COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453-VHCA / Density Bonus, Project Review, Specific Plan Project Compliance, Main Conditional Use Permit & Vesting Tentative Tract

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-5698-SE
PROJECT TITLE Riverwalk at Studio City	COUNCIL DISTRICT CD 4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
12555 West Ventura Boulevard cross streets Whitsett Avenue

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project is re-subdivision of four legal parcels broken into eight portions into two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots for the construction of a mixed-use development consisting of 814 residential dwelling units, 46 units reserved for Very Low Income Households, and approximately 75,968 square feet commercial uses. The project will provide a total of 1,040 residential parking spaces within four levels of subterranean parking, and 30 short-term and 324 long-term bicycle parking spaces. The project will provide a total of 760 commercial parking spaces within four levels of subterranean parking, and 38 short-term and 40 long-term bicycle commercial parking spaces. The project will provide 89,937 square feet of open space including 55,866 square feet common open space, 12,966 square feet of indoor open space, and 21,105 square feet of private balconies. The project proposes the removal of all existing on-site non-protected trees. The project proposes grading and exporting approximately 521,000 cubic yards of earth and the removal of 240 non-protected trees from the project site and three (3) non-protected trees from public right-of-way.

NAME OF APPLICANT / OWNER:
Brett Torino & Eleda Cohen/SCW 34K, LLC; Studio City East 93K, LLC; Studio City Sports Center, LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rose Fistrovic	(213) 223-1537

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☒ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) **21080.66**

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Adrineh Melkonian *Adrineh Melkonian*	City Planner

ENTITLEMENTS APPROVED
Density Bonus, Project Review, Specific Plan Project Compliance, Main Conditional Use Permit & Vesting Tentative Tract

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2025-5698-SE

On December 29, 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria

(a) Site is 20 acres or less.
(b) Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
(c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
(d) Density is 15 dwelling units per acre (for City of Los Angeles) or more.
(e) Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
(f) Not demolishing designated historic resource.
(g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements

(a) Tribal Notification/Consultation
(b) Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.
(c) Conditions added to housing within 500 feet of freeway.

Project Description

The project is re-subdivision of four legal parcels broken into eight portions into two master ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots for the construction of a mixed-use development consisting of 814 residential dwelling units, 46 units reserved for Very Low Income Households, and approximately 75,968 square feet commercial uses. Three two-story commercial buildings ranging in size from 8,506 square feet to 21,102 square feet and 36 feet in height are proposed to be located at the eastern portion of the

Project Site. The mixed use seven-story building is proposed to be 84 feet in height as measured from the lowest grade along Valleyheart Drive to the top of the highest point on the building. No hotel, motel, other transient lodging are proposed as part of this project.

The project will provide a total of 1,040 residential parking spaces within four levels of subterranean parking, and 30 short-term and 324 long-term bicycle parking spaces. The project will provide a total of 760 commercial parking spaces within four levels of subterranean parking, and 38 residential short-term and 40 long-term bicycle parking spaces. The project will provide 89,937 square feet of open space including 55,866 square feet common open space, 12,966 square feet indoor common open space, and 21,105 square feet of private balconies. The project proposes the removal of all existing on-site non-protected trees and three street trees from the public right-of-way. The project proposes grading and export of approximately 521,100 cubic yards of earth.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

(a) Site is 20 acres or less.

The project site is approximately six acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

(b) Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The site was previously developed with a multiple commercial buildings and associated parking lots since 1958.

Lots adjacent to the subject site are developed with the following urban uses: retail stores and offices with surface parking and Los Angeles County Flood Channel that was previously developed.

(c) Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.

The site is located in the Neighborhood & General Commercial of the Ventura/Cahuenga Boulevard Corridor Specific Plan and has a General Plan Land Use Designation of Neighborhood Office Commercial. As shown in the case file, the project is consistent with the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations.

The project seeks a density bonus request with one off-menu incentive and five waivers of development standards that are established in the Ventura/Cahuenga Boulevard Corridor Specific Plan and Los Angeles Municipal Code. Additionally, the project requires a Project Review and Specific Plan Project Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan. The project meets the requirements of the State and City density bonus law. Excluding the incentive and waivers requests to deviate from the specific plan standards, Project complies with the Ventura/Cahuenga Boulevard Corridor Specific Plan regulations. The project also requests Main Conditional Use Permit to permit the sale and dispensing of a full-line of alcohol for on- and off-site consumption in conjunction with approximately 75,968 square feet of commercial space. Therefore, the

project is consistent with the General Plan, and complies with the local zoning, including the Ventura/Cahuenga Boulevard Corridor Specific Plan.

(d) Density is 15 dwelling units/acre (for City of Los Angeles) or more.

The Project proposes 814 dwelling units and the site is approximately six acres, making the proposed density 135 dwelling units per acre.

(e) Lot located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.

The project site is not located within a coastal zone, farmland, wetlands (as defined by USFW), hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.

The projects site is located within a designated VHFHSZ but qualifies for the CEQA exemption if the project has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following:

- Public Resources Code Section 4291 or Government Code Section 51182.
- Public Resources Code Section 4290.
- California Building Code Chapter 7A.

(f) Not demolishing designated historic resource (designated before preliminary application).

The original intact illuminated “BOWL” pylon sign at the building #1 roof was found to be locally eligible as a City HCM under Criterion 1 as an extant example of a 1958 pylon sign associated with the automobile-oriented commercial growth of Los Angeles. While all non-historic buildings are proposed to be demolished for construction of new multi-story mixed use residential and commercial buildings, the BOWL sign would be removed, rehabilitated, stored, and reinstalled at its current location (proposed project). For the reasons presented in the report, the proposed project is found to conform with the *Secretary’s Standards*. A historic resource assessment prepared by Chattel, Inc. | Historic Preservation Consultants, dated April 28, 2022 (revised on June 27, 2024 and January 21, 2025), was reviewed by Office of Historic Resources (OHR) on October 29, 2025 and has found the structure on-site is not a historic resource and the project will not result in any impacts to a historical resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

(g) No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

(b) As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.

As part of City Planning written approval, the project will be conditioned to provide a Phase 1 Environmental Site Assessment (ESA) prior to any building permit issuance. If any hazardous conditions are found, proper mitigation to current federal and state standards will be required.

(c) Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.

The subject site is not within 500 feet of a freeway and therefore, this condition does not apply.