable half roadway and sidewalks. The standard cross section for a secondary highway is a 45-foot half right-of-way with a 35-foot half roadway and a 10-foot sidewalk. The applicant shall dedicate two (2) feet of land for the most northern portion of the property on Coldwater Canyon Avenue (about 165 feet of frontage) to bring the right-of-way up to the standard required by the standard plan.

The above transportation improvements shall be guaranteed through the B-permit process of the Bureau of Engineering, Department of Public Works. Any improvements shall be constructed and completed before the issuance of the final certificate of occupancy, to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator at (213) 928-9663, to arrange a pre-design meeting to finalize the design for the required transportation improvements.

Additionally, street improvements may be required. The applicant should contact the Bureau of Engineering, Department of Public Works, to determine any other requirements. Any street dedications shall be completed through Quyen Phan, the Department of Public Works, Bureau of Engineering, Land Development Group, (213) 977-6955, before the issuance of any building permit for this project. Since the dedication procedure may be lengthy, the process should be commenced as soon as possible.

16. **Fencing.** All gates and fencing along the Los Angeles River shall be consistent with the existing gates and fencing for the Los Angeles River Improvement Plan and shall be installed prior to the final certificate of occupancy for the approved Project.
17. **Cargo/Storage Containers.** Cargo/storage containers can only be permitted on the site for two (2) consecutive, six (6)-month periods, for each three (3) year segment that the project is operating. The temporary containers shall be subject to the following regulations after approval by the Planning Department and Building and Safety:
  - a. Temporary containers shall be located on that portion of a lot where open storage is allowed by the Los Angeles Municipal Code;
  - b. The use of a temporary container shall be limited to incidental storage for an existing commercial use;
  - c. The use of a temporary container shall not allow human occupancy;
  - d. The temporary container shall not be located so as to block, obstruct, or reduce any required parking spaces of the existing buildings on the lot, loading area or required exits, windows or vent shafts;
  - e. The temporary containers shall not be visible from any adjacent public right-of-way;
  - f. A site shall be limited to one (1) temporary container with a maximum of 400 square feet of floor area for each 5,000 square foot of the lot area;
  - g. Each temporary container shall not exceed 10 feet in height, 10 feet in width and 40 feet in length and shall have no wall openings except for an access door opening at one end of the unit. Temporary containers shall not be stacked on each other; and,
  - h. Access to a temporary container for the disabled shall meet Title 24 requirements relating to handicap access.
18. **Transportation Demand Mitigation (TDM).**
  - a. As per Section 12.26 J.3 (b) of the LAMC for development in excess of 50,000 square feet of new non-residential gross floor area, the owner shall provide a bulletin board, display case, or kiosk (displaying transportation information) where the greatest number of employees are likely to see it. The transportation information displayed should include, but is not limited to, the following:

- i. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking spaces required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;
    - ii. One permanent, clearly identified (signed and striped) carpool/vanpool parking space for the first 50,000 to 100,000 square feet of gross floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking space for any development over 100,000 square feet of gross floor area;
    - iii. Parking spaces clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking spaces within the designated carpool/vanpool parking area may be used by other vehicles.
    - iv. No signed and striped parking spaces for carpool/vanpool parking shall displace any handicapped parking;
    - v. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;
    - vi. Bicycle parking shall be provided in conformance with Section 12.21A16 of this Code.
  - b. **Monitoring of the TDM.** The Department of Transportation shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this ordinance.
  - c. **Enforcement of the TDM.** Applicants shall execute and record a Covenant and Agreement that the trip reduction features required by this ordinance will be maintained, that required material specified in Subdivision 3 (a) (1)-(5) will be continually posted, that employees will be encouraged to use public transit, that if parking becomes a problem employees will be shuttled to the site from a remote lot acceptable to the City, and that additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces. The Covenant and Agreement shall be acceptable to the Department of Transportation.
19. **Historic Preservation.** The Applicant shall comply with the volunteered conditions that were approved by the Los Angeles City Council through Council Motion CF02-2698. The owner shall have the Cultural Heritage Commission review building plans for the Project to ensure that the Project includes a permanent landscaped garden area, not to exceed one-half acre, featuring landscaping, waterscaping, and pedestrian amenities. The garden area of the Project shall be designed by a licensed landscape architect in consultation with the City Council Office where the property is located to commemorate the look and feel of the former Sportsmen's Lodge garden. The garden area shall be

open to the public during business hours, shall be conveniently accessible from Ventura Boulevard and shall feature

a plaque, monument, or display case commemorating the history of the Sportsmen's Lodge and surrounding community.

20. **Los Angeles River Improvements:** Prior to the submittal of plans, the applicant/developer shall consult with the Department of City Planning, the L.A. River Office (within the Bureau of Engineering) and the Santa Monica Mountains Conservancy (SMMC) to coordinate improvements , including landscaping, bike and pedestrian circulation within the Los Angeles River right-of-way as follows:

- a. The applicant/developer shall comply with ORD-183,144, ORD-183,145, the Ventura/Cahuenga Boulevard Corridor Specific Plan for work done on-site and obtain approval from the Los Angeles County Department of Public Works and the Bureau of Engineering, River Office for any construction within the Los Angeles River right-of- way. All of the improvements within the Los Angeles right-of-way shall be to the satisfaction of the Department of City Planning and the Bureau of Engineering. Improvements to the portions of the property fronting or along the Los Angeles River shall be as follows:
  - i. Provide physical and legal access to allow for a disabled access ramp to the Los Angeles River at Coldwater Canyon Avenue adjacent to the subject site's parking area, to the satisfaction of the Bureau of Engineering, River Office. The access ramp may require the demolition and removal of parking spaces at the western most cantilevered parking area. The applicant shall conduct such demolition and removal as needed for the construction of the access ramp. The access ramp will include the use of a triangular area along the northwest corner portion of the Sportsmen's Lodge property that is part of a County easement for access and shall include, at a minimum, a stabilized decomposed granite path, two (2) public benches, one (1) public bicycle rack and one (1) trash receptacle;
  - ii. In order to improve the parking lot's grade beams and footings, the project shall reduce drainage and erosion by diverting surface run-off storm water away from the river where it now drains from the existing parking lot;
  - iii. Provide direct pedestrian access at the northeastern portion of the site to the Los Angeles River;
  - iv. Develop a landscape plan for the adjacent Los Angeles River that integrates the native landscaping along the Los Angeles River into the project. Planting in areas adjacent to the River shall comply with the County's Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes. In addition, the applicant shall coordinate with the City on the plantings along the pedestrian ramp as the City's proposed retaining wall may be affected by the installed tree roots or site drainage;
  - v. Develop a mitigation plan for the live water creek and access to bike paths during construction to ensure potential impacts if any are needed;
  - vi. Develop an on-site pedestrian and bicycle plan that will incorporate improved



cross walks and pedestrian/bicycle-only paths to eliminate the many existing

hazardous conditions affecting pedestrians and bicyclists and their ability to connect to the river;

vii. Allow the City temporary use of a portion of the subject property for construction staging to execute the LA-RIO Plan;

viii. Remove the existing trees growing under the subject property's cantilevered parking lot and adjacent to its footings; and,

ix. In order to secure that the space under the existing cantilevered parking lot is not inhabited by people, that trash/debris does not accumulate, and to reduce any health or fire risks, the project shall provide security under the parking structure by installing a fence/wall, or similar barrier, to close the void under the parking structure. The wall/fence shall be set back enough (approximately three (3) feet to accommodate additional planting to screen the wall/fence to reduce graffiti and/or climbing. In addition, the project shall work with the City in developing a river themed art piece on the enclosure.

b. The buildings shall be designed with articulated facades providing at least 20 feet of relief to a minimum depth of two feet every 40 feet of the length of the building wall facing the river;

c. The buildings facing the river shall employ different materials, colors, textures or architectural features to distinguish the articulations ;

d. There shall be a consistent fence height along the river right-of-way and/or river park where a fence is deemed allowable and necessary;

e. Parking areas in the line of sight from the river right-of-way shall be screened;

21. **Sign Program.** Prior to issuance of any sign permit, each future tenant/applicant shall submit two (2) copies of sign plans to the Department of Planning for review and approval.

a. The plans shall include a detailed Site Plan and Elevation showing sign placement, storefront width, sign colors, materials, dimensions, and copy. Prior to Planning clearance, revised plans shall be submitted showing no signage for the subject project on the property with APN 2375021008 (i.e. the sign labeled as P2 on the plans dated June 6, 2014 shall not be part of this program as shown in "Exhibit A").

b. The type, style, design, colors and materials of the signs shall be compatible and be consistent throughout the building.

c. Written evidence of review by the property owner regarding the proposed location, colors, materials, and design (and any recommendations thereto), shall be submitted as part of the application. Drawings shall be submitted for approval via PDF and shall be approved by the landlord prior to fabrication. All property permits must be acquired at the sole cost of the tenant.

- d. The maximum amount of wall and projecting signage on the building shall not exceed 930 square feet, based on the frontage along Coldwater Canyon Avenue.

Prior to clearance for new signage, a sign inventory shall be submitted identifying the size and location of all the signs on the project site.

- e. Per the Studio City Streetscape Plan, signs are limited to the following:
  - i. Signs are to be located in the area above the individual store front or perpendicular to it in an area at least 8' above sidewalk level.
  - ii. Signage for individual businesses is limited to one sign per business on each facade that the business fronts in accordance with Section 8 of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The signs are allowed only for business identification (note, no advertising of products, sales, phone numbers are permitted etc.).
  - iii. Signs are to be coordinated with the design of the building including materials, color, size, and existing signage. In each streetscape district, signs should be in keeping with the intended character of the area. Sign submittals must include a building or center sign inventory, photographs, and evidence of conformity with a building sign program.
  - iv. Signs should be well maintained and repaired when deteriorated or damaged.
  - v. Window displays are permitted to augment individual business signage. These displays can help catch the eye of the shopper, identify the store and feature merchandise. These displays are not intended to promote signage for sales or discounts. No window signs are permitted, except as permitted by Section 8 of the Ventura/ Cahuenga Boulevard Corridor Specific Plan.
  - vi. Total signage, including wall signs, and projecting/perpendicular signs, should not exceed two square feet per linear foot of street frontage of the lot.
- f. The future wall signs, shall be channel letters or cabinet signs and shall conform to the following:
  - i. No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave.
  - ii. A tenant is allowed a second wall sign facing the parking lot, Ventura Boulevard, Coldwater Canyon Avenue or a private walkway (so long as the sign facing the private walkway is not visible from either Coldwater Canyon Avenue or Ventura Boulevard).
  - iii. All letters must be mounted to a raceway. The Landlord shall specify the specific paint color to use.
  - iv. Channel letters shall be limited to the following:
    - 1. Front lit letters

2. Halo lit letters
  3. Open pan channel letters with exposed neon
  4. Compound channel letters
- v. Channel letters shall not exceed a ratio of 2:1 (2 square feet of linear foot of lease line frontage), 85% of the lease line frontage and the sign/letter heights cannot exceed 30".
  - vi. No decals shall be visible except as required by local codes and ordinances.
  - vii. No animated, flashing or audible signs shall be permitted.
  - viii. All sign drawings shall be subject to review by landlord prior to submittal for Planning Department approval. Tenant/applicant shall submit two copies of sign plan for approval.
  - ix. All other permits and government approvals shall be obtained by lessee.
  - x. Signs shall only be illuminated from twilight to 11:00 P.M., or later if approved by the landlord.
  - xi. For all new signs, the sign copy shall be limited to the business name and/or logo for the tenant's business.
- g. Projecting sign regulations:
- i. No more than one (1) projecting sign is allowed per each standalone building.
  - ii. The sign area of a projecting sign shall be limited to 16 square feet.
  - iii. Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
  - iv. No projecting sign shall extend above the lowest point of the roof eave visible from the street.
  - v. No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.
- h. Temporary Sign Regulations:
- i. All other temporary signs shall be submitted to the landlord for approval prior to fabrication and will be produced at the sole cost of the tenant.
- i. Roof Sign Regulations:
- i. No roof signs are approved as a result of this project.
  - ii. Each tenant shall provide their own electrical circuit to the sign and be

controlled by a time clock. The circuit must be connected to the tenant's electrical subpanel.

j. Leasing Sign:

The following conditions shall apply to any future leasing sign:

- i. Real Estate Signs shall be limited to temporary non-illuminated signs which pertain to rent, lease, or sale of property only.
- ii. Real estate signs shall not exceed five square feet in sign area.
- iii. Real Estate signs shall not exceed a height of six feet above the ground level or adjacent sidewalk, whichever is lower.

k. Window Signs:

All Window signs shall not exceed 10% of the window they occupy and be limited to the store name, store hours, security signs, or logos, and holiday paintings only, provided they are not placed in the window more than 30 business days before a holiday and are removed within ten business days after the holiday.

l. Repair.

Prior to installation of any sign, any wall defects, holes, faded paint areas, or impressions made from the removal of previous signs shall be repaired, filled and painted to match the material and color finishes of the existing exterior wall.

m. Illegal signs.

Prior to the Department of Building and Safety issuance of a final sign-off on any sign approved, any existing exterior signs, temporary banners, window signs, and signs used for advertising products, merchandise and services which are not permitted by the Ventura-Cahuenga Boulevard Corridor Specific Plan shall be removed from the business or multi-tenant storefronts by the respective tenants, property manager, or the property owner.

22. **Project Impact Assessment Fee.** Prior to Planning clearance, the applicant shall meet with the Department of Transportation (DOT) for assessment of this change-of-use project. A "Project Impact Assessment" (PIA) fee may be required and paid to the satisfaction of DOT for the purpose of funding the Specific Plan improvements and services, as well as pedestrian improvements which are intended to mitigate the cumulative impacts of new developments within the Specific Plan area.

NOTE: PIA fees to be paid are subject to change due to increases to the Annual Indexing as determined by the DOT.

23. **Lighting.** Lighting shall be directed onto the site and be adequately aimed and shielded so as to not spill over onto adjacent properties, especially into areas planned and zoned for residential uses.

24. **Specific Plan Covenant and Agreement.** A Covenant and Agreement shall be recorded with the Los Angeles County Recorder acknowledging the contents and limitations of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as well as the conditions of approval established herein. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns and shall be submitted to the Department of City Planning for approval prior to being recorded. After recording, a  
  
copy bearing the County Recorder's number and date shall be provided to the Department of City Planning for attachment to the administrative file.
25. **Modifications.** Any modifications, change-of-use or increase in floor area of the property shall be cause for separate discretionary review pursuant to Section 11.5.7 of the LAMC and other applicable statutory requirements.
26. The applicant or individual operator shall file a Plan Approval with the Department of City Planning to provide for re-examination of this approval to evaluate noise and operational conditions no sooner than 12 months (1 year) and no later than 18 months (1.5 years) from after the building permit is issued for the subject Project to determine the effect project on the surrounding community (Note: this Plan Approval requirement can be combined with the Plan Approval required of Condition B.1 of the City Planning Determination letter). The Plan Approval shall be accompanied by the payment of appropriate fees, pursuant to the Municipal Code, and must be accepted as complete by the Department of City Planning. Note that the Plan Approval processing may include a public hearing with public notification if deemed necessary.
27. In order to maintain stable and safe use of the portion of the property that is cantilevered above the river's edge, the applicant shall install security cameras along the subject property on the north edge at the riverbed grade and install signs notifying the patrons of the surveillance.
28. The applicant shall install at least ten (10) signs on the subject site throughout the parking lot noting to keep noise to a minimum by the river/single-family homes to the north and to be mindful of the neighbors throughout the parking lot.
29. If the trash area for the adjacent Hotel remains on the Subject site, the trash area shall be barricaded with a maximum eight (8) foot wall on all sides (except to permit required pedestrian/vehicular access) in order to prohibit any runoff into the Los Angeles River to the satisfaction of the Department of City Planning and the Department of Building and Safety.
30. During construction, the applicant shall install signs noting that no construction workers shall park in the residential neighborhoods.
31. The required valet for the subject Project cannot park vehicles on the Hotel site.
32. There shall be a valet station at both the northwest entrance on Coldwater Canyon Avenue and the southeast entrance on Ventura Boulevard on the Landing property as shown on Exhibit M attached in the case file.
33. Limit hours for deliveries and trash pickup to after 7 a.m. and 9 a.m. on the weekend.

34. All existing and future trash facilities shall be fully enclosed with a solid waterproof roof.

## **B. Shared Parking Conditions**

35. **Plan Approval** - The applicant or individual operator shall file a Plan Approval with the Department of City Planning to provide for re-examination of this shared parking approval no sooner than 12 months (1 year) and no later than 18 months (1.5 years) from after the issuance of a Certificate of Occupancy for at least 80% of the subject Project to determine the effect of the shared parking on the surrounding community. The Plan Approval shall be accompanied by the payment of appropriate fees, pursuant to Section 19.01 C of the Municipal Code, and must be accepted as complete by the Department of City Planning. The Plan Approval process shall require a public hearing. At the time of filing the Plan Approval application, the applicant shall provide appropriate documentation, including an updated parking impact analysis prepared by a licensed traffic engineer, to substantiate adequate parking for the subject property. The analysis shall also study the parking conditions at the shared parking lots and recommend any changes required to the agreement to reduce adverse effects on the community. The updated parking impact analysis shall be conducted on an hourly basis during the hours of operation of all uses on site, for seven (7) consecutive days during the month of February, and for seven (7) consecutive days.
36. Upon any subsequent changes-of-use or changes of hours for any tenant on-site that results in an increase in the number of required on-site parking spaces, a new shared parking analysis shall be conducted. The updated shared parking analysis shall be prepared by a licensed traffic engineer and shall demonstrate that there is adequate parking for the subject property as a result of the proposed uses. The analysis shall recommend any changes required to the agreement to reduce adverse effects on the community, which may include its termination for the protection of persons in the surrounding neighborhoods or occupants of adjacent properties. The updated shared parking analysis shall be conducted on an hourly basis during the hours of operation of all uses on-site, for seven (7) consecutive days.
37. The applicant shall provide a minimum of 446 parking spaces. All parking in tandem parking spaces shall be available to patrons via free valet service. A sign shall be provided on site noting the availability of free valet service. This condition shall qualify the tandem parking from being restrictive.  
  
Signs shall be conspicuously posted both inside and outside the subject facility advising of the availability and location of the free valet parking and instructing patrons to not park on residential streets or on the Hotel Site.
38. **Parking Management Plan** - Prior to the issuance of any Certificate of Occupancy, the applicant shall prepare and submit for approval to the Director of Planning and DOT a parking management plan that can include a program for transit subsidies for employees, or programs for carpool, vanpool and other employee parking. The plan shall address parking peak demand for all of the uses on site.
39. All parking for employees shall be provided on site to ensure that there will be no

employee parking spilling out into the adjacent residential neighborhoods.

40. All employees shall be notified not to park on adjoining residential streets.
41. The project site shall not be operated as a commercial automobile parking lot.
42. A Shared Parking Agreement pursuant to section 7.F (LAMC 12.24-X,20(a)) of the Specific Plan shall be executed.
43. The shared parking authorization shall be in effect so long as the subject uses, and the land use allocations described in the application, are maintained on the site.
44. No special event permits shall be authorized on the surface parking lot being utilized for the shared parking unless approved by the Director of Planning, or their designee.
45. There shall be no signs reserving specific parking spaces for individual tenants.
46. If there is a time restriction for how long a car can be parked in one spot, that time limit shall apply to all parking spaces on-site.
47. Prior to Planning clearance, the applicant shall submit documentation of the proposed hours of operation of the tenants.

### **C. Environmental Mitigation Conditions**

#### **48. Aesthetics (Landscape Plan).**

- a. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

#### **49. Aesthetics (Surface Parking).**

- a. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- b. Palm trees shall not be considered in meeting this requirement. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- c. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four surface parking spaces. (Note: The required trees shall be dispersed throughout the parking lot and not within the shopping center.)

#### **50. Aesthetics (LA River).**

- a. Include design elements to minimize visibility of parking areas from the river right-of-way.

- b. A "front door" must be accessible from the river to the structure. This may be in addition to the buildings' primary "front door".
- c. Maximize opportunities to provide sightlines to the river from within the building and from outdoor areas.
- d. Design requirements to maintain a consistent fence height along the river right-of-way and/or riverpark where a fence is deemed allowable and necessary.
- e. The applicant shall provide a landscaped buffer adjacent to the river frontage that shall include landscaping beneath the cantilevered parking deck, pocket landscaping with planter boxes, or decorative fencing comprised of welded wire fencing or other architectural fencing that does not exceed 42 inches in height. The landscaped buffer may also include tree wells that provide a tree and its root system direct access to the ground below the parking deck.
- f. The Project shall comply with ORD-183, 144 and 183,145 as follows:

- i. Landscaping.

The applicant shall indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is also made for herbs, fruits, or vegetable plants.

- ii. Screening/Fencing.

Loading/Off-Street Parking: The plans shall illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting right-of-ways and the River.

Equipment: For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) the applicant shall indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.

Exterior Trash Enclosures: For a project that includes a trash disposal unit, the applicant shall indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).

Fencing: The applicant shall indicate the drawing sheet that illustrates the location and design of the fence facing the river.

- g. In addition, to satisfy compliance with ORD-183,144 and 183,145, the Project shall comply with the following:

- i. Exterior Site Lighting:

The applicant shall indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.



- ii. As the project is within the Inner Core, the following conditions are required:

Landscape Buffer: The applicant shall provide a varying 5-foot to 15-foot landscaped buffer adjacent to the river frontage utilizing a combination of the top and bottom of the parking deck; the buffer need not be contiguous.

Fence: Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the buffer area.

Gates: The applicant shall indicate the drawing sheet that illustrates the location, height, design and operation of the gate(s).

Riverfront Door: The applicant shall indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.

**51. Aesthetics (Vandalism).**

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**52. Aesthetics (Signage).**

- a. Multiple temporary signs in store windows and along building walls are not permitted.
- b. On-site signs shall be limited to the maximum allowable under the Municipal Code and the Ventura/Cahuenga Corridor Specific Plan.

**53. Aesthetics (Signage on Construction Barriers).**

- a. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- b. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- c. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

**54. Aesthetics (Light).**

- a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

55. **Aesthetics (Glare).**

- a. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

56. **Aesthetics (LA River - Light/Glare).**

- a. Lighting abutting the river right-of-way shall not impose undue glare to the area such that it may harm a user's enjoyment and/or safety. In addition, all lighting along the river shall be downward facing.

57. **Aesthetics.**

- a. In order to comply with Section 7E-1f of the Ventura/Cahuenga Corridor Specific Plan, buildings abutting a major or secondary highway may only exceed 30 feet in height, if, for each 15-foot increment, or portion of that increment, above 25 feet, has at least a ten foot setback from the roof perimeter.

58. **Air Filtration.**

- a. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.

59. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).** The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- c. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

- d. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- e. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- f. If project activities cannot feasibly avoid the breeding season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall prepare an initial study to detect any native birds on the project site. If no native birds are found on the project site, no additional action needs to be taken by the applicant to satisfy this condition during project construction.

60. **Biology (LA River).**

- a. Install habitat consistent with the Los Angeles County approved landscape guidelines within the river frontage setback.
- b. Maintain landscape in a manner suitable to a riparian habitat.

61. **Tree Report.** Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

62. **Tree Preservation (Grading Activities).** "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase and shall not be removed until the completion and cessation of all grading activities.

63. **Tree Removal (Non-Protected Trees).**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the

Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

64. **Biological Resources.**

- a. The applicant shall contact the Bureau of Engineering, River Office, within the Board of Public Works (City of Los Angeles) to determine if any policies or programs related to the LARRMP are applicable to the project site. The applicant shall provide written

documentation of the communication with and shall implement all recommendation from the Bureau of Engineering, River Office.

- b. All landscaping, including site design and plant material shall conform to the most recent LARMP Landscape Guidelines.

65. **CF02-2698 Compliance.** Due to the historic conditions of the site, and pursuant to the Historic Resources Assessment Report prepared by PCR Services Corporation dated October 2014, the Applicant shall comply with the volunteered conditions that were approved by the Los Angeles City Council through Council Motion CF02-2698. The owner shall have the Cultural Heritage Commission review building plans for the Project to ensure that the Project includes a permanent landscaped garden area, not to exceed one-half acre, featuring landscaping, waterscaping, and pedestrian amenities. The garden area of the Project shall be designed by a licensed landscape architect in consultation with the City Council Office where the property is located to commemorate the look and feel of the former Sportsman Lodge garden. The garden area shall be open to the public during business hours, shall be conveniently accessible from Ventura Boulevard and shall feature a plaque, monument, or display case commemorating the history of the Sportsmen's Lodge and surrounding community.

66. **Cultural Resources (Archaeological).**

- iii. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
  - i. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
  - ii. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - iii. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
  - iv. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.

- v. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- vi. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**67. Cultural Resources (Paleontological).**

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
  - i. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
  - ii. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - iii. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
  - iv. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- b. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- c. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**68. Cultural Resources (Human Remains).**

- a. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - i. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).
  - ii. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.

- iii. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - iv. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
  - v. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
  - vi. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- b. *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.
69. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
70. **Erosion/Grading/Short-Term Construction Impacts.**
- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
  - b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
    - i. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. '
    - ii. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
71. **Liquefaction Area.**
- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss,

estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

**72. Expansive Soils Area.**

- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

**73. Green House Gas Emissions.**

- a. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- b. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs for the restrooms and shower facilities.

**74. Groundwater Quantity (Dewatering System).**

Environmental impacts to groundwater quantity may result from implementation of the proposed project through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety require the following measures to mitigate the impacts to a less than significant level:

- a. Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision- maker for review and approval. Such plan shall indicate estimates for how

much water is anticipated to be pumped and how the extracted water will be utilized and/or disposed of.

- b. Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to:
  - i. Landscape irrigation;
  - ii. Decorative fountains or lakes;
  - iii. Toilet flushing; or
  - iv. cooling towers.
- c. Return water to the groundwater basin by an injection well.

**75. Stormwater Pollution (Demolition, Grading, and Construction Activities).**

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- b. Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

**76. Hydrology and Water Quality (LA River).**

The project may create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

- a. Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Concentrate or cluster development on portions of a site while leaving the remaining



land in a natural undisturbed condition.

- d. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
  - e. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
  - f. Promote natural vegetation by using parking lot islands and other landscaped areas.
  - g. Preserve riparian areas and wetlands.
  - h. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
77. **Flooding/Tidal Waves.** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.
78. **Shared Parking Requirement.** There shall be at least 446 legal, physical, tandem, mechanically lifted or standalone parking spaces provided on site at all times that is managed by a valet program approved by the Department of Building and Safety and the City Planning Department. Additional parking can be provided through valet service that meets City code.
79. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**
- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
  - b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
  - c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
  - d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
80. **Public Services (Fire).**
- a. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal

travel from the edge of the roadway of an improved street or approved fire lane.

81. **Increased Vehicle Trips/Congestion.** An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project- related traffic impacts which can be mitigated to less than significant level by the following measure:

- a. Implementing measure(s) detailed in said Department's communication to the Planning Department dated March 18, 2014 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.

82. **Utilities (Local Water Supplies - Landscaping).**

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
  - i. Weather-based irrigation controller with rain shutoff
  - ii. Matched precipitation (flow) rates for sprinkler heads
  - iii. Drip/microspray/subsurface irrigation where appropriate
  - iv. Minimum irrigation system distribution uniformity of 75 percent
  - v. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials Use of landscape contouring to minimize precipitation runoff
  - vi. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
- c. The applicant shall submit a Landscape Documentation Package for review and approval by the decision-maker, demonstrating substantial conformance to the requirements set forth in the State's Model Water Efficient Landscape Ordinance (AB 1818).

83. **Utilities (Local Water Supplies - All New Construction).**

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets,

and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water

through equipment and discharging the heated water to the sanitary wastewater system.)

84. **Utilities (Local Water Supplies - New Commercial or Industrial).** All restroom faucets shall be of a self-closing design.

85. **Utilities (Local Water Supplies - Restaurant, Bar, or Nightclub).**

- a. Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- b. Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- c. Install/retrofit and utilize only restroom faucets of a self-closing design.
- d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- e. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

86. **Utilities (Water Treatment or Distribution).**

- a. A grey water system to reuse wastewater from the project.
- b. Offset excess wastewater generation by restricting the wastewater generation of other land uses within the same service area (e.g., by dedicating open space); and
- c. New wastewater treatment or conveyance infrastructure, or capacity enhancing alterations to existing systems.

- d. The project shall follow the City's Best Management Practices (BMP) as required by the City's Wastewater Division. The Project may include a holding tank large enough to hold three times the project daily wastewater flow so that the tank would hold all project wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours.

#### **D. Administrative Conditions**

87. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped  
  
by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
88. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
89. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
90. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
91. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
92. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
93. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

94. **Indemnification.** Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes

actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

### PROJECT PERMIT COMPLIANCE FINDINGS

**1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

The proposed project complies with all applicable development requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as follows:

- a. Section 5.C: Uses.** The project is the construction of 97,807 square feet of commercial space, including a 30,000 square-foot fitness facility, 24,251 square feet of restaurant space, 37,518 square feet of retail facilities and 6,036 square feet of accessory space. The proposed uses are not restricted in this area of the Specific Plan. As conditioned herein, the uses have been designed to reduce any potential impacts on the surrounding communities.

In addition, as conditioned herein, the proposed project enhances the stable single-family neighborhood immediately to the north of the project site by providing a desirable transitional buffer with a 5 to 15-foot wide landscape buffer, a permanent fence below the cantilevered deck, and ample landscaping to improve both the river experience and the screening of the proposed project. The project follows good planning principles by scaling back height where it is closest to the single-family homes. As shown on the plans and conditioned herein, elevations, and renderings submitted with the instant application, the proposed project uses articulations, step backs, recesses, surface perforations, and complementary building materials on all facades, and provides varying design to visually define various floors/portions of the proposed building. Additionally, roof top equipment is screened, and trash/recycling rooms are located in the building's interior.

- b. Section 6B: Floor Area Ratio (FAR).** The project is located within the Neighborhood and General Commercial plan designation and is limited to a FAR development right not to exceed 1:1. The proposed project is 97,807 square feet on a 249,956 square foot lot. Therefore, the proposed project would lead to a FAR of 0.39, which is below the maximum permitted and complies with the Specific Plan.
- c. Section 7A: Yards.** As conditioned herein, the project will incorporate into its design setbacks that do not exceed 10 feet from Ventura Boulevard or Coldwater Canyon Avenue. In addition, as conditioned by this grant, the project shall include a varying 5-foot to 15-foot landscaped buffer adjacent to the river frontage utilizing a combination of the top and bottom of the parking deck; the buffer need not be contiguous.
- d. Section 7B: Lot Coverage.** The project involves new construction of 97,807 square feet of new buildings and structures that are located in a Neighborhood and General Commercial designated area and shall cover no more than 60 percent of the lot area. As the subject Property area is 249,956, no more than a 149,974 square-foot building

footprint would be allowed. The proposed project with a building footprint of 73,588 square feet leads to a total lot coverage of 29%, which complies with the maximum lot coverage restriction.

- e. **Section 7C: Driveways.** There is no change in the driveway layout. The project will utilize the existing ingress and egress driveways to the site from Ventura Boulevard and Coldwater Canyon Avenue.
- f. **Section 7D: Landscaping.** As conditioned by this grant, the project shall include a varying 5-foot to 15-foot landscaped buffer adjacent to the river frontage utilizing a combination of the top and bottom of the parking deck; the buffer need not be contiguous. In addition, the parking lot shall be landscaped as conditioned herein. The plantings will all be in compliance with the Studio City – Cahuenga Pass Streetscape Plan, the LA-RIO Plan, the Los Angeles River Master Plan and regulations as required by the Army Corp. As shown in the proposed landscape and river improvement Plans there will be ample plantings of native species in this buffer and throughout the site. These plantings will help to screen the structures and reduce any potential noise,

In addition, due to the historic conditions of the site, and pursuant to the Historic Resources Assessment Report prepared by PCR Services Corporation dated October 2014, as conditioned herein, the Applicant shall comply with the volunteered conditions that were approved by the Los Angeles City Council through Council Motion CF02-2698. The owner shall have the Cultural Heritage Commission review building plans for the Project to ensure that the Project includes a permanent landscaped garden area, not to exceed one-half acre, featuring landscaping, waterscaping, and pedestrian amenities. The garden area of the Project shall be designed by a licensed landscape architect in consultation with the City Council Office where the property is located to commemorate the look and feel of the former Sportsmen's Lodge garden. The garden area shall be open to the public during business hours, shall be conveniently accessible from Ventura Boulevard and shall feature a plaque, monument, or display case commemorating the history of the Sportsmen's Lodge and surrounding community.

- g. **Section 7E: Height.** The project is located within the Studio City community along the north side of Ventura Boulevard. The height limit for buildings or structures along this portion of Ventura Boulevard is 30 feet. The proposed building has a maximum building height of 33 feet.

The structure height of 33 feet is permitted pursuant to LAMC Section 11.5.7.E, Project Permit Adjustments, which permits project height to exceed the designated height limitation on the property involved by less than ten percent (see Project Permit Adjustment findings herein).

- h. **Section 7F: Parking.** See Shared Parking Findings, submitted concurrently.
- i. **Section 8: Signs.** Pursuant to Section 5.A.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the proposed sign project must comply with the applicable development requirements of Sections 8 and 9 of the Plan. Section 8 relates to the sign regulations and Section 9 relates to the Project Permit Compliance process.

As conditioned by this grant, the project consists of the implementation of a sign program as conditioned herein that would permit each of the tenants to share an

aggregate of 930 sf. ft. of wall and projecting signage. The project will allow for future tenants to obtain up to two (2) wall signs, to allow for each standalone building to have one (1) projecting sign and the lot to have one (1) monument sign for every 200 feet of lot frontage along Ventura Boulevard and Coldwater Canyon Avenue. Therefore, as conditioned herein, the proposal complies with the requirements and design provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

**2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

- a. On December 1, 2014, the project was issued a Mitigated Negative Declaration, ENV-2014-887-MND, pursuant to the City's CEQA Guidelines and has included mitigation measures that will reduce any potential significant adverse effects to a less than significant level.

Subsequent to the release of the environmental document, eight (8) letters in support of the proposed project were received from five (5) neighbors and three (3) neighborhood groups. The groups include the following:

- 1) Studio City Improvement Association;
- 2) Studio City Neighborhood Council; and,
- 3) Studio City Chamber of Commerce

The supportive comments concluded that the project would be an advantageous development in the area and would provide needed amenities, create a pedestrian oriented area, and would not create an adverse impact to the community.

In addition, 24 individuals, including the applicant, sent correspondence with the following concerns that could result from the project and the wording of the proposed Mitigated Negative Declaration:

- 1) Potential noise increase;
- 2) Increased traffic;
- 3) Potential overflow parking in residential areas, particularly because of the gym;
- 4) Pedestrian safety when crossing the street;
- 5) Inadequate review time of the project;
- 6) Need for an ALTA survey to document how the hotel site is not involved or impacted by the subject project;
- 7) Events at the Sportsman's Lodge Hotel will still occur, and parking may flow over to the proposed project site;



- 8) Location of storage containers;
  - 9) Concerns over the shared parking analysis study and whether it was accurate and whether there will be adequate parking;
  - 10) That condition 1-80 referred to the incorrect Ordinance number and that the last bullet point in that condition should refer to ORD-183, 145 not ORD-181,345;
  - 11) That there were conflicts with implementing a landscape buffer along the Los Angeles River and where that should be located;
  - 12) That the Environmental review should note that the project is located within 0.6 miles of Harvard Westlake School, that the maximum FAR should be noted as 1.5:1 and that the project without the shared parking approval would require 702 parking spaces per the Code and the Specific Plan;
  - 13) That there were concerns about the staging of storage containers on the north side of the property;
  - 14) That there were concerns that the adjacent hotel does not have enough parking as a result of the proposed project as their required parking may be located on the subject site; and,
  - 15) Concerns that parking for tour buses would remove vehicle parking spaces on the subject site.
- b. In light of the comments, the Department of City Planning reviewed the proposed mitigation measures and development conditions and determined that they could mitigate the proposed concerns with the conditions included herein. The review took into consideration the proposed project and found the following:
- 1) The mitigation measures would require that the project either comply with the maximum city-wide noise requirements or would actually reduce the noise impacts from the existing operating conditions;
  - 2) That the street improvements and parking restrictions required by the Department of City Planning, the Department of Transportation and the Bureau of Engineering would mitigate any traffic concerns;
  - 3) That the shared parking analysis demonstrates that the project could accommodate the anticipated parking demand;
  - 4) That the traffic mitigation measures and river improvements would increase pedestrian safety;
  - 5) That tour buses will not be allowed to occupy any of the parking required as a result of the shared parking analysis;
  - 6) That any parking required by the adjacent hotel site will not be located on the subject site; and,
  - 7) That permits for storage containers can only be permitted on the site for two (2), six (6)-month periods, for each three (3) year segments of the projects' operation.

- c. The Director of Planning is correcting a typographical error in condition 1-80 which referenced ORD-181,135 in lieu of ORD-183-145 and it should read ORD-183-145 (see Condition of Approval No. 50).
- d. In addition, conditions have been incorporated in the development conditions of approval to address these potential issues.

**SHARED PARKING ANALYSIS/FINDINGS**

Analysis

The concept for shared parking is that a single parking space can be used to serve two or more individual land uses without a conflict. The following information, provided by the applicant and used in making the decision to approve the shared parking request, was developed pursuant to the City of Los Angeles' Special Instruction for Shared Parking, Parking Exceptions, Parking Management Plans.

Analysis of parking demand as required by Ordinance 165,773 (Codified at Los Angeles Municipal Code ("LAMC") Section 12.21).

The applicant's parking consultants, Overland Traffic Consultants, INC., prepared an analysis of the parking demand with the proposed project for the weekday and weekend peak parking use. The results were analyzed using the parking demand per use added together in a shared parking model, using established hourly parking demand percentages determined by the Urban Land Institute (ULI), to estimate the overall parking demand for the shopping center. The results of the shared parking model showed a peak weekday parking demand of 440 parking spaces occurring at 6:00 p.m. and a peak weekend parking demand of 396 parking spaces occurring at 6:00 p.m. during the month of December (See Tables 1 and 2 below).

Table 1 below shows the highest estimated weekday peak-hour parking demand for all the uses on-site. The estimates are based on the Urban Land Institute's (ULI) parking demand data included in their Shared Parking Report. Table 2 shows the highest estimated weekend peak-hour parking demand for all the uses on-site.

TABLE 1 ULI Time of Day Weekday Estimated Peak-Hour Parking Demand						
	3:00 P.M.	4:00 PM	5:00 PM	6:00 PM	7.00 P.M.	8:00 P.M.
<b>Health Club</b>						
-Customer	110	125	141	157	141	125
-Employee	11	11	15	15	11	8
<b>Com. Shopping Center</b>						
-Customer	71	68	60	50	39	28
-Employee	20	20	19	19	19	18
<b>Casual Dining Restaurant</b>						

-Customer	47	58	87	110	116	116
-Employee	17	17	23	23	23	23
<b>Family Restaurant</b>						
-Customer	30	30	51	54	54	54
-Employee	9	9	12	12	12	12
Total Customer Parking	258	281	339	371	350	323
Total Employee Parking	57	57	69	69	65	61
<b>Total</b>	<b>315</b>	<b>338</b>	<b>408</b>	<b>440</b>	<b>415</b>	<b>384</b>

TABLE 2 ULI Time of Day Weekend Estimated Peak-Hour Parking Demand						
	3:00 P.M.	4:00 PM	5:00 PM	6:00 PM	7:00 P.M.	8:00 P.M.
<b>Health Club</b>						
-Customer	39	72	132	125	79	39
-Employee	5	7	10	10	7	5
<b>Com. Shopping Center</b>						
-Customer	79	75	67	55	47	39
-Employee	23	23	22	20	19	18
<b>Casual Dining Restaurant</b>						
-Customer	53	53	70	105	111	117
-Employee	16	16	22	22	22	22
<b>Family Restaurant</b>						
-Customer	27	30	40	47	47	43
-Employee	9	9	12	12	12	12
Total Customer Parking	198	230	309	332	284	238
Total Employee Parking	53	55	66	64	60	57
<b>Total</b>	<b>251</b>	<b>285</b>	<b>375</b>	<b>396</b>	<b>344</b>	<b>295</b>

Based on these estimates, the parking analysis concludes that the peak parking demands of the shopping center with the construction of a 97,807 square-foot shopping center can be accommodated by the 446 on-site parking spaces, with valet service and mechanically operated parking spaces, and 98 bicycle spaces, using a shared parking agreement for the entire site development.

**Plans showing the locations of all buildings or uses sharing the parking as well as the Shared Parking Facility.**

The parking analysis and the Plot Plans both show that all the tenants in the new Shopping Center, will share a surface parking lot. A copy of the Plot Plans (Exhibit "A") and parking analysis are attached in the administrative file.

**A description of the nature of the uses, hours of operation, parking requirements, allocation of parking spaces and an explanation to show that required parking will be available during the hours of operation shown for each use.**

As stated in Response 1 above, the Shared Parking Demand Analysis shows that the peak parking demand for the shopping center, can be accommodated by the 446 on-site parking spaces using a shared parking agreement for the entire site development, with the conditions included under this grant. The shared parking model shows a peak weekday parking demand of 440 parking spaces (Table 1) at 6:00 p.m. and peak weekend parking demand of 396 parking spaces (Table 2) at 6:00 p.m.

**Indicate how a lower total number of parking spaces will provide adequate parking for the uses on the site.**

As stated in Response 1 above, the Shared Parking Demand Analysis shows that the peak parking demands of the Shopping Center can be accommodated by the 446 on-site parking spaces using a shared parking agreement for the entire site development, with the conditions included under this grant. The shared parking model shows a peak weekday parking demand of 440 parking spaces (Table 1) at 6:00 p.m. and peak weekend parking demand of 396 parking spaces at 6:00 p.m.

Findings

**3. The shared parking request will be in conformity with the public necessity, convenience, general welfare and good zoning practice.**

The shared parking analysis, prepared for the applicant by Overland Traffic Consultants, projected that during the estimated peak hour demand for the commercial center (6 p.m. on weekdays and 6 p.m. on weekends), a maximum of 446 parking spaces would be needed. This number was obtained from data accumulated by the Urban Land Use Institute. The ULI has studied trip demand for various uses in different city/town contexts and with the project at hand, the ULI study determined that December would demand the peak amount of parking. Based on this information, the anticipated peak hour demand for the site, and the fact that guests/employees of the hotel are not allowed to park on the subject site, the proposed 446 automobile parking spaces would suffice with the proposed valet and mechanical lift program.

In addition, conditions have been imposed herein for the shared parking agreement to ensure that any impacts resulting from the request will be mitigated to a less than significant level. As a result, the shared parking request will be in conformity with public necessity, convenience, general welfare, and good zoning practice.

**4. The proposed shared parking use will be in substantial conformance with the various elements and objectives of the General Plan.**

The request for shared parking will not adversely affect any element of the General Plan, specifically the Ventura Cahuenga Boulevard Corridor Specific Plan and the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The shared parking demand for the project can be accommodated by the on-site parking spaces using a shared parking agreement for the entire site development.

- 5. A lower total number of parking spaces than would otherwise be required will provide adequate parking for the requested use. Such determination is based upon an analysis of parking demand.**

The shared parking analysis, prepared for by the applicant by Overland Traffic Consultants, projected that during the estimated peak hour demand of the project (6pm on weekdays and weekends), the anticipated peak hour demand for the site would be 440 parking spaces, and 446 parking spaces are proposed. Conditions have been imposed herein for the shared parking to ensure that any impacts resulting from the request will be mitigated to a less than significant level.

- 6. The maximum distance between each participating parking area and the subject uses is 750 feet or less, measured as provided in Section 12.21 A.4(g) of the Municipal Code.**

All the shared parking locations are within 750-feet of the proposed project as the 446 proposed spaces are located on-site.

- 7. The applicant and parties operating the shared parking facility shall submit written evidence in a form satisfactory to the Director of Planning which describes the nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use will be available taking into account their hours of operation.**

The shared parking Demand Analysis performed by Overland Traffic Consultants, Inc. show that the shopping center can provide adequate parking for the uses provided on- site based on the hours of operation and the parking requirements.

- 8. The reserved or otherwise restricted spaces shall not be shared.**

As all spaces are to be shared, conditions A-9, d-e prohibit reserving spaces for a specific use/tenant.

## **PROJECT PERMIT ADJUSTMENT FINDINGS**

- 9. That there are special circumstances applicable to the project or project site which make strict application of the specific plan regulation(s) impractical.**

The "Sportsmen's Landing" project consists of a set of five (5) new one (1) and two (2)-story commercial buildings to be leased as retail, restaurant, and fitness facilities by Sportsmen's Lodge REW, LLC. The new buildings are situated on the west-end side of the site, which is currently developed with the one (1) story Sportsmen's Lodge Banquet Facility and fire station. The proposed structure is architecturally styled as "mid- century modern" with gestures to other Valley mid-century structures and compliments the existing massing and materials of the adjacent Sportsmen's Lodge Hotel. The new buildings front approximately 234 feet along both Ventura Boulevard and 170 feet along Coldwater Canyon Avenue and create a pedestrian friendly street frontage on both streets since the

buildings are located close to the street.

The project is within the Ventura-Cahuenga Boulevard Corridor Specific Plan, and falls within the Neighborhood and General Commercial plan designation and as proposed and conditioned herein, the project adheres to the plan's requirements for setbacks, lot coverage, landscaping, and signage. The subject project is proposing a building height of 33 feet which is three (3) feet, or a 10% increase, above the allowable 30-foot height permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan along Ventura Boulevard and Coldwater Canyon Avenue and a Project Permit Adjustment is required. Note, the Ventura/Cahuenga Corridor Specific Plan height limitations include rooftop structures, which are normally exempt from height calculations in the LAMC, in order to protect the view of the portions of the Plan on Ventura Boulevard that are designated a Scenic Highway. However, this portion of Ventura Boulevard is not designated as a Scenic Highway and as a result the view of the Scenic Highway is not a concern as it is in other portions of the Plan. The permitted rooftop enclosures are also set back 10 feet from the front of the building, thus reducing visibility from the Boulevard.

Part of the intent of the Specific Plan in limiting the height of buildings in this area to 30 feet is to protect single-family residences adjacent to Ventura Boulevard from the impacts of large commercial buildings on the Boulevard. However, the subject property is unique from other properties fronting on Ventura Boulevard in that it is relatively deep, with the northern most point of the property measuring approximately 500 feet from Ventura Boulevard. Moreover, the property slopes downward from Ventura Boulevard. In addition, the nearest residential neighborhood is to the north of the river, nearly 150 feet north of the subject property.

This retail/dining/fitness facility will be an amenity to the neighborhood community of Studio City and will include extensively re-landscaped garden areas with integrated, but re-imagined water amenities in lieu of the removed landscaped areas. Historically significant trees will be left untouched within the newly landscaped garden areas. A new pocket park is also proposed, located on the north-west corner of the site, providing a direct connection to the L.A. River bike paths.

The Specific Plan contains building and site design standards to promote attractive commercial development and to limit the massing of development. These standards, however, including building height regulations, do not consider the location and design of a project located on a significantly large parcel. Because the proposed new buildings are situated at the southwest portion of the subject site and the building nearest to the north property line is set back from that property line by approximately 150 feet, any impacts to the single family residents to the north caused by the additional three feet in height are insignificant.

Moreover, strict application of the Specific Plan in this instance would be impractical. The Applicant would have been limited to designing a building that is a maximum of 27 feet measured from Ventura Boulevard to accommodate the rooftop equipment. This would result in undesirably low floor to ceiling heights for the affected tenants. In addition, two of the proposed buildings are connected at the second floor on the sloping site, which adds more complexity to the architectural design. The requested height adjustment provides flexibility to accommodate such complications.

In addition, the height of the proposed new building is compatible to the height of the existing buildings on neighboring properties.

These are special circumstances that are applicable to the project which make the strict application of the Specific Plan regulations impractical. The project meets the spirit and intent of the Specific Plan.

10. **That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

The Director has imposed project specific requirements that will result in a project that will meet the intent of the Specific Plan.

11. **That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

The project as proposed will not have any detrimental effects on any surrounding properties or on the surrounding public rights-of-way. The Specific Plan contains building and site design standards to promote attractive commercial development and to limit the massing of development. These standards, however, including building height regulations, do not consider the location and design of a project located on a significantly large parcel. Because the proposed project is situated at the west portion of the subject site and the building nearest to the north property line is set back from that property line by approximately 80 feet, any impacts to the single family residents to the north caused by the additional three feet in height are insignificant. Moreover, no portions of the proposed project encroach onto the surrounding rights-of-way or surrounding properties.

12. **That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

**The condition is related to mitigation measures identified in the Project's traffic impact study and the adopted Mitigated Negative Declaration ("MND"). The condition requires street widening to accommodate the addition of an exclusive westbound right-turn lane at the intersections of Ventura Boulevard and Coldwater Canyon Avenue and Ventura Boulevard and Whisett Avenue. The traffic study and MND required the addition of exclusive westbound right-turn lanes at each intersection in order to mitigate the project impacts. The traffic study itself did not call for the widening of the street and the Los Angeles Department of Transportation (LADOT) has subsequently determined that it is possible to provide the right-turn lane needed to implement the mitigation measures without widening the street in either location.**

**Since the Project was approved, the Mobility Plan 2035 was adopted which prioritizes pedestrian infrastructure. Section 2.3, Pedestrian Infrastructure, specifically states: "Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment." In addition, Section 2.17, Street Widening, provides the Planning Director the authority to determine if street widening to meet street standards is necessary. Section 2.17 states:**

**"Carefully consider the overall implications (costs, character, safety, travel, infrastructure, environment) of widening a street before requiring the widening,**

even when the existing right of way does not include a curb and gutter or the resulting roadway would be less than the standard dimension.”

Due to the often unique nature of a street segment there are situations where widening the roadway width to the standard dimension could change the character of the street in an undesirable way, prove unnecessarily expensive relative to the resulting benefits, or result in other adverse changes.

As shown on Map F of the Mobility Plan 2035, the intersection of Ventura Boulevard at Coldwater Canyon Avenue is designated as part of the *Pedestrian Enhanced Districts* which include streets where pedestrian improvements are prioritized to provide safe and enjoyable walking connections to and from major destinations within communities. The existing sidewalks at both locations are currently 15 feet wide.

The language of the Condition No. 14 and 15 cited the Specific Plan defers to LADOT and Department of Public Works for implementation of public right-of-way improvements under the modified Mitigation Measures.

The project has provided land dedications along Ventura Boulevard consistent with the Specific Plan Appendix A street standards. LADOT confirmed in correspondence dated March 12, 2020 that both right-turn lanes can be accommodated without widening the street, reducing the sidewalk, or resulting in sub-standard travel lanes. Therefore, LADOT has recommended that Condition No. 15.a. and 15.b. be modified to eliminate the five-foot widening in each location. Notwithstanding the elimination of the five-foot widening, the mitigation measure to add the right-turn-only lanes can still be implemented; therefore, as modified, Project impacts related to transportation and traffic will remain less than significant.

The project as proposed will not have any detrimental effects on any surrounding properties or on the surrounding public rights-of-way. The Specific Plan contains building and site design standards to promote attractive commercial development and to limit the massing of development. These standards, however, including building height regulations, do not consider the location and design of a project located on a significantly large parcel. Because the proposed project is situated at the southwest portion of the subject site and the building nearest to the north property line is set back from that property line by approximately 80 feet, any impacts to the single family residents to the north caused by the additional three feet in height are insignificant. In addition, the conditions herein will mitigate any developmental or environmental impacts.

## **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the Director’s Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

## **TRANSFERABILITY**

This determination runs with the land. In the event the property is to be sold, leased, rented, or occupied by any person or corporation other than yourself, it is incumbent that you advise them



regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

**The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://www.planning.lacity.org/forms.htm>.

Planning Department public offices are located at:

*Figueroa Plaza  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077*

*Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Suite  
251  
Van Nuys, CA 91401  
(818) 374-5050*

*West Los Angeles  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901*

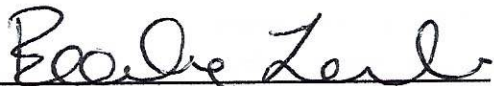
Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant

representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP  
Director of Planning

Approved and Reviewed by:

  
Blake Lamb, Principal City Planner

Prepared by:

  
Sarah Hounsell, City Planner  
[Sarah.Hounsell@lacity.org](mailto:Sarah.Hounsell@lacity.org)

cc: Council Office, District 2  
Department of Building and Safety  
Department of Transportation  
Adjoining Property Owners  
Studio City Neighborhood Council