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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Silver Lake Garden Apartments - Case # CPC-2024-5534-DB-PR-VHCA

Alexander Espinoza <aespinoza0619@yahoo.com>
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "marie.pichay@lacity.org" <marie.pichay@lacity.org>

Fri, Jun 5, 2026 at 7:03 PM

To Whom It May Concern,

My name is Alex Espinoza, and I reside in the Silver Lake Garden Apartments. I have lived here for 21 years and recently became the On-Site Manager in February 2026. My wife and I raised our two beautiful girls, now 24 and 20, in this complex, and we are incredibly happy to have done so. I truly love living here. Not only is it a beautiful location with plenty of green space and ultimate convenience, but the neighbors have always been remarkably warm and friendly.

Throughout my time here, I have always taken a personal interest in the property's upkeep. If there was ever a mess, I would clean it up even when it meant picking up after others. At the end of the day, this is where I live, and I believe in taking pride in my home. It truly does take a village.

Because I have always cared deeply about this complex and the people who live here, stepping into the On-Site Manager role, feels like a perfect fit. I recently attended the May 2026 meeting where the landlord informed us of several positive changes on the horizon, including new paint, enhanced lawn upkeep, and window repairs. It is incredibly exciting to see these improvements unfolding. I genuinely look forward to continuing to help management and my neighbors maintain and improve our wonderful community.

Thank you for your time.

Sincerely,

/s/ Alex Espinoza

Alex Espinoza



Case #: CPC-2024-5534-DB-PR-VHCA

Chrissy Harbison <chrissy3000@gmail.com>

Fri, Jun 5, 2026 at 6:59 PM

To: CPC@lacity.org

Cc: Marie.pichay@lacity.org

To whom it may concern,

I am a current tenant at Silver Lake Garden Apartments on Silver Lake Blvd, Los Angeles. I am writing to share my experience of being a tenant to Fonda Morgan.

I have lived on site nearly 2 years, I moved in July of 2024. My experience has been mostly positive. It's been nice having some updated amenities on property, working grills, tables in common areas, better lawn maintenance. Fonda has been attentive to questions and needs regarding the property. She is punctual in regards to replying to emails or texts messages with any questions.

Our unit is mostly maintained with minimal exceptions. Our water heater has a slow leak, which has been "fixed" by wrapping tape around the hole in the water line instead of replacing it. Though things are fixed in a timely manner, we have had issues scheduling maintenance requests due to us having pets. The maintenance has entered our apartment without permission, even though we have made it clear that they cannot enter without us being home. Fonda and onsite managers are not welcoming to having guests over. On multiple occasions I have had people over who have been accosted by onsite management, accusing us of harboring unregistered tenants living in our apartment, when in fact it was just friends over for an evening.

We do enjoy our apartment at Silver Lake Garden Apartments, and these issues are not a deal breaker for us, it just adds stress occasionally. We love the neighborhood, and are not looking forward to any development of the property. I believe modernization of the current property and units would be better suited to the tenants and community rather than adding 100+ tenants to an already congested area. The noise, congestion from construction traffic, losing parking options and laundry options are not ideal. Those are definitely deal breakers, and would be reason to leave the neighborhood we do adore so much.

Thank you for your time,

Tenant at Silver Lake Garden Apartments



Riverwalk at Studio City - VTR #-84453

Anne Carlucci <carluccianne@yahoo.com>
To: cpc@lacity.org

Sun, Jun 7, 2026 at 3:38 PM

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you for your attention to this matter.

Anne Carlucci
213.215.0327
[4202 Whitsett Ave.](#)
[Studio City, Ca. 91604](#)



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Gnanadesigan, Abirami <AGnanadesigan@dykema.com>

Thu, Jun 4, 2026 at 11:32 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a resident at the border of Sherman Oaks and Studio City and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Abirami Gnanadesigan

[3900 Longridge Ave., Sherman Oaks, CA 91604](#)

Abirami Gnanadesigan (she/her)

Member

D 213-457-1823 ▪ M 818-370-4240

AGnanadesigan@dykema.com ▪ dykema.com

[BIO](#) [VCARD](#) [LINKEDIN](#)

444 South Flower Street, Suite 2200
Los Angeles, California 90071



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Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

ANNIE MANISCALCO <anniemani@aol.com>

Thu, Jun 4, 2026 at 9:36 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and i don't support housing and not responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

The fire situation in an emergency evacuation would be horrible and irresponsible for this supplying commission

[Annie Maniscalco and Mickey Balestrieri

We own [12142 cantura street Studio City CA 91604](#)

Sincerely,

Annie F. Maniscalco



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Dee Ann Newkirk <dnewki@yahoo.com>

Wed, Jun 3, 2026 at 11:20 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[Your name]

[Your Studio City address, or how you use the corridor]

Dee Ann



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

arstar <arstar@aol.com>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Sun, Jun 7, 2026 at 5:50 PM

Dear City Planning Commission,

I am a Studio Oaks resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

A Roberts
Longridge ave
Studio Oaks 91423



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Adele Slaughter <adeleslaughter@me.com>

Tue, Jun 2, 2026 at 4:26 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org, Mashael.majid@lacity.org, andrea.conant@lacity.org

Los Angeles City Planning

Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

To: The Honorable Members of the Planning Commission

Regarding: Opposition to the Riverwalk Project (As Currently Proposed)

Location/Context: Ventura Boulevard Corridor / Studio City

Dear Adrineh, City Planning Commission, and Council District 4,

As a 32-year Studio City resident supporting smart city planning, I strongly oppose the Riverwalk project. Adding 814 units on a congested, high-fire-hazard stretch of Ventura Blvd compromises public safety. I urge the Commission to delay approvals until comprehensive studies address cumulative impacts, fire evacuations, and RIO design compliance.

The proposal must not be evaluated in isolation. With Sunswept Place looming, and the 520-unit Sportsmen's Lodge redevelopment, this half-mile corridor will add an unprecedented 1,400+ units. The City must deny or delay approvals until transparent public findings are issued for the following:

- **Emergency Access & Evacuation:** Verifiable public safety studies proving residents can safely evacuate Ventura Blvd during a major crisis.
- **Cumulative Corridor Impacts:** A holistic Environmental Impact Report (EIR) analyzing the combined density's effect on traffic and utility infrastructure.
- **Fire Safety & Wildlife:** Strict, uncompromised adherence to Very High Fire Hazard Severity Zone (VHFHSZ) regulations and native habitat preservation.
- **RIO Compliance:** The plan must meet Los Angeles River Improvement Overlay (RIO) guidelines by enforcing native landscaping (75% native species), adequate river setbacks, and wildlife-safe lighting.

Studio City needs safe, sustainable development, not rushed approvals that compromise public safety, health, and welfare. As an active stakeholder, I directly support our local economy by regularly patronizing businesses along the curve, including City National Bank, Staples, Carney's, Magpi, Belle Bakery, Dana Katherine Jewelry, and Elements Pharmacy. Overdevelopment and gridlock will make this commercial corridor inaccessible, hurting both residents and small businesses.

Studio City would welcome a reasonable, sustainable influx of new residents and businesses in smaller, safer apartment complexes that respect our community's infrastructure limits and enhance the character of Studio City.

Thank you for your time and careful consideration of our community's future.

Adele Slaughter
Studio City Resident Since 1994
[4544 Ethel Ave, Studio City, 91604](#)



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Andrew Steele <steeleandrewj@gmail.com>

Fri, Jun 5, 2026 at 5:31 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a resident living within very close proximity to the proposed Riverwalk at Studio City project and I am writing to express my strong support for it.

I understand you are receiving organized opposition from some of my neighbors. I'd ask you to weigh that opposition against a simple fact: the same voices oppose nearly every change proposed in this area. Their objection is not specific to this project's merits, it's a reflexive resistance to development of any kind.

A city is not a museum exhibit to be preserved in amber. It is a living place that has to grow and adapt. New housing and retail near where I live is something I welcome, not something I fear.

Please don't let a small, vocal group speak for the whole neighborhood. I live here too, I'd be among the most directly affected, and I want this project to move forward. Again, the opponents oppose **everything** and this is just the latest.

Regards,

Andrew Steele



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Barb Berns <barbberns55@gmail.com>

Sun, Jun 7, 2026 at 1:11 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

As a lifelong Sherman Oaks/Studio City resident who has utilized this area for work, leisure and all the offerings the businesses have offered over the years, I am writing to express my opposition to the Riverwalk project as currently proposed. While I support safe housing and responsible planning, this project would add 814 residential units and significant commercial activity to a half-mile corridor already burdened by heavy congestion, limited evacuation routes, and fire-safety concerns.

Before granting any approvals, I urge the City to require clear public findings regarding emergency access, evacuation capacity, cumulative corridor impacts, environmental regulations, and fire safety. Our community needs development that is safe and appropriate for the neighborhood, rather than rushed approvals.

I ask the City to require a smaller, safer alternative that includes adequate parking, environmental impacts addressed and vital infrastructure impacts made a priority.

Sincerely,

Barbara Bernato
4910 Ethel Avenue
Sherman Oaks, 91423
818-601-3600



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Barbara Javitz <bjavitz@gmail.com>

Thu, Jun 4, 2026 at 10:19 AM

To: cpc@lacity.org

Dear Decision Makers:

I am a 40 year resident of Studio City., residing off Laurel Cyn Blvd between Ventura Blvd and Dona Pegita. Accessing Ventura Blvd, from Laurel Cyn heading north is a nightmare at all hours of the day with incessant gridlock, lights not synced correctly and a huge volume, particularly when Carpenter and Campbell Hall are in session.

This proposed development will only increase the density as more cars will attempt to traverse Ventura Blvd, further impede emergency vehicles as it creates unsafe saturation of both residential and retail.

While I support additional housing, why such a small percentage of affordable housing and what is the definition of affordable as NOT every single Studio City resident is cash flush.

I ask you to provide FULL, CLEAR public disclosure and address all safety concerns of the current community before granting any approvals.

Cant the City provide a smaller, safer, alternative that will satisfy the majority of the community stakeholders?

Thank you for your consideration..

Barbara Javitz Norof

June 3, 2026

To: Cecilia Lamas, Commission Executive Assistant II <cpc@lacity.org>

cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: **CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453**
("Riverwalk at Studio City") at 12501 - 12665 Ventura Boulevard, Studio City

Dear City Planning Commission Members,

The Board of the Studio City Residents Association (SCRA) opposes CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453 ("Riverwalk at Studio City") at 12501 - 12665 Ventura Boulevard, Studio City unless the following are addressed and corrected by the developer:

1. The height and mass of the structure is excessive and SCRA requests a deletion of the waiver to approve a height of 84 feet. The SCRA supports a maximum height of 63 feet. The Ventura-Cahuenga Corridor Specific Plan allows a 30 foot height at this address and the State Density Bonus allows for an additional 33 feet, for a total of 63 feet.
2. The density of the structure is excessive and SCRA requests a reduction in the total number of units from 814 to 653 per LAMC 12.11C.4.
3. Be required to prepare an Environmental Impact Report (E.I.R.).
4. Review existing traffic studies with SCRA and City representatives to ascertain the burden the project would impose on service level efficiencies and emergency reaction due to earthquakes, fires or other natural disasters. Examine the cumulative effects of developments at Riverwalk at Studio City, Sportsmen's Apartments, Harvard-Westlake Riverpark and the upcoming Sunswept Project. Address the already nightmare of an intersection at Whitsett Avenue, Laurel Terrace and Sunswept Drive and its potential for human life loss in the case of earthquakes, fires or other natural disasters.
5. Place a dedicated right turn lane and traffic signal at first driveway westbound on Ventura Boulevard to avoid congestion from residents and guests entering the facility. Clear directional signage should be placed to ease inflow to the facility and avoid back ups on Ventura Boulevard and Whitsett Avenue.
6. Request all landscaping to be consistent with native/Los Angeles River Improvement Overlay (RIO) approved species. "Drought tolerant" or "climate adapted" are frequently invasive and do not support the RIO habitat initiative.
7. There should be no artificial turf anywhere on the site due to the negative environmental impact of this material.

To: Cecilia Lamas, Commission Executive Assistant II <cpc@lacity.org>

cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: **CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453**

("Riverwalk at Studio City") at 12501 - 12665 Ventura Boulevard, Studio City

June 3, 2026

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8. No fire pits/fire tables anywhere on the property.
9. Developer use best efforts to incorporate Carney's into the proposed development. Short of that, incorporation of artifacts from Carney's if Carney's allows and artifacts from Pinz (Joe Kirkwood's).
10. A project of this scope will unavoidably create negative environmental impacts on the community and SCNC asks the developer to mitigate these concerns in good faith:

Concerns include:

- 1. Greenhouse gas and dust emissions during construction and operation
- 2. Stress on surrounding infrastructure and open space elements
- 3. Heat island effect of the building and hard scape massing

Solution:

- 1. Sponsor a segment of the long-planned LA River Bikeway/Studio City River Greenway Park to create nature-based solutions that absorb carbon and other pollutants, filter air and water, and provide more public green space.
- 2. This will also promote a broad increase in community activity, bringing attendant commercial benefits to the Riverwalk project and Studio City generally.

Details of the SCNC Greenway ask:

- 1. South Bank, Whitsett Avenue west to the terminus of the Riverwalk site: "Sycamores at Riverwalk." This land is immediately adjacent to the Riverwalk property and the land here can be integrated to feel like a parklike extension of the Riverwalk "front door," while at the same time offering significant aesthetic and habitat benefit. There is an existing grove of sycamore trees that were planted years ago and they create the tree line visually and define the site. This area needs underplanting with appropriate native shrubs, accessible paths and seating.
- 2. Immediately adjacent to Whitsett Avenue is a sloped triangular bed created by the down ramp of the bike path that runs to Coldwater Canyon Avenue. We would like this area to be planted as a demonstration garden of native black walnut and oak trees. This could serve as a teaching facility and with proper labeling and signage, serve to educate the public of the value of the native oak/walnut woodland that surrounds Studio City.
- 3. South bank Whitsett Avenue to Laurel Canyon Boulevard: This is one of the first sites developed along the river. The promise of easy access to the river and access to the Village area has never been realized.

To: Cecilia Lamas, Commission Executive Assistant II <cpc@lacity.org>

CC: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: **CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453**

("Riverwalk at Studio City") at 12501 - 12665 Ventura Boulevard, Studio City

June 3, 2026

Page 3

A. Maintenance has been long deferred, the area is overgrown and attracts encampments. The encampments have been the site of several nuisance fires over time and threaten the commercial and surrounding residential areas. The area needs hard pruning, and overgrown invasives must be removed.

B. Lighting is also needed at night. Last year a pilot program installed solar lights on the bikeway adjacent to the Riverwalk site. These units are very effective and SCRA asks Riverwalk to fund the installation of similar lighting on the section of the river from Whitsett Avenue to Laurel Canyon Boulevard, on the south side. Long plagued by bureaucratic and jurisdictional logjams, a private solution here, even if only to fund the lights, could be the catalyst to move all these elements forward. Opening this River Greenway would provide additional access to the Studio City business Village area and the amenities those businesses offer would enhance the experience of Riverwalk tenants.

Other Community benefits requested:

1. Abundant publicly accessible EV chargers
2. Rental bikes
3. ZIP car or similar service
4. Community room/Meeting space

Thank you for your consideration.

Sincerely,



Barry Johnson
SCRA President



VTT CASE NUMBER: VTT-84453

Barbara Kramer <nylagrl1@gmail.com>
To: cpc@lacity.org

Wed, Jun 3, 2026 at 8:08 PM

MORE CONGESTION TO AN ALREADY OVER CONGESTED AREA
LACK OF PROPER ESCAPE ACCESS DURING A FIRE OR EARTHQUAKE
NOT ENOUGH PARKING PLANNED FOR THE DENSITY OF THIS PROJECT

Do the developers of this even know this area? Do they have any sense that the impact of a project of this scale will do to the area?

This is such a NO.....

Barbara Kramer
nylagrl1@gmail.com



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Betsy Soo <betsysoo13@gmail.com>

Sun, Jun 7, 2026 at 7:58 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City does not need any more multiple high rise/ medium rise buildings. We need safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Yours sincerely,
Betsy Leva



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Barbara Pfister <bgiraff@sbcglobal.net>

Thu, Jun 4, 2026 at 3:14 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Barbara Pfister
4455 Babcock Ave.
Studio City, CA
91604

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Brad Zutaut <bz@company28.com>

Wed, Jun 3, 2026 at 2:26 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Why are you in the city giv not making the river a spot for us to have green space?

Is it because no one write checks to you for this, but it is better for the people you claim to represent. Stop building here please.

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Brad Zutaut
Resident Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Alicia Sousa for Riverwalk at Studio City
1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: shandolish@hmail.com
To: info@studiocityriverwalk.com

Tue, Apr 14, 2026 at 7:41 PM

From: Alicia Sousa

Email: shandolish@hmail.com

Message Body:

I would like to receive updates on the progress of this project.

RSVP for Future Events:

Want to Receive Updates: Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862502576698851527&simpl=msg-f:1862502576698851527)

Contact from Allen Ravert for Riverwalk at Studio City
1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: margatini@mexicali.us
To: info@studiocityriverwalk.com

Thu, May 21, 2026 at 10:15 PM

From: Allen Ravert

Email: margatini@mexicali.us

Message Body:

No message.

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 1

Want to Receive Updates: Yes, count me as a supporter!

—

This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1865864401791585662&simpl=msg-f:1865864401791585662)

6/1/26, 1:24 PM

Studio City Riverwalk Mail - Contact from Ashley L Gitlin for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Ashley L Gitlin for Riverwalk at Studio City
1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: agitlin@cwdriver.com
To: info@studiocityriverwalk.com

Mon, Apr 13, 2026 at 8:04 AM

From: Ashley L Gitlin

Email: agitlin@cwdriver.com

Message Body:

I am a studio City Residence and would like to stay informed.

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

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This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862368174560299474&simpl=msg-f:1862368174560299474)

Contact from Ashley Messersmith for Riverwalk at Studio City
1 message

Ashley Messersmith <info@studiocityriverwalk.com>
Reply-To: ashl.messers@gmail.com
To: info@studiocityriverwalk.com

Sun, Nov 9, 2025 at 1:53 PM

From: Ashley Messersmith

Email: ashl.messers@gmail.com

Message Body:

As a long time valley resident, born and raised, I'm excited for the new development and would love more updates. I hope that it brings more greenery and more community to the city. I also hope public transport will be worked into the mix to keep the city moving forward with less reliance on ugly, smelly, and noisy cars. Our part of LA county can be beautiful and this is one small step in the right direction to a better future.

RSVP for November 12, 2025 Event: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1848351423096643624&simpl=msg-f:1848351423096643624)



Genton Property Group <info@studiocityriverwalk.com>

Contact from Aundrea for Riverwalk at Studio City

1 message

Aundrea <info@studiocityriverwalk.com>
Reply-To: aundrea.cabe@gmail.com
To: info@studiocityriverwalk.com

Sun, Jan 18, 2026 at 12:38 AM

From: Aundrea

Email: aundrea.cabe@gmail.com

Message Body:

Want more engagement for studiocityriverwalk.com? Launch now: <https://rb.gy/p82gvr>

RSVP for November 12, 2025 Event: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, I'd love to host an event to share more information with my neighbors!, Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Brandon Whalen-Castellanos for Riverwalk at Studio City

1 message

Brandon Whalen-Castellanos <info@studiocityriverwalk.com>
Reply-To: brandoncwhalen@gmail.com
To: info@studiocityriverwalk.com

Sun, Nov 23, 2025 at 7:30 PM

From: Brandon Whalen-Castellanos

Email: brandoncwhalen@gmail.com

Message Body:

RSVP for November 12, 2025 Event:

Want to Receive Updates: Yes, count me as a supporter!, I'd love to host an event to share more information with my neighbors!, Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Brian Handy for Riverwalk at Studio City

2 messages

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: blinkstale@gmail.com
To: info@studiocityriverwalk.com

Mon, Jun 1, 2026 at 11:15 AM

From: Brian Handy

Email: blinkstale@gmail.com

Address: 10831 Fruitland Dr, APT 209

Phone: 4087814535

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking **all** in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will **also** be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

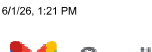
So much as this site seeks to become the ESFV bicycle hub of the LA River ongoing developments, they have my support. My only concern is not enough prioritization yet on becoming the heart of cycling in the **valley**. As much as it is possible, I wish the project mandated it through design. Leaving Valleyheart as a regular road instead of turning it into a pedestrian first boulevard or giving it dedicated bike lanes are major letdowns that may or may not be in the project's control, but regardless: the singular existing attachment to the river trail is no where near enough.

We need this density and we need major changes to public transit support and cyclist infrastructure. This project is correctly oriented but does not yet go far enough. This project is vastly better than no project, so **please keep moving full steam ahead...** but please do deeply consider major redesigns in terms of improved cyclist support. I don't know if that's on CD4 or the developer, but someone needs to make this a lot better for it to actually become the ESFV bike hub it deserves to be.

Thank you! You've **all** worked hard on this and I appreciate it. We desperately need something close to this, now let's see if we can give it that final 10% push that could revolutionize the LA River for cyclists.

—

This e-mail was sent from a contact form on studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Bryan Taylor for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: mrbryantaylor@yahoo.com
To: info@studiocityriverwalk.com

Sun, Apr 12, 2026 at 2:55 AM

From: Bryan Taylor

Email: mrbryantaylor@yahoo.com

Address: 4311 Alcove Avenue

Phone: 8183955411

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking **all** in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will **also** be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

Studio City

—

This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com>
To: Nicole Kuklok <nicole@nicolekuklok.com>

Mon, Jun 1, 2026 at 11:20 AM

[Quoted text hidden]

—

Development & Community Outreach Team
info@studiocityriverwalk.com





Genton Property Group <info@studiocityriverwalk.com>



Genton Property Group <info@studiocityriverwalk.com>

Contact from Candace compton for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Thu, May 21, 2026 at 3:23 PM

Reply-To: candieecomptonkwak@gmail.com

To: info@studiocityriverwalk.com

From: Candace compton

Email: candieecomptonkwak@gmail.com

Message Body:

Thanks for the invite and info!

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 3

Want to Receive Updates: Yes, count me as a supporter! Yes, I want to receive project updates and more information.

-

This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1865838477413376617&simpl=msg-f:1865838477413376617)



Genton Property Group <info@studiocityriverwalk.com>

Contact from Courtney Harris for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Wed, May 13, 2026 at 9:19 AM

Reply-To: courtc2911@yahoo.com

To: info@studiocityriverwalk.com

From: Courtney Harris

Email: courtc2911@yahoo.com

Address:

Phone:

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking **all** in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will **also** be a great addition to the area and to our community. **Please** count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

Yes, I support this project!

-

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Genton Property Group <info@studiocityriverwalk.com>

Contact from Courtney Ochoa for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Sat, Apr 25, 2026 at 4:59 PM

Reply-To: courtneyochoa88@gmail.com

To: info@studiocityriverwalk.com

From: Courtney Ochoa

Email: courtneyochoa88@gmail.com

Message Body:

Hi there, how do I apply for the affordable housing units?

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!

-

This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1863488986037959172&simpl=msg-f:1863488986037959172)



Genton Property Group <info@studiocityriverwalk.com>

Contact from Deborah Baxtrom for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Sun, Apr 12, 2026 at 1:00 PM

Reply-To: dbaxtrom@gmail.com

To: info@studiocityriverwalk.com

From: Deborah Baxtrom

Email: dbaxtrom@gmail.com

Address: 4211 Laurel Canyon Blvd 229

Phone: 8184222995

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking **all** in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will **also** be a great addition to the area and to our community. **Please** count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

This project will bring many wonderful services to our Studio City neighborhood. I support the project wholeheartedly.

-

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6/1/26, 1:25 PM

Studio City Riverwalk Mail - Contact from Holly Bunje for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Holly Bunje for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Mon, Apr 13, 2026 at 2:13 PM

Reply-To: hollybunje@gmail.com

To: info@studiocityriverwalk.com

From: Holly Bunje

Email: hollybunje@gmail.com

Message Body:

Happy to see new development

RSVP for Future Events:

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

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This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862391380211289042&simpl=msg-f:1862391380211289042)

6/1/26, 1:24 PM

Studio City Riverwalk Mail - Contact from Igor Katsel for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Igor Katsel for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Mon, Apr 13, 2026 at 8:43 AM

Reply-To: igor.katsel@gmail.com

To: info@studiocityriverwalk.com

From: Igor Katsel

Email: igor.katsel@gmail.com

Address: 12711 Moorpark st #111

Phone: 8184646251

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking all in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will also be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

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<https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862391380211289042&simpl=msg-f:1862391380211289042> 1/1

<https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862370630942520082&simpl=msg-f:1862370630942520082> 1/1

6/1/26, 1:23 PM

Studio City Riverwalk Mail - Contact from Jeff Baird for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Jeff Baird for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Sun, Apr 12, 2026 at 10:49 AM

Reply-To: jeffwbaird@gmail.com

To: info@studiocityriverwalk.com

From: Jeff Baird

Email: jeffwbaird@gmail.com

Message Body:

N/A

RSVP for Future Events:

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

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This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862287927235604773&simpl=msg-f:1862287927235604773)

6/1/26, 1:20 PM

Studio City Riverwalk Mail - Contact from Jesse Heiman for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Jesse Heiman for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Fri, Apr 10, 2026 at 2:01 PM

Reply-To: jhdigital@gmail.com

To: info@studiocityriverwalk.com

From: Jesse Heiman

Email: jhdigital@gmail.com

Message Body:

I support all improvements to studio city

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

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This e-mail was sent from a contact form on [studiocityriverwalk.com](https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862118813515267633&simpl=msg-f:1862118813515267633)

<https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862287927235604773&simpl=msg-f:1862287927235604773> 1/1

<https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862118813515267633&simpl=msg-f:1862118813515267633> 1/1



Genton Property Group <info@studiocityriverwalk.com>

Contact from Kiersten Stanley for Riverwalk at Studio City

2 messages

Riverwalk at Studio City <info@studiocityriverwalk.com> Mon, Apr 13, 2026 at 2:56 PM
Reply-To: kierstenstanley@gmail.com
To: info@studiocityriverwalk.com

From: Kiersten Stanley

Email: kierstenstanley@gmail.com

Address: 4455 Coldwater Canyon Ave., Apt 2, Studio City, CA 91604

Phone:

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking **all** in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will **also** be a great addition to the area and to our community. **Please** count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

Hello, I am in full support of this project, and as a member of SFV 4 All have sent in letters and participated in Studio City Neighborhood Council meetings voicing my support. As a Studio City resident who plans to regularly frequent the stores and restaurants in this development, I have a request. Could you please build better bike racks in the new project? Rather than flimsy racks that are bolted to sidewalks with screws, could you please add permanent, solid bike racks that are laid into the concrete (i.e. really secure) and covered from sun/rain/the elements? (The kind of bike racks y'all are planning for are not only easier to steal from, but they also just look flimsy.) The new Sherman Oaks Trader Joe's has good solid bike racks (though uncovered). An e-bike safe battery charging station would also be GREAT. (Check out some of these, including ones that are good for family-friendly e cargo bikes and children-sized bikes: <https://www.archiexpo.com/architecture-design-manufacturer/concrete-bike-rack-32175.html>)

Thank you for your consideration!

—
This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com> Tue, Apr 14, 2026 at 1:06 PM
To: kierstenstanley@gmail.com

Thanks, Kiersten, for your support. If you would like to get on a call or get coffee and discuss what you'd like to see for bikes in addition to this, please let me know and we'd be happy to meet up!

[Quoted text hidden]

—
Development & Community Outreach Team
info@studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Lilly Silbert for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com> Thu, May 21, 2026 at 9:56 PM
Reply-To: lilbot@me.com
To: info@studiocityriverwalk.com

From: Lilly Silbert

Email: lilbot@me.com

Message Body:

See you there!

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 2

Want to Receive Updates: Yes, count me as a supporter!

—
This e-mail was sent from a contact form on studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Laura for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com> Thu, Apr 23, 2026 at 5:07 PM
Reply-To: agarcia.cosmo@yahoo.com
To: info@studiocityriverwalk.com

From: Laura

Email: agarcia.cosmo@yahoo.com

Message Body:

Happy for Studio City and affordable housing keep me posted, Thank you and congratulations on the project

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, I'd love to host an event to share more information with my neighbors!, Yes, I want to receive project updates and more information.

—
This e-mail was sent from a contact form on studiocityriverwalk.com



Genton Property Group <info@studiocityriverwalk.com>

Contact from Lily Icarangal for Riverwalk at Studio City

3 messages

Riverwalk at Studio City <info@studiocityriverwalk.com> Thu, Apr 9, 2026 at 1:11 PM
Reply-To: tlily215@gmail.com
To: info@studiocityriverwalk.com

From: Lily Icarangal

Email: tlily215@gmail.com

Message Body:

Hi!
Who can I contact to get on the waiting list for the affordable housing units. I would love to get in at the beginning even if its not for a couple years! Thank you!

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

—
This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com> Fri, Apr 10, 2026 at 8:18 PM
To: tlily215@gmail.com

Thanks, Lily. I added you to the affordable unit interest list. If you'd like to submit a letter in support of the project, please visit <https://studiocityriverwalk.com/support-us/>

Best,

Nicole

[Quoted text hidden]

—
Development & Community Outreach Team
info@studiocityriverwalk.com



Lily I <tlily215@gmail.com> Fri, Apr 17, 2026 at 11:41 PM
To: Genton Property Group <info@studiocityriverwalk.com>

Hi Nicole,
Thank you so much! Consider the support letter done! Hopefully, once the project is completed and affordable units become available you will still be a contact for me to reach out to. Looking forward to the future of making Studio City an even better place!

Thank you and looking forward to updates!

LILYICARANGAL |

Contact from Louise Dionne for Riverwalk at Studio City

1 message

Louise Dionne <info@studiocityriverwalk.com>

Tue, Nov 11, 2025 at 2:39 PM

Reply-To: ldia99@aol.cm

To: info@studiocityriverwalk.com

From: Louise Dionne

Email: ldia99@aol.cm

Message Body:

RSVP for November 12, 2025 Event: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!

—

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862025076506024263&siml=msg-f:18620250765060242... 2/2

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1848537406536513045&siml=msg-f:1848537406536513045 1/1

6/1/26, 1:23 PM

Studio City Riverwalk Mail - Contact from M Del Brown for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from M Del Brown for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Sun, Apr 12, 2026 at 1:42 PM

Reply-To: mdbrown22@gmail.com

To: info@studiocityriverwalk.com

From: M Del Brown

Email: mdbrown22@gmail.com

Address: 3950 Laurel Canyon Blvd #1843

Phone: 8187953205

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking all in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will also be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

Hello,

This is an amazing project opportunity, not only for the location, but for the city of Studio City, and its citizens. I believe more outlets will open doors here because of this housing endeavor, which would generate a wealth of professional revenues to the city. With this, I'm looking for to its completion.

Sincerely,
M. Del Brown
818-795-3205
mdbrown22@gmail.com
mdbrown22@gmail.com

—

This e-mail was sent from a contact form on studiocityriverwalk.com

6/1/26, 1:25 PM

Studio City Riverwalk Mail - Contact from Matt for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Matt for Riverwalk at Studio City

4 messages

Riverwalk at Studio City <info@studiocityriverwalk.com>

Mon, Apr 13, 2026 at 6:40 AM

Reply-To: mattryan462@gmail.com

To: info@studiocityriverwalk.com

From: Matt

Email: mattryan462@gmail.com

Message Body:

I'm interested in following this. When can people apply for the lower income units? What are rents looking like for 2nd?

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!

—

This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com>

Mon, Apr 13, 2026 at 8:34 AM

To: mattryan462@gmail.com

Hi Matt,

Unit prices will be determined by the City Housing Department based on current AMI figures, which fluctuate annually. I have attached a sample for 2025, but the actual amounts will vary based on a number of legal factors and changes in the AMI when the project is ready for occupancy.

I will go ahead and add your name to our affordable housing interest list.

If you'd like, you can submit a support letter here.

Thanks,
Nicole

[Quoted text hidden]

Development & Community Outreach Team
info@studiocityriverwalk.com

RIVERWALK
AT STUDIO CITY



Matt Ryan <mattryan462@gmail.com>

Mon, Apr 13, 2026 at 9:37 AM

To: Genton Property Group <info@studiocityriverwalk.com>

Hi Nicole,

Thank you for the quick reply and information. Looking forward to following the development. I've also forwarded to some friends in the area. I currently live near CBS Radford. Have you started construction on the development?

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862298850419090395&siml=msg-f:1862298850419090395 1/1

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862362878868752691&siml=msg-f:18623628788687526... 1/2

6/1/26, 1:25 PM

Studio City Riverwalk Mail - Contact from Matt for Riverwalk at Studio City

Thanks,
Matt
[Quoted text hidden]

Matt Ryan
Director of Photography
www.mattryandp.com

Genton Property Group <info@studiocityriverwalk.com>
To: Matt Ryan <mattryan462@gmail.com>

Mon, Apr 13, 2026 at 3:30 PM

No, as the project hasn't been approved yet. I don't know what's going on for the Radford project currently, unfortunately.
[Quoted text hidden]

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862362878868752691&simpl=msg-f:18623628788687526... 2/2

6/1/26, 1:33 PM

Studio City Riverwalk Mail - Contact from Peter Dante Neil for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Peter Dante Neil for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: petenitti77@gmail.com
To: info@studiocityriverwalk.com

Mon, May 4, 2026 at 4:37 AM

From: Peter Dante Neil

Email: petenitti77@gmail.com

Message Body:

when is this project scheduled to be completed?

RSVP for Future Events:

Want to Receive Updates: Yes, count me as a supporter!, I'd love to host an event to share more information with my neighbors!, Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1864257667797019701&simpl=msg-f:1864257667797019701 1/1

6/1/26, 1:26 PM

Studio City Riverwalk Mail - Contact from Paul Bunje for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Paul Bunje for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: pmebunje@gmail.com
To: info@studiocityriverwalk.com

Tue, Apr 14, 2026 at 10:58 AM

From: Paul Bunje

Email: pmebunje@gmail.com

Address: 12182 Laurel Terrace Dr., Studio City, CA 91604

Phone: 8187601667

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking all in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will also be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

I am a single-family home owner in Studio City (Silver Triangle, so not far at all from the proposed development), and I definitely want to see more development like this. More housing, more retail, redevelop the low-density and poor performing shops with way too much parking (wasted land). I support development on Ventura Blvd.

—

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862469674173552274&simpl=msg-f:1862469674173552274 1/1

6/1/26, 1:34 PM

Studio City Riverwalk Mail - Contact from Renee Capellaro for Riverwalk at Studio City

Gmail

Genton Property Group <info@studiocityriverwalk.com>

Contact from Renee Capellaro for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>
Reply-To: reneep@gmail.com
To: info@studiocityriverwalk.com

Thu, May 21, 2026 at 3:32 PM

From: Renee Capellaro

Email: reneep@gmail.com

Message Body:

Thanks

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 4

Want to Receive Updates: Yes, count me as a supporter!, I'd love to host an event to share more information with my neighbors!, Yes, I want to receive project updates and more information.

—

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1865839054489059754&simpl=msg-f:1865839054489059754 1/1



Genton Property Group <info@studiocityriverwalk.com>

Contact from Rose Scott for Riverwalk at Studio City

8 messages

Riverwalk at Studio City <info@studiocityriverwalk.com> Fri, Apr 10, 2026 at 2:05 PM
Reply-To: Design@afashofglambyrose.com
To: info@studiocityriverwalk.com

From: Rose Scott

Email: Design@afashofglambyrose.com

Message Body:

I'm excited to support and eager to find out how I can get involved! As a real estate agent and interior designer, I wonder if there are any opportunities that could benefit from my skills. Who should I reach out to?

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!

—

This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com> Tue, Apr 14, 2026 at 1:19 PM
To: Design@afashofglambyrose.com

Hi Rose, when would be a good time to talk?

[Quoted text hidden]

—

Development & Community Outreach Team
info@studiocityriverwalk.com

RIVERWALK
AT STUDIO CITY



Ms.Rose Scott <design@afashofglambyrose.com> Tue, Apr 14, 2026 at 2:27 PM
To: Genton Property Group <info@studiocityriverwalk.com>

Good afternoon,

I'm available to talk today or any other day before 5 PM. Please call me at your earliest convenience on my cell phone, 747-279-5400.

Ms. Rose Scott
Director of Events
Vendor # 205727
📍 Studio City, 91604
🏠 A Flash of Glam By Rose
📞 800.805.9975
📠 747.279.5400
www.afashofglambyrose.com

Niccole, no worries; 12 PM will be suitable. I look forward to our conversation.

Thank you,
Ms. Rose Scott
Director of Events
Vendor # 205727
📍 Studio City, 91604
🏠 A Flash of Glam By Rose
📞 800.805.9975
📠 747.279.5400
www.afashofglambyrose.com

On Apr 16, 2026, at 1:36 PM, Genton Property Group <info@studiocityriverwalk.com> wrote:

[Quoted text hidden]

On Apr 14, 2026, at 1:20 PM, Genton Property Group <info@studiocityriverwalk.com> wrote:

[Quoted text hidden]

Genton Property Group <info@studiocityriverwalk.com> Wed, Apr 15, 2026 at 1:46 PM
To: Nicole Kuklok <nicole@nicolekuklok.com>

[Quoted text hidden]

Genton Property Group <info@studiocityriverwalk.com> Thu, Apr 16, 2026 at 10:42 AM
To: "Ms.Rose Scott" <design@afashofglambyrose.com>, Nicole Kuklok <nicole@nicolekuklok.com>

Hi Rose,

Can you talk this afternoon? I can talk from 2-5 today or after 10 tomorrow.

Thanks,
Nicole
[Quoted text hidden]

Ms.Rose Scott <design@afashofglambyrose.com> Thu, Apr 16, 2026 at 12:33 PM
To: Genton Property Group <info@studiocityriverwalk.com>
Cc: Nicole Kuklok <nicole@nicolekuklok.com>

Good afternoon, Nicole,

Would tomorrow at 11 AM work for you?

Thank you,
Ms. Rose Scott
Director of Events
Vendor # 205727
📍 Studio City, 91604
🏠 A Flash of Glam By Rose
📞 800.805.9975
📠 747.279.5400
www.afashofglambyrose.com

On Apr 16, 2026, at 10:43 AM, Genton Property Group <info@studiocityriverwalk.com> wrote:

[Quoted text hidden]

Genton Property Group <info@studiocityriverwalk.com> Thu, Apr 16, 2026 at 1:36 PM
To: "Ms.Rose Scott" <design@afashofglambyrose.com>
Cc: Nicole Kuklok <nicole@nicolekuklok.com>

11:30 or noon? I have an 11:00 call.
[Quoted text hidden]

Ms.Rose Scott <design@afashofglambyrose.com> Thu, Apr 16, 2026 at 2:25 PM
To: Genton Property Group <info@studiocityriverwalk.com>
Cc: Nicole Kuklok <nicole@nicolekuklok.com>



Genton Property Group <info@studiocityriverwalk.com>

Contact from sarah hu for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com> Sun, May 24, 2026 at 4:12 PM
Reply-To: shu@cimgroup.com
To: info@studiocityriverwalk.com

From: sarah hu

Email: shu@cimgroup.com

Message Body:

Hello,

I'm interested in a lane for my family to attend. I'm eager to hear more about the development.

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 6

Want to Receive Updates: Yes, count me as a supporter!

—

This e-mail was sent from a contact form on studiocityriverwalk.com

6/1/26, 1:35 PM

Studio City Riverwalk Mail - Contact from scott geoffrey young for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from scott geoffrey young for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Thu, May 28, 2026 at 12:15 PM

Reply-To: sgyoung54@aol.com

To: info@studiocityriverwalk.com

From: scott geoffrey young

Email: sgyoung54@aol.com

Message Body:

looks good, excited about the prospect

RSVP for Thursday, May 28th, 2026 Event @ PINZ Bowling: YES, I Want To Attend!

Number of Guests 1

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

-

This e-mail was sent from a contact form on studiocityriverwalk.com

6/1/26, 1:33 PM

Studio City Riverwalk Mail - Contact from Sean Mishlof for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Sean Mishlof for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Mon, May 4, 2026 at 12:35 PM

Reply-To: seanmishlof@gmail.com

To: info@studiocityriverwalk.com

From: Sean Mishlof

Email: seanmishlof@gmail.com

Address: 4455 Elmer Ave

Phone: 8184726107

YES! I support Riverwalk at Studio City located at 12555 Ventura Boulevard.

I am excited to have more housing, affordable housing, commercial restaurants and stores, and parking all in one place adjacent to the Los Angeles River. Improved Los Angeles River Access will also be a great addition to the area and to our community. Please count me as a supporter to this wonderful opportunity to improve the Ventura Boulevard Corridor.

Additional Comments:

Not only do I support the project in my neighborhood, but I would also like to support the project from a General Contractor perspective. I'm a Project Executive for a local GC, Pankow Builders Ltd out of Pasadena, CA. Feel free to reach out should the project team need help with pricing or constructibility efforts.

-

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1866460830040035794&simpl=msg-f:1866460830040035794 1/1

6/1/26, 1:28 PM

Studio City Riverwalk Mail - Contact from Simon Duval for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Simon Duval for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Tue, Apr 14, 2026 at 3:08 PM

Reply-To: BrokerSimon@gmail.com

To: info@studiocityriverwalk.com

From: Simon Duval

Email: BrokerSimon@gmail.com

Message Body:

Hello, kindly add me to the email/mailling lists without selling my information.

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

-

This e-mail was sent from a contact form on studiocityriverwalk.com

6/1/26, 1:30 PM

Studio City Riverwalk Mail - Contact from Solomon James for Riverwalk at Studio City



Genton Property Group <info@studiocityriverwalk.com>

Contact from Solomon James for Riverwalk at Studio City

1 message

Riverwalk at Studio City <info@studiocityriverwalk.com>

Thu, Apr 16, 2026 at 11:33 AM

Reply-To: soljam91@pm.me

To: info@studiocityriverwalk.com

From: Solomon James

Email: soljam91@pm.me

Message Body:

I'm writing to express strong interest in the affordable housing units. From the materials I've seen, the thoughtful landscaping and modern architecture look beautiful and welcoming also bring an uplifting energy to kind of drab "river" having been raised in the area I'm excited to see this come to fruition.

. Please add me to any waitlists or mailing lists, and let me know the application process, eligibility requirements, anticipated timelines, and any upcoming community meetings or info sessions!

Thank you very much!
Best,
James

RSVP for Future Events: YES, I Want To Attend!

Want to Receive Updates: Yes, count me as a supporter!, Yes, I want to receive project updates and more information.

-

This e-mail was sent from a contact form on studiocityriverwalk.com

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862485430298022570&simpl=msg-f:1862485430298022570 1/1

https://mail.google.com/mail/u/2/?ik=b355938c44&view=pt&search=all&permthid=thread-f:1862653073616540047&simpl=msg-f:1862653073616540047 1/1

Dear Nicole,
Good to hear from you.
Absolutely, let's meet for coffee. My husband will likely join us. Coffee Bean is fine meeting place. Afternoons work best for us. Shoot us 2-3 times/dates that work for you, and we'll make it work! Thanks for the offer.
Best, Leni

Written too quickly or not read over; please forgive typing mistakes.

On Apr 12, 2026, at 4:21 PM, Genton Property Group <info@studiocityriverwalk.com> wrote:

[Quoted text hidden]

Genton Property Group <info@studiocityriverwalk.com>Mon, Apr 13, 2026 at 8:29 AM

To: Nicole Kuklok <nicole@nicolekuklok.com>

[Quoted text hidden]

Genton Property Group <info@studiocityriverwalk.com>Tue, Apr 14, 2026 at 1:09 PM

To: Leni Boorstin <leni.i.boorstin@gmail.com>, Nicole Kuklok <nicole@nicolekuklok.com>

Tomorrow afternoon or April 20 work?

For April 20, my son has a volleyball game at Campbell Hall at 3:30-4:15 so I could do before or after.

If neither of those work let me know and I'll send more dates!

[Quoted text hidden]

Leni Boorstin <leni.i.boorstin@gmail.com>Tue, Apr 14, 2026 at 2:56 PM

To: Genton Property Group <info@studiocityriverwalk.com>

Cc: Nicole Kuklok <nicole@nicolekuklok.com>

Nicole,
Shall we meet at 2pm at the Coffee Bean & Tea leaf as you suggested, at Ventura at Whitsett? Jon will join us. We listened into the planning dept meeting which as you suggested, while answering some questions, raised a few more! Looking forward!
All best, Leni
213.550.7689 if anything comes up.

Written too quickly or not read over; please forgive typing mistakes.

On Apr 14, 2026, at 1:10 PM, Genton Property Group <info@studiocityriverwalk.com> wrote:

[Quoted text hidden]

Nicole Kuklok <nicole@nicolekuklok.com>Tue, Apr 14, 2026 at 9:23 PM

To: Leni Boorstin <leni.i.boorstin@gmail.com>

Cc: Genton Property Group <info@studiocityriverwalk.com>

Great, I'll see you at Coffee Bean at 2 tomorrow. My mobile is 818-468-1983.

[Quoted text hidden]



Genton Property Group <info@studiocityriverwalk.com>

Question from Lucy Makhtin for Riverwalk at Studio City

2 messages

Riverwalk at Studio City <info@studiocityriverwalk.com>Sat, Apr 11, 2026 at 1:06 PM

Reply-To: vergo5416@yahoo.com

To: info@studiocityriverwalk.com

From: Lucy Makhtin

Email: vergo5416@yahoo.com

Message Body:

I am very excited about this project and would like to know more about low income units. How do I go about getting on waiting list?

—
This e-mail was sent from a contact form on studiocityriverwalk.com

Genton Property Group <info@studiocityriverwalk.com>Sat, Apr 11, 2026 at 9:56 PM

To: vergo5416@yahoo.com

Thanks, Lucy. I added you to the affordable unit interest list. If you'd like to submit a letter in support of the project, please visit <https://studiocityriverwalk.com/support-us/>

[Quoted text hidden]

—
Development & Community Outreach Team
info@studiocityriverwalk.com





Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

christine lamb <lamb4dinner@icloud.com>

Sun, Jun 7, 2026 at 8:08 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[christine lamb]

[4329 Colfax Ave, I travel Ventura Blvd and the traffic is terrible already. Your building would create traffic nightmare.

]

Sent from my iPhone



Public Comment: Case #VTT-84453 & CPC-2025-5697-DB-PR—SPPC-MCUP-VHCA (RIVERWALK AT STUDIO CITY)

Cindy Sanders <newse825@aol.com>

Mon, Jun 8, 2026 at 3:45 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org, contact@studiocitysafedevelopment.com, newse825@aol.com

Dear City Planning Commission,

I am a 4th generation native Southern Californian. I've seen a lot of change and have written to oppose many projects in what WAS our "little city"... STUDIO CITY. Now, the proposed "Riverwalk in Studio City" has landed in my back yard ONCE AGAIN but this is absolutely DANGEROUS! I am vehemently opposed to this behemoth project that will eventually completely take over a half mile stretch of Ventura Boulevard between Whitsett and Coldwater Canyon. I'm sure you've been stuck in traffic going over Coldwater Canyon at some point in your life. Well it's about to get worse...crazy worse.

Last Friday, now a typical day in this very corridor I write about, stuck in traffic, at around 2PM, I hear a FIRE DEPARTMENT siren and their constant beeping, as usual, weaving in and out of backed up traffic heading west on Ventura Blvd at Coldwater Canyon. It's so frightening to realize there is so much congestion in this corridor NOW. THIS IS OUR NEW NORMAL! How can this new RIVERWALK development get approval for 800+ apartments and additional retail space plus parking for 1,000+ cars. There have been so many changes to our community but we were well informed as to what was ahead and given plenty of time to say yay or nay. I feel these developers have done their best to keep our community in the dark. This feels like some shady business transaction ... most residents are just hearing about this project.

Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and FIRE SAFETY. Studio City needs safe development, not rushed approvals.

These are scary and strange times. Please help us out and put this project on the back burner for now until far more planning and research is done. Thank you!

Cindy Sanders
4225 Mary Ellen Avenue #302
Studio City, CA 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Christian Shirm <theshirmshow@live.com>

Sun, Jun 7, 2026 at 1:24 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

The City has already negatively impacted traffic and pedestrian safety at Coldwater Canyon near Erewhon by allowing a new parking lot without requiring a protected crosswalk or traffic signal. Since then, the area has become significantly more congested, and the number of dangerous interactions between vehicles and pedestrians has increased, making the intersection far less safe for residents and visitors alike.

This proposed development would only add to the existing traffic, congestion, and safety concerns while further reducing the quality of life for current Studio City residents. The burden of increased traffic, noise, and safety risks will be placed on the community, while the benefits primarily serve private financial interests.

The City should prioritize public safety, traffic mitigation, and the well-being of existing residents before approving additional development that will worsen already serious problems. This project is unsafe, irresponsible, and should not be approved in its current form.

Christian Shirm
[4222 Ethel Ave](#)
Studio City, CA 91604

Sent from [Outlook](#)



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Denver Mattos <denver.mattos@gmail.com>

Fri, Jun 5, 2026 at 11:59 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Denver Mattos
4318 Saint Clair Ave, Studio City, CA 91604



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Don Spielvogel <virtualmagicanimation@yahoo.com>

Sun, Jun 7, 2026 at 10:29 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

I am a long time resident of North Hollywood and Studio City. My family supports businesses in the proposed area.

We do not support the development plans, as stated. We do not support additional density and traffic in the stated area.

Best Regards,

Don Spielvogel
North Hollywood, CA



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Diane <dltmisc@gmail.com>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Thu, Jun 4, 2026 at 7:24 PM

Dear City Planning Commission,

I am a Studio City resident who lives near Coldwater and Ventura, which is very close to the proposed Riverwalk. I strongly oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already gridlocked with congestion, limited evacuation routes, and fire-safety concerns.

Before any approval, the City should require clear public findings on traffic impacts, emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety.

Studio City needs safe development, not rushed approvals. A project of this scale on congested Ventura Boulevard is inappropriate. I ask the City to require a more appropriate smaller and safer alternative.

Diane S
Studio City Resident



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Jo Perry <joaperry@me.com>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Sun, Jun 7, 2026 at 2:29 PM

Dear City Planning Commission,

I am a lifetime Studio City resident who welcomes development when it benefits not just developers but the community at large. I oppose the grandiose, massive Riverwalk project as currently proposed because it would add 814 residential units and with those units cars and traffic, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative, and to take into account the traffic from Harvard Westlake's River Park private sports complex and other development along the corridor already in the works.

I would also request a traffic study of peak hours be completed and the results shared with residents. I read in the so-called River Walk plans (there is no walking along the river afforded by this quaintly named giant, by the way) that all residential ingress and egress will be via Valleyheart Drive—a narrow winding street that is already dangerous. The traffic study should include Valley Heart and Whitsett as well, especially as the Fire Station exits on Whitsett.

I would also request a study of impact of the financial impact this project would have in current small businesses west and east of the project. I worry that the out of control mall-ification and gentrification this project represents will wipe out beloved legacy businesses in Studio City and erases its character just as the Shops at Sportsmen's Lodge have done and the further plans for dense development on the hotel site.

From Goldwater to Whitsett, Riverwalk would ensure that Ventura Blvd. in Studio City is unrecognizable, massively oversized, gentrifying, traffic snarling, dangerous mess of dense and characterlessness. This project is just too big. I will not enhance life for residents or business owners and will halt movement on Ventura during an earthquake or a fire. During the last fires, Studio City had a fast moving blaze at a home above the intersection of Whitsett and Ventura. Traffic snarled immediately.

Sincerely,

Dr. Jo Perry
3730 Mound View Avenue,
Studio City, CA 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Ellen Levine <ellenilevine5@gmail.com>

Sun, Jun 7, 2026 at 4:57 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a longtime Studio City resident who welcomes development when it benefits not just developers but the community at large. I strongly oppose the grandiose, massive Riverwalk project as currently proposed because it would add 814 residential units, and with those units cars and traffic, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative, and to take into account the additional pending traffic from Harvard Westlake's River Park private sports complex and other development along the corridor already in the works.

I would also request a traffic study of peak hours be completed and the results shared with residents. I read in the so-called RiverWalk plans (there is no walking along the river afforded by this quaintly named giant, by the way) that all residential ingress and egress will be via Valleyheart Drive—a narrow winding street that is already dangerous. The traffic study should include Valley Heart and Whitsett as well, especially as the Fire Station exits on Whitsett.

I would also request a study of the financial impact this project would have on current small businesses west and east of the project. I worry that the out of control mall-ification this project represents will wipe out beloved legacy businesses in Studio City and erase its character.

From Coldwater to Whitsett, RiverWalk would ensure that Ventura Blvd. in Studio City is unrecognizable, massively oversized, gentrifying, traffic snarling and dangerous. This project is just too big. It will not enhance life for residents or business owners and will halt movement on Ventura during an earthquake or a fire. During the last fires, Studio City had a fast moving blaze at a home above the intersection of Whitsett and Ventura. Traffic snarled immediately. The on-going traffic going into and out of the Sportsmen Lodge / Erewhon complex has already created a huge problem for any west-bound traffic.

Thank you for taking the time to consider the above comments.

Sincerely,
Ellen Levine



Riverwalk at Studio City - VTT # -84453

Ellen Levine <ellenilevine5@gmail.com>

Sun, Jun 7, 2026 at 11:06 AM

To: cpc@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you for your attention to this matter.

Ellen Levine



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Eunhye Park <0527paris@gmail.com>

Wed, Jun 3, 2026 at 1:19 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[Grace]

[I live in Sunswept Dr]



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Ellen Switkes <theellenloop@hotmail.com>

Thu, Jun 4, 2026 at 8:38 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I frequently shop Ventura Blvd. in Studio City. I support and hope for affordable housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Ellen Switkes
Coldwater Canyon Ave.
Sherman Oaks, 91401
(Studio City Shopper)

To whom it may concern:

As a resident of Studio City, I support thoughtful growth and housing solutions that prioritize public safety. I oppose the Riverwalk project in its current form because it would bring overcrowding and prolonged construction impacts to a short corridor that already experiences heavy traffic, limited evacuation options, and wildfire-related safety risks. My children go to school near here and I worry about being able to get to them in case of an emergency. Before moving forward, the City should provide clear and transparent findings regarding emergency access, evacuation planning, cumulative impacts on the surrounding area, compliance with environmental requirements, and overall fire safety. Studio City deserves development that is carefully planned and responsibly scaled—not rushed approvals. I urge the City to require a reduced and safer alternative.

Regards,
Erin Weston



Urgent! Over development in Studio City

Elva Zevallos <elvaelf@yahoo.com>

Mon, Jun 8, 2026 at 11:10 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "contactCD4@lacity.org" <contactCD4@lacity.org>

Dear City Planning Commission and Nythia Raman,

I am a Studio City resident and a voter. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City does not need rushed approvals. I ask the City to require a smaller, safer alternative.

Miss Raman, I had written previous emails to you and left several voicemail messages begging you to save L&R Cleaners on Moorpark Street here in my neighborhood. All of my messages were ignored. The elderly couple who used to operate L&R Cleaners are now gone. Why do you push for development in my neighborhood? Why not yours? I understand that your Silverlake neighborhood is zoned only for single family homes. Why not practice what you preach and change that? Leave Studio City alone. You don't live here and certainly don't put up with the increase in drivers speeding down Moorpark and Coldwater Canyon. It didn't used to be this way.

Elva Zevallos
12701 Moorpark Street



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Georgia Leva <georgialleva@gmail.com>

Mon, Jun 8, 2026 at 1:35 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals.

Thank you,
Georgia Leva



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Gloria Lintermans <lintermans@aol.com>

Sat, Jun 6, 2026 at 2:16 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission, I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative. [Your name] [Your Studio City address, or how you use the corridor]



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

George M <gacngroup@gmail.com>

Sun, Jun 7, 2026 at 4:45 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

George Metsos
4019 Mary Ellen Ave
Studio City Calif
91604

Sent from my Gphone sorry for spelling errors



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Heather MacGillvray <heathiemac@me.com>

Wed, Jun 3, 2026 at 3:00 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

We also have traffic issues from the Sportsman's Landing, the Harvard Westlake development opening, and two other major projects (Sportsman's Hoyal conversion) and another private complex in the works for the south side of the street that also want to develop in this same half mile.

There is no solution for the traffic congestion nor fire safety/evacuation. Please help keep Studio City livable and safe.

Thank you.

Heather Myman
3930 Sunswept Drive
Studio City

Sent from my iPhone



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

itsheidiho@yahoo.com <heidi.mukamal@yahoo.com>

Mon, Jun 8, 2026 at 6:43 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Heidi Mukamal
4317 Vantage Ave, Studio City, CA



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Harvey Myman <harvey.myman@gmail.com>

Wed, Jun 3, 2026 at 7:00 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

To the Planning Commission:

As a longtime Studio City resident, I support safe housing and responsible planning. I live to the south of the project, at 3930 Sunswept Drive.

I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you for your consideration.

Yours,
Harvey L. Myman



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Joanna Cassidy <joanna.v.cassidy@icloud.com>

Thu, Jun 4, 2026 at 1:50 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[Your name]

[Your Studio City address, or how you use the corridor]

Sent from my iPhone



Public Comment: San Pedro Community Plan and Zoning Code Update – June 11, 2026 Hearing

Joann Gioia <gioiajoann@gmail.com>

Thu, Jun 4, 2026 at 1:16 PM

To: cpc@lacity.org

Subject: Public Comment: San Pedro Community Plan and Zoning Code Update – June 11, 2026 Hearing

Date: June 4, 2026

Los Angeles City Planning Commission

Executive Assistant

200 N. Spring Street, Room 340

Los Angeles, CA 90012

Via Email: cpc@lacity.org

RE: San Pedro Community Plan and Zoning Code Update (Hearing Date: June 11, 2026)
Targeted Concern: Zoning Incompatibility for High-Density Institutional Facilities (2100 S. Western Ave / Fred Brown Serenity Campus)

Dear President and Honorable Commissioners,

I am writing as a resident and stakeholder of San Pedro to submit my formal public comment regarding the proposed San Pedro Community Plan and Zoning Code Update. While I support thoughtful, long-term urban planning, I am deeply concerned about the current lack of protective land-use barriers regarding high-density, institutional-scale medical and residential care facilities within or adjacent to our sensitive residential zones.

Specifically, the proposed \$73.4 million Proposition 1 funded expansion at 2100 S. Western Avenue (the former Little Sisters of the Poor property) highlights a critical vulnerability in our current zoning framework. A campus layout of this massive scale—proposing over 100 residential beds and hundreds of daily outpatient visits—is entirely incompatible with the surrounding single-family neighborhood, local school zones, and daycare centers.

As you finalize the San Pedro Community Plan update, I urgently request that the Commission incorporate the following land-use protections:

- 1. Implement Specific Plan Overlays:** Establish local overlay districts that strictly restrict high-density, institutional-scale behavioral health and residential recovery footprints within 1,000 feet of schools, parks, and low-density residential zones.
- 2. Preserve Mandatory Conditional Use Permits (CUP):** Ensure that any facility proposing more than six beds automatically triggers a robust, discretionary CUP review. This must mandate maximum public notice, local oversight, and a comprehensive site-sensitivity analysis.
- 3. Address Infrastructure and Safety Constraints:** The infrastructure along Western Avenue cannot support the traffic, environmental, and emergency service strains a major regional

campus would impose. The Community Plan must prioritize neighborhood safety and evacuation route integrity.

I ask that the Commission protect the fabric of the San Pedro community by ensuring our updated zoning code prevents the unchecked placement of massive institutional complexes in highly sensitive neighborhoods. Please officially enter this letter into the administrative record for the June 11, 2026, hearing.

Thank you for your time, leadership, and consideration of our neighborhood's future.

Best Regards,
Joann Gioia

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (424) 284-9669
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

June 9, 2026

VIA ELECTRONIC MAIL

Los Angeles City Planning Commission
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012
cpc@lacity.org

Re: Studio City for Safe Development Response to Appeal Recommendation Report; Vesting Tentative Tract Map No. VTT-84453-1A (Riverwalk at Studio City), 12501-12665 W. Ventura Boulevard; CEQA Case No. ENV-2025-5698-SE; CPC Hearing June 11, 2026 (Agenda Item No. 7)

Dear President Lawshe and Honorable Members of the City Planning Commission:

This firm represents Studio City for Safe Development (the "Association"), Appellant No. 2 in the above-referenced matter. We respond to the Department of City Planning's Appeal Recommendation Report (the "Staff Report") and to the applicant's May 29, 2026 letter from Greenberg Glusker LLP (the "Applicant Letter"). Neither sufficiently rebuts the appeal. Both confirm its central point: the Advisory Agency's findings under Government Code section 66474, subdivisions (a), (b), (e), and (f), are not supported by substantial evidence and that the Project is not eligible for statutory exemption under AB 130. The Commission should grant the appeal and deny the Vesting Tentative Tract Map ("VTT").

I. THE SUBDIVISION MAP ACT FINDINGS ARE INDEPENDENT OF THE CEQA EXEMPTION

The Staff Report contends that the Project is statutorily exempt from CEQA under Public Resources Code section 21080.66 (AB 130) and that statutory exemptions are "absolute," with no "cumulative impact" or other exceptions. That is a non-sequitur. The Subdivision Map Act imposes mandatory findings independent of CEQA. The Staff Report states that the Advisory

Agency made findings under section 66474 “*that exist independently of any CEQA exemption.*” If the section 66474 findings are independent of the exemption (and they are), the exemption’s asserted “absoluteness” is irrelevant to whether those findings are supported by substantial evidence. *Topanga Ass’n for a Scenic Community v. County of Los Angeles* (1989) 214 Cal.App.3d 1348, 1355-1356 (the section 66474(e) finding is “in addition to” and “separate from and independent of” CEQA).

II. THE FINDINGS REST ON POST-HOC MEMORANDA AND IMPROPERLY DEFERRED COMPLIANCE

The section 66474 findings must be supported by substantial evidence in the administrative record at the time of approval, and must “bridge the analytic gap between the raw evidence and the ultimate decision.” *Topanga Ass’n for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515. The Staff Report does not defend the two-sentence findings recited in the April 15, 2026 Letter of Determination (“LOD”). It backfills the record with materials and promises that postdate the determination.

First, the Applicant Letter relies on a Dudek “Fire Protection Technical Memo” dated September 26, 2025, a developer “due diligence” assessment nowhere reflected in the LOD’s findings, and an SGH “Wildfire Management” review dated May 29, 2026, prepared after the LOD and after the appeals were filed. A finding cannot rest on evidence that did not exist when the finding was made.

Second, the Staff Report and Applicant Letter repeatedly defer the demonstration of compliance to the “building permit plan check process” and to a future “construction document phase,” and staff recommend a new condition requiring the applicant to “demonstrate compliance” with the State Minimum Fire Safe Regulations “[p]rior to the recordation of the Final Map.” That recommendation concedes compliance has not been shown. Deferring the determinative analysis to a later, non-public stage is improper. *See Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306-311 (agency may not defer the study and formulation of a project’s impacts and mitigation to a future date). The same principle forbids resting a present section 66474(f) finding on a promise of future compliance with the very life-safety standards the appeal contends the Project violates.

III. THE AB 130 EXEMPTION IS UNAVAILABLE BECAUSE THE VHFHSZ LOCATION CONDITION IS NOT MET

The unresolved fire-safety noncompliance also defeats the AB 130 exemption itself. Public Resources Code section 21080.66 incorporates the site exclusions in Government Code section 65913.4, subdivision (a)(6). A site within a Very High Fire Hazard Severity Zone (“VHFHSZ”) is an excluded location unless it incorporates the fire-hazard mitigation measures required by state law, including Public Resources Code sections 4290 and 4291 and Government Code section 51182. The applicant’s own AB 130 checklist concedes the Site is within a VHFHSZ and qualifies

only if it “complies with the State Fire Code laws that otherwise allow the Project in the zone.” Because the record does not demonstrate compliance with the State Minimum Fire Safe Regulations or section 4290 (see below), the location-exclusion condition is not satisfied and the Project is not eligible for a statutory exemption under CEQA.

IV. THE PROJECT IS INCONSISTENT WITH THE SAFETY ELEMENT AND THE RIO DISTRICT

Section 66474, subdivisions (a) and (b), require denial of a map inconsistent with the General Plan, including the Safety Element. Government Code section 65302.15 (effective 2022) requires the Safety Element to identify evacuation routes and their *capacity, safety, and viability*, and the Applicant Letter confirms the City amended the Safety Element in 2025 to implement that mandate. The Staff Report identifies no evidence that Ventura Boulevard, the Project’s principal frontage and the primary wildfire evacuation route for the VHFHSZ hillside neighborhoods to the south, can absorb more than 1,600 new residents and the commercial population while simultaneously serving existing evacuees and emergency response. Its reliance on the Safety Element’s general “dynamic approach,” with routes that “will vary,” confirms that no corridor-level capacity analysis was performed. The LAFD conditions the Staff Report cites (hydrants, Knox boxes, 28-foot aerial-access widths, hose-pull distances) govern emergency-vehicle ingress, not civilian egress under mass-evacuation conditions. A consistency finding that never engages the evacuation-capacity mandate fails the substantial-evidence standard. *Topanga*, 11 Cal.3d at 515.

a. The map is also inconsistent with the River Implementation Overlay (“RIO”) District.

The Site is zoned C1.5-1VL-RIO and abuts the Los Angeles River. The RIO District imposes standards protecting the river corridor, including landscaping and lighting. The Staff Report does not analyze RIO consistency; it defers compliance to a ministerial “RIO Administrative Clearance” at the building-permit stage. Deferring a substantive General Plan consistency determination to ministerial plan check does not satisfy the Advisory Agency’s duty to find consistency now, particularly given the Project’s introduction of ten new street lights into the adjacent river open-space corridor.

V. THE WILDLIFE AND HABITAT FINDING IS NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

a. The conclusory finding inverts the burden. The Staff Report repeats the LOD’s premise that, because the Site is “occupied by surface parking and commercial structures,” there is “no evidence of established habitat.” But the agency must support a negative finding under section 66474(e) with substantial evidence, and the fact that no survey was performed is not evidence that no habitat exists. *Topanga*, 11 Cal.3d at 515.

b. The City ignored its own data. The City's ZIMAS data flag the Site "Yes" for the 300-Foot Habitat Buffer, a designation for parcels within 300 feet of suitable special-status species habitat that triggers the biological-resource assessment required by Mitigation Measure 4.1-1(a) of the Housing Element Program EIR.

c. The City applied a double standard. For the immediately adjacent Harvard-Westlake River Park project, directly across the river, the City's certified analysis found the western yellow bat "has moderate potential to roost and forage" and that the site's palms "would be suitable roosting habitat," and the City imposed a pre-construction bat survey and avoidance measure (BIO-MM-1). This Project, which proposes to fell essentially every palm on a site with the same species in the similar riparian conditions, includes no bat survey or avoidance condition at all. The applicant's acknowledgment that the palms are removed because "LAFD strongly recommends removing palm trees in a VHFHSZ" confirms the wholesale loss of roosting structures, and palm felling is a recognized cause of direct mortality to roosting yellow bats.

d. Nesting birds are protected independent of CEQA. Removal of more than 240 trees along a river corridor supporting over 70 bird species implicates Fish and Game Code sections 3503, 3503.5, and 3513, which prohibit the take of active nests and raptor nests regardless of any CEQA exemption. The LOD contains no nesting-bird survey or seasonal-avoidance condition.

e. Replacement does not mitigate the loss. The applicant's Landscape Plan proposes 207 replacement trees (against a 204-tree requirement) consisting almost entirely of young, 24- to 36-inch-box, non-native ornamentals, including Brisbane box, crape myrtle, dragon tree, and 'Little Gem' magnolia, and no replacement palms. Numeric replacement does not replace established roosting habitat. *See Save Agoura Cornell Knoll v. City of Agoura Hills* (2020) 46 Cal.App.5th 665, 701. The Staff Report does not address the new lighting introduced into the adjacent Open Space or the cumulative displacement of avifauna. The section 66474(e) finding is unsupported.

VI. THE PROJECT DOES NOT COMPLY WITH THE STATE MINIMUM FIRE SAFE REGULATIONS

The Staff Report and Applicant Letter argue that 14 C.C.R. section 1276.01(b) permits a reduced setback where a project incorporates the most protective requirements of California Building Code Chapter 7A, and that the Dudek and SGH memoranda confirm compliance

The subsection (b) alternative method is not established in the record. The LOD makes no such finding and imposes no such condition, and the VTT Findings justify every reduced setback (the 1.5-foot Ventura front, 1.5-foot Whitsett side, and 1.5-foot Valleyheart rear, the last by Density Bonus waiver of the otherwise-required 19 feet) solely under the Specific Plan and Density Bonus law, with no analysis of section 1276.01 anywhere. The Applicant Letter concedes the governing standards "will be developed at the CD phase and verified through the LADBS plan check process." Future plan-check verification is not substantial evidence presently in the record, and staff's recommended "demonstrate compliance" condition confirms compliance has not been

shown. Because compliance with the State Minimum Fire Safe Regulations is not established, the section 66474(f) finding fails and the AB 130 exemption predicate is unmet¹.

VII. THERE IS NO SUBSTANTIAL EVIDENCE ON EVACUATION CAPACITY

The Staff Report responds that the appeal’s evacuation concerns are “anecdotal lay opinions” and that no “corridor-level mass evacuation simulation” is required for an infill project. The question is not whether a particular study is required, but whether the Advisory Agency had substantial evidence to find that the design or improvements are “not likely to cause serious public health problems.” Where the record contains *no* analysis of corridor-level evacuation capacity for a project adding more than 1,600 residents to a single constrained evacuation route in a VHFHSZ, that absence is itself substantial evidence the finding cannot be made. *Cf. People ex rel. Bonta v. County of Lake* (2024) 105 Cal.App.5th 1222; *League to Save Lake Tahoe Mountain Area Pres. Found. v. County of Placer* (2022) 75 Cal.App.5th 63, 136. The LADOT and LAFD conditions the Report cites address on-site circulation and emergency-vehicle access, not the capacity of Ventura Boulevard to evacuate the area’s population.

VIII. THE CUMULATIVE PUBLIC-HEALTH FINDING IS UNSUPPORTED

The Staff Report responds only that the statutory exemption is not subject to CEQA “cumulative impact” exceptions. That again conflates CEQA with the Map Act. The section 66474(f) finding is independent of CEQA, and the appeal contends that the Advisory Agency was required to consider whether the Project, together with the Sportsmen’s Lodge, Harvard-Westlake, Sunswept Place, and the two Moorpark ED1 projects, all within roughly 0.7 miles along the same corridor, is likely to cause serious public-health problems through compounded evacuation and wildfire risk. The Staff Report identifies no such analysis, and the Applicant Letter confirms these projects were reviewed only as “individual separate projects.” The cumulative public-safety question remains unanswered.

IX. SECTION 66427(a) AND THE HOUSING ACCOUNTABILITY ACT DO NOT EXCUSE THE DEFECTIVE FINDINGS

Section 66427(a). The Applicant Letter asserts that, under Government Code section 66427(a), “the location of the buildings is not considered a part of the approval or disapproval of the map.” That provision governs condominium and airspace-conversion maps; it does not repeal the mandatory findings of section 66474, which reach “the design of the subdivision *or the proposed improvements*.” The Project’s grading and export of roughly 521,000 cubic yards, its haul route, its lot configuration, and its required improvements are “design” and “improvements,”

¹ The City has also failed to provide the required notice to CalFIRE pursuant to 14 C.C.R. section 1270.04 or to make compliance a condition of approval of the VTT.

and the Advisory Agency in fact made the (e) and (f) findings, so the only question is whether substantial evidence supports them. It does not.

Housing Accountability Act. The HAA’s “preponderance” standard (Gov. Code section 65589.5) governs the discretionary Density Bonus entitlements heard in the related case (CPC-2025-5697), not the mandatory negative findings the Map Act requires for the VTT, which are governed by the substantial-evidence standard of *Topanga*. The HAA protects only projects that comply with objective standards; a project that does not comply with the objective 30-foot setback of the State Minimum Fire Safe Regulations is not shielded as to that noncompliance. And the HAA expressly preserves the City’s authority to deny or condition a project upon a “specific, adverse impact upon the public health or safety.” Gov. Code section 65589.5(j)(1), (d)(2). Placing more than 1,600 residents in a VHFHSZ served by a single, unanalyzed evacuation corridor presents exactly such an impact. The HAA does not authorize findings the record does not support.

X. CONCLUSION

Neither the Staff Report nor the Applicant Letter cures the defects identified in the appeal. The Advisory Agency’s findings under section 66474, subdivisions (a), (b), (e), and (f), remain conclusory, contradicted by the City’s own data, and unsupported by substantial evidence; the AB 130 exemption is unavailable because its VHFHSZ location condition is unmet; and reliance on post-hoc memoranda and deferred plan-check compliance cannot substitute for the substantial-evidence showing the law requires at approval.

For these reasons and those in the Association’s April 30, 2026 appeal, the Association respectfully requests that the Commission grant the appeal and deny VTT-84453, or set the approval aside and remand with directions to (i) make adequate, substantial-evidence-based findings under section 66474, subdivisions (a), (b), (e), and (f), independent of any CEQA exemption; (ii) require the biological-resource assessment triggered by the Site’s ZIMAS “300-Foot Habitat Buffer” designation and pre-removal nesting-bird and bat surveys; (iii) evaluate and demonstrate corridor-level evacuation capacity along Ventura Boulevard, individually and cumulatively, under foreseeable wildfire conditions; and (iv) require the Project to be designed and conditioned to comply with the State Minimum Fire Safe Regulations, 14 C.C.R. sections 1270.00 et seq., before any further approval issues.

Thank you for your consideration of this matter. Please do not hesitate to contact this office with any questions, comments, or concerns. The Association reserves the right to supplement these comments at or before the hearing.

Sincerely,



Jamie T. Hall



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Julie Houlihan <houliwood@me.com>

Fri, Jun 5, 2026 at 11:25 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

On a personal note, I have lived in Studio City for 26 years. More than ever we are dealing with heavy traffic and the parking situation is terrible. When I try to shop or work out on Ventura Blvd. I try side streets, which are becoming more and more restricted (especially after 6 plus street cleaning.) I circle for street meters (which are in bad shape) and make it work, but honestly how much more density can we take? Between Harvard Westlake and Sportsman's Lodge, locals are at their limit in terms of this being a navigable city.

Please consider the scale of new developments. Why do they all want so many exceptions? Because of the LA River, there are extremely limited cut through streets and this will further clog the area.

Thank you for considering my comments.

Julie Glaze Houlihan
3250 Doña Maria Dr.
Studio City, CA 91604

Julie Glaze Houlihan
Music Supervisor | Music Editor
Houlihan Film Music, Inc.
houliwood@me.com / (323) 828-1988
imdb.me/juliehoulihan



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Janine Milne <janinemilnestudio@gmail.com>

Mon, Jun 8, 2026 at 9:03 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative. I live in the neighborhood just north of Ventura Blvd and this proposed development. I commute for work thru Coldwater Canyon, a major commuter artery) every day. It is very congested now, and will be much more if this massive development were to go thru. Even now, it is concerning how people would ever evacuate if there was a fire or other natural disaster.

Janine Milne
[4304 Goodland Ave.](#) S.C.

Janine Milne

** Please don't forget to update your records **

NEW EMAIL:

janinemilnestudio@gmail.com





Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Jacqueline Oldenquist <oldenquist@gmail.com>

Mon, Jun 8, 2026 at 8:39 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals.

If you drive down Ventura Blvd at 5:30pm during the week now, you will be in stopped traffic. It is hard enough now for Firetrucks, Ambulance, even the police to get by. I ask the City to require a smaller, safer alternative.

Best,

Jacqueline Oldenquist
3724 Mound View Ave
Studio City,
[



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Jenny Peacock <jennykp13@gmail.com>

Thu, Jun 4, 2026 at 12:05 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Jenny Peacock
12400 Moorpark St Studio City, CA 91604

Sent from my iPhone



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Josh <josh.rodine@gmail.com>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Wed, Jun 3, 2026 at 12:15 PM

Dear City Planning Commission,

I am a Studio City resident (live less than ¼ mile from the development site at Teesdale and Woodbridge) and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe (reasonable and well-planned) development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Sincerely,

Josh Rodine (4308 Teesdale Avenue; I use the corridor to travel to Century City for work)



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Jesse Sanford <88jsanford88@gmail.com>

Sun, Jun 7, 2026 at 9:30 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns.

Before considering the project as a whole, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. The City should require that all environmental reviews include recently-completed, approved, or proposed projects within a 2-block radius (which includes the Sunswept project, the apartments at Sportsmen's Lodge, The Shops at Sportsmen's Lodge, and the Harvard-Westlake private school sports complex). It only makes sense that such a monumental project in the history of Studio City should be fully studied and examined in the context of its present and future surroundings.

Additionally, this project sits within a designated Very High Fire Hazard Severity Zone. Adding massive population density to the Ventura Boulevard corridor while relying on a severely bottlenecked network of local bridges is a recipe for disaster. By supporting this project (as proposed) within a designated Very High Fire Hazard Severity Zone, the City exposes itself to significant liability for creating a foreseeable risk of harm. Furthermore, supporting the project (as proposed) and issuance of entitlements in this specific zone would constitute a breach of mandatory public safety duties. In short, the City cannot consciously endorse a project that compromises critical emergency evacuation routes and puts lives at risk.

Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Sincerely,

Jesse Sanford

4235 Bellaire Ave, Studio City, CA 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

jodie stern <designdirectla@gmail.com>

Mon, Jun 8, 2026 at 5:52 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and live on Laure Canyon just south of Ventura blvd. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire egress. During the fires last year when we were asked to voluntarily evacuate when the Hollywood fire broke out - we were trapped on Laurel Canyon..... locked in place with stalled traffic and fire trucks. Our children were petrified. There are other parts of Studio city further east that are both empty...graffitied and really in need of improvement. WHY once again would you take away our children's bowling league, fun Saturday day outing spaces (to place more elite (look at what has been done to Weddington Park and the Sportsman Lodge) now we are trapped by Erewhon and expensive gyms and the Harvard-Westlake monstrosity...

Please make a study of traffic and emergency evacuation plans to keep us and our families safe. Please preserve what is left of the Studio city we moved here for....how about gentrifying Ban Nuys bad. And the Senior center that is full of homeless and badly deteriorating? Again, we as residents want you to prove to us that we are safe and able to enjoy our community and public schools!!

Jodie Stern

Studio City, CA 91604

With our driveway at 3250 Laurel Canyon, blvd. 91604

Jodie Stern



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

julia vaynerov <jvayesq@gmail.com>

Mon, Jun 8, 2026 at 7:07 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Jennifer Weiss <jbwjenn@me.com>

Wed, Jun 3, 2026 at 10:29 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Jennifer Weiss
3949 Dixie Cyn Ave, Sherman Oaks



PLEASE STOP THE MADNESS!

james <jamessimpsonian47@gmail.com>
To: adrinh.melkonian@lacity.org, cpc@lacity.org

Thu, Jun 4, 2026 at 12:02 PM

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

This is absolute insanity. We already cannot drive in our city. We are already full to capacity. We are already destroying what was quaint and lovely about our community with all this horrible development, both residential and commercial. This must stop! Not only can our infrastructure not handle it, seriously drive Ventura Blvd. and you will see, but our city was not created to house this many people! STOP!

AND they want to build hundreds of units in a development on Coldwater and Ventura where Sportsmen's Lodge is???? This is truly the definition of insanity.

Not only is it not safe, it is not wise, it is not kind, it is not necessary and it must stop. GO BUILD WHERE THERE IS ACTUAL OPEN LAND UP NORTH IN AREAS THAT ARE UNDEVELOPED. LEAVE OUR TOWN ALONE!!!

James S.

I use the corridor daily as I live in this city. I am already deeply saddened by how much traffic we have, how many accidents there are and how out of control our population is. Don't bring MORE people here! STOP IT! You should all be ashamed of yourselves who are profiting from this.



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Kevin <sunswepthouse@gmail.com>

Sun, Jun 7, 2026 at 5:28 PM

To: cpc@lacity.org, Councilmember.Raman@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident residing at 4011 Sunswept Dr and I oppose the Riverwalk project as currently proposed. I oppose the proposed variances to current zoning regulations regarding building height, step backs and set backs.

The scale of this development presents a significant safety hazard in an emergency such as an earthquake or wildfire. As a resident of Sunswept Drive, we have only 2 ways in and out of our neighborhood. During last year's wildfires, when 2 homes burned on our street, it was gridlock trying to evacuate. This project and the other developments that have already been added, as well as the other proposed projects will create public safety hazard for the current residents. One of the exits from our neighborhood is at Fairway Ave, which is between Whitsett & Coldwater. The only North/South cross streets are at Coldwater & Whitsett/Laurel Terrace. The neighborhoods along Goodland Ave also face a similar issue. We are also hemmed in by the LA River.

This section of Ventura Blvd is already overburdened even before the impacts of this project, the proposed Residences at the Sportsman Lodge and the proposed Sunswept Place. The city planning needs to take into effect the following as well: Coldwater Canyon & Laurel Canyon's are major commuter routes with traffic backing up daily on Ventura Blvd in the morning & afternoons; The traffic and parking impacts of the Shops at Sportsman Lodge; the coming impacts of the Harvard Westlake sports megaplex on Whitsett.

Then Riverwalk Project would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative that complies with current zoning heights & set backs.

Again, I urge the planning commission to take into account the current and future impacts of the already competed projects like the Shops at Sportsman Lodge and the soon to be completed Harvard Westlake Mega Sports Complex. In addition to the Riverwalk Project that needs variances from current zoning to be built as proposed, the city also need to take into account impacts of the proposed Residences at Sportsman Lodge and Sunswept Place.

Thank You,

Kevin Haibach
4011 Sunswept Dr
Studio City, CA 91604



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Karin Jones <safarigal@sbcglobal.net>

Wed, Jun 3, 2026 at 6:31 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Officials and Councilmember Raman,

I am writing as a nearby Studio City resident of 36 years who uses Ventura Boulevard and the surrounding corridor constantly. I support safe housing and thoughtful, responsible development, but I strongly oppose the Riverwalk project as currently proposed.

This project is simply too large for this location. Adding 814 residential units, major commercial activity, and years of construction into an already overburdened half-mile corridor would create serious traffic, safety, emergency access, and quality-of-life impacts for the people who actually live and work here.

We are already dealing with the significant added congestion from the new Sportsmen's Lodge development. Even now, going into Studio City — which is only about five minutes from my house — requires thinking through traffic, alternate routes, parking, timing, and how to avoid gridlock in our own neighborhood. This is before adding another giant project of this scale.

The City also needs to consider the cumulative impact of so much development concentrated in such a small area. This is not just about one project on paper. It is about what happens when emergency vehicles need to get through, when residents need to evacuate, when construction narrows or blocks key routes, and when daily traffic is pushed beyond what this corridor can reasonably handle.

I am also deeply concerned about the loss of long-standing Studio City landmarks and local businesses such as Carney's. This is not a generic storefront. This is part of the character and memory of Studio City. Carney's is a place we have enjoyed for years, and losing places like this to an oversized development further erodes the identity of the neighborhood.

Before any approval is considered, I ask the City to require full public disclosure and clear safety findings regarding emergency access, evacuation capacity, construction impacts, traffic congestion, environmental review, fire safety, and cumulative development in this corridor.

Studio City needs safe, thoughtful planning — not oversized saturation and rushed approvals. I urge the City to require a smaller, safer alternative that respects the scale, safety, and character of this neighborhood.

Sincerely,

Karin Jones
Studio City Area Resident-Van Noord Avenue



PUBLIC COMMENT Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (RIVERWALK - STUDIO CITY)

Katherine Kato <katbz@sbcglobal.net>

Mon, Jun 8, 2026 at 8:05 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am very concerned the City of Los Angeles has not updated the Local Hazard Mitigation Plan (LHMP) for all current and future projects to reflect the new 2025 Calfire maps.
(Harvard Westlake River Park, Sportsman's Lodge Apartments, and Sunswept Development) for traffic flow and evacuation emergencies in the Very High Fire Danger Severity Zone (VHFSZ)

The last LHMP update was in 2024 and was based on old data from 2011 CalFire maps.
The new CalFire maps were issued in March 2025 and The City Attorney's office has not prepared any new Ordinance to reflect the 2025 State VHFDZ zones.
Our current L.A.M.C SEC. 57.4911.1.1 amended by Ord. 181719 of 6/26/2011 still shows the map from 2011.
Earlier this year, the Fire Department has sent out brush clearance notices to include the new VHFSZ even though the City has not formally recognized it.
Your own planning department has designated these parcels as being in the VHFSZ.

It would be prudent to review and update all safety elements for evacuation routes, their capacity, safety and viability. The existing LHMP does not reflect the severity of the current VHFSZ,
And I implore you to review this project as though that were updated. This development plan makes the area unsafe for existing communities.

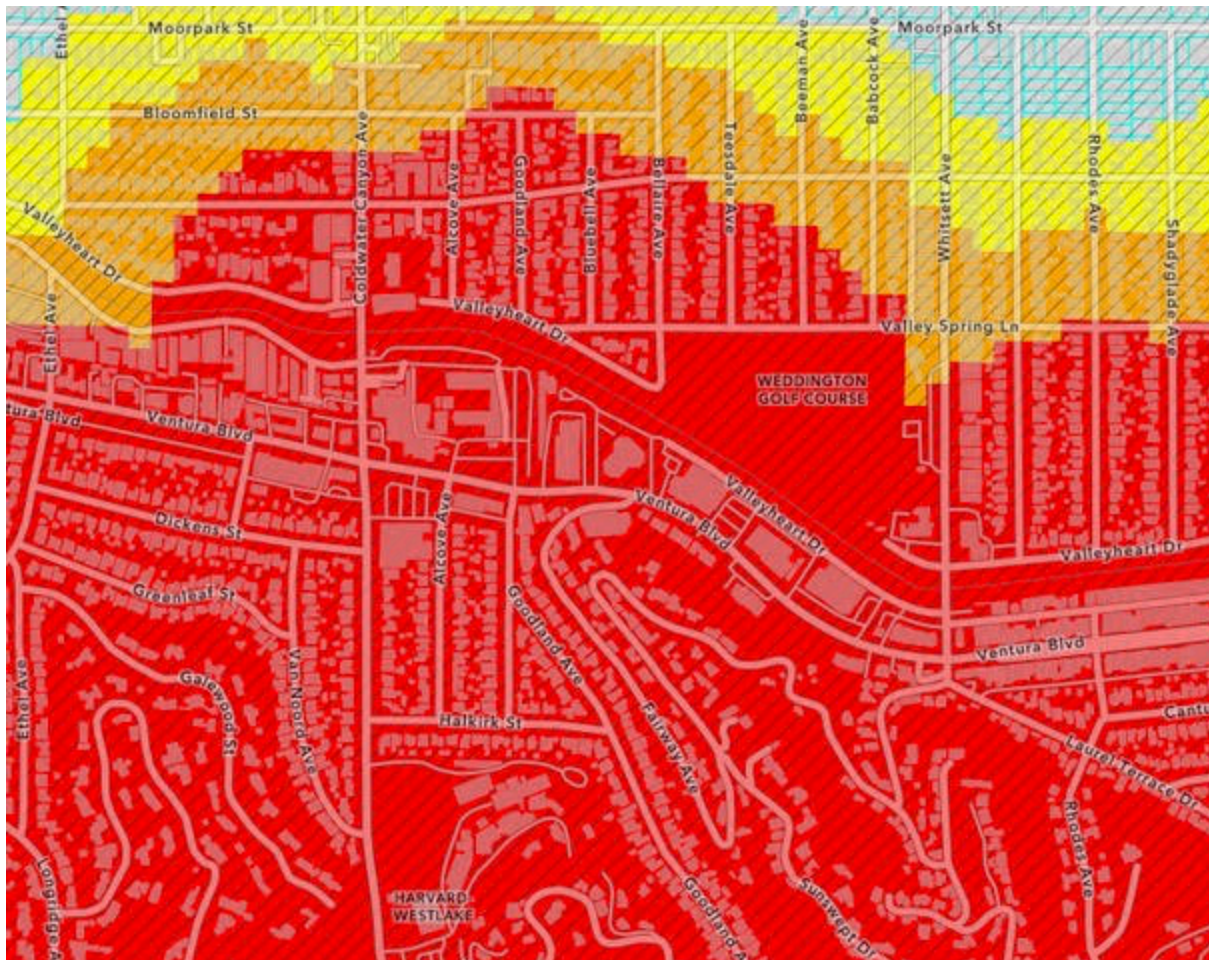
Please reduce the height and number of units to minimum density.

FIRE AND THE VERY HIGH FIRE HAZARD SEVERITY ZONE

- With respect to the Safety Element Update, it mentions several fire safety hazards but applies no safety related restrictions to mitigate these hazards.
- A responsible policy prohibiting further density in state-designated VHFHSZ (fire zone) areas, including ADU's, should be enacted, excluding by right zoning.
- Due to the high fire potential of adding frequent traffic to state-designated VHFHSZ, non-residential development should be specifically prohibited in such fire zone areas unless it is by right zoning as of August 31, 2021.
- Wildfire poses a significant threat to the region and the City's stated commitments to addressing the climate crises, protecting habitat, safeguarding human health and increasing access to open space.

LAND USE AND LIVABILITY

- Home-hardening existing communities should be a central component of the Update's Objective 3.3 "Promote disaster and climate resilience in citywide housing efforts."
- Protecting wildlife connectivity in the region is essential to preserving native biodiversity, mitigating against the climate crisis and prioritizing human health.
- Consider land uses, hazards, and mitigations. How are vulnerable communities accounted for?
- Concerned about the proposal to redevelop brownfield sites and oppose the false solution that community health and safety, and CEQA, must be sacrificed to build affordable housing.
- Remediation procedures and standards are not spelled out in Health Element.
- Limitations should be implemented as part of the Safety Element Update to ensure no new residential, commercial, institutional, or other development is permitted in areas where existing hazardous conditions makes such development unsafe for existing communities.
- Discourage development in high risk flood (coastal) and fire (hillside/ridgeline) areas, and near pollution, including freeways.
- Protect existing mature tree canopy to provide shade, sequester carbon, and mitigate urban heat island.
- Provide parks and open space to protect biodiversity and wildlife.



Sincerely
Katherine Kato



PUBLIC COMMENT Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (RIVERWALK - STUDIO CITY)

Katherine Kato <katbz@sbcglobal.net>

Fri, Jun 5, 2026 at 4:01 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a 42 year resident of Studio City.

Riverwalk is impressive, but is excessive in height and has inadequate set back. Please consider the State Density Bonus, but no further. If you do entertain the additional height to 84 feet, you must increase the set backs on the sides that face the major streets in addition to keeping the required transitional height and both the setbacks and stepbacks. This will ensure a more grand presence instead of a tunnel effect to the street and hillside on the south side of the project.

The traffic delays in the area are already so oppressive, that I generally avoid the area. A great help would be to have one or more right turn lanes on Ventura Blvd westbound. The turn lane(s) must be installed before the project has the final sign off on the first building completed. I have previously experienced waiting for the builder agreed right turn lane at the southeast corner of Ventura Blvd to Laurel Canyon Blvd and it must never happen again.

I am very concerned that not enough study has been done as to the cumulative effects of all current and future projects in the area (Sportsman's Lodge Apartments, Sunswept Development and Harvard Westlake River Park) for traffic flow and evacuation emergencies in the Very High Fire Danger Severity Zone. Further cumulative traffic study, in perhaps an EIR may be a smart request.

Sincerely,
Katherine Kato



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

mittchell kenney <coachmittch@mac.com>

Fri, Jun 5, 2026 at 8:11 PM

To: cpc@lacity.org

Cc: adrinh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Kelly Porter
4303 Laurelgrove ave
Studio city 91604

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Kristen Rivera <kristen.r.rivera@gmail.com>

Thu, Jun 4, 2026 at 7:01 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Sincerely,

Kristen Rivera
11645 Moorpark St, Apt 5, Studio City, CA 91602



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Kristi Hall Stern <kristihall1989@gmail.com>

Wed, Jun 3, 2026 at 4:54 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Sincerely,

Kristi Stern

11309 Dona Isabel Drive



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Kimberly Turner <turner.kimberly.4@gmail.com>

Sat, Jun 6, 2026 at 11:31 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org, Studio City Neighborhood Council <board@studiocitync.org>

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

I use the corridor daily and it is already gridlocked. It is already difficult to ingress/egress my neighborhood on Goodland Avenue. This area is in a Very High Fire Severity Zone. In fact, on January 8, 2025, the fire that destroyed Palisades and Altadena, had one of its tendrils right above Goodland Avenue. Fire trucks had difficulty getting in and out of my street.

This is a highly irresponsible development and in fact, punitive to Studio City residents, who are being asked to allow far more than their share of new development: Harvard Westlake Sports Complex, Riverwalk, Sportsman's landing with 500+ units, and not near enough parking to accommodate. Traffic is already dangerous, with both pedestrian and auto accident fatalities every year. Furthermore, this area is not on the SCAG map for transit density. A project of this magnitude is not appropriate in this tight corridor and must be reduced. This area cannot hold any more density.

Thank you for your consideration.

Sincerely,

Kim Turner (38 year Studio City homeowner)
3637 Goodland Avenue
Studio City



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Larry Bloustein <larry.bloustein@yahoo.com>

Mon, Jun 8, 2026 at 9:55 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Laurence Bloustein and Saul Aguilar
3718 Vantage Avenue
Studio City, 91604

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Leni Boorstin <leni.i.boorstin@gmail.com>

Wed, Jun 3, 2026 at 6:44 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident. We need more housing; I support responsible planning. I cannot wholeheartedly support the Riverwalk project as currently proposed. 814 housing units planned is too dense, and the buildings too high along Ventura Blvd changing too much the nature of our community.

I live off of Coldwater Canyon Blvd, south of Ventura Blvd. The traffic over the canyon and along Ventura Blvd is already challenging. I have extreme concerns related traffic management, limited evacuation routes, and fire-safety issues engendered by this plan — that are unanswered. The METRO Rail nearby (where housing density is always discussed) is miles away and housing density plans such as this do not appear coordinated with future anticipated transportation planning. (I may be missing something.)

Before any approval of this plan, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety.

Studio City welcomes development, but not rushed approvals. I respectfully request the City to require a smaller, safer alternative, still with the goal of increasing housing and thoughtful community amenities that include at least imagining the future public transportation and traffic mitigation needs.

Calling this 'The River Walk' along the cement water management channel is well, misleading, with all due respect to the walkways along the river (that are already broken up when you have to cross a north/south street). There is only a limited attempt to focus on more green and park-like or family friendly amenities other than a couple of huge swimming pools within this development. Increased housing for young professionals, small families and older tenants would thrive better with a closer intertwining of thoughtful, more green planning within such a significant development as this.

Thank you for your consideration.

Leni Boorstin
4007 Avenida del Sol
Studio City, CA 91604



Studio City Riverwalk: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Lisa Logan <lisalogan@gmail.com>

Wed, Jun 3, 2026 at 2:00 PM

To: cpc@lacity.org

I am a resident living off of Coldwater Canyon and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you,
Lisa Logan Deaux



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

lexi b <plbagheri@gmail.com>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Wed, Jun 3, 2026 at 6:27 PM

Dear City Planning Commission,

I am a Sherman Oaks resident residing on the border of Studio City and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative. Currently the traffic is congested and unsafe due to the shops at Coldwater and Ventura at the Sportsman Lodge and that area can't afford any more congestion.

Lexi Bagheri
Sherman Oaks, CA 91423
I shop at the stores in that area. I run errands. Traffic is congested currently and can't afford any more.

Lexi



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Martha Bissell <mbw@mac.com>

Wed, Jun 3, 2026 at 7:42 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

A little over a year ago our neighbours discovered how hard it is to get off the hill in the event of an emergency. My family lives on Sunswept Drive, directly above the proposed Riverwalk development.

I support affordable safe housing and responsible planning and I strongly oppose the Riverwalk project. It can not be fully taken out of context. Combined with the new Harvard Westlake development, the Sportsman's Lodge development, and the potential Sunswept Place development, this 814 unit (plus commercial) and years of construction can not happen as proposed.

In the interest of public safety and the limited ingress and egress to our hillside community (we have no other evacuation route), I request that the city should require clerical public hearings on emergency access, evacuation capacity, cumulative corridor impacts, environmental impacts and fire safety.

We barely avoided catastrophe in the Sunswept fire last year, it can not happen again. Without Michael and Alli, the heroes on Venetta Place who alerted authorities and got residents out of their homes, there could have been great loss of life. With this development the entire neighbourhood could be trapped.

We need safe sober development, not rushed approval. There is no cutting corners in matters relating to human lives.

The city needs a smaller, safer alternative, and needs to consider all of these potential developments in this short congested corridor, before approving Riverwalk.

Martha Bissell
4024 Sunswept Drive
Studio City 91604



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

M <melissaschwartzlaw@gmail.com>

Wed, Jun 3, 2026 at 11:25 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I live in the hill's a block away from the proposed project. I oppose the Riverwalk project because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. There are already so many stores that remain empty along Ventura Boulevard. We do not need any more. This project would substantially change the look and feel of Studio City in addition to the obvious safety concerns. There is no need for additional development in this area. Regarding safe housing projects, there is plenty of vacant open land elsewhere in the county of Los Angeles for housing to be built. It would be far less expensive and burdensome to build housing in those locations than in Studio City. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you,

Melissa Chambers
3750 Goodland Ave
Studio City.

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Mitch Dobrowner <mitchdob@gmail.com>

Sun, Jun 7, 2026 at 11:49 AM

To: cpc@lacity.org, Councilmember.raman@lacity.org

Cc: adrineh.melkonian@lacity.org, contactCD4@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning.

I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns.

Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

NOTE: I am offended by the lack of support by council representative Nithya Raman. She "talks the talk", but in no way "walks the walk" and supports her continuants in the SFV. Shame on you councilwoman!

Mitch Dobrowner
[12021 Laurel Terrace Drive](#)
[Studio City, CA 91604](#)



Planning CPC <cpc@lacity.org>

River park project

mittchell kenney <coachmitch@mac.com>
To: cpc@lacity.org

Thu, Jun 4, 2026 at 10:23 PM

Please stop this project to big and unsafe
Mitchell kenney
35 year resident studio city
Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

mittchell kenney <coachmittch@mac.com>

Thu, Jun 4, 2026 at 6:51 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[Mitchell Kenney
35 year resident studio city
4303 Laurelgrove ave
Studio city
818-692-3040

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

MICHAEL KESLER <keslerone@aol.com>

Wed, Jun 3, 2026 at 4:09 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Michael Kesler
3624 Berry Dr
Studio City, CA 91604
8187206500
Sent from my iPhone

**Riverwalk Project at Studio City - City Planning Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA - 6/11/26 Public Hearing**

Michael M Murphy <realtlaw@aol.com>

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: Beebe <beebe@aol.com>

Sun, Jun 7, 2026 at 11:41 AM

CORRECTED AND RE-SENT

Honorable Members of the Los Angeles City Planning Commission:

The proposed Riverwalk project, and the support of the project by Councilmember Raman, as well as the State legislation apparently allowing the Riverwalk project to be built without well-established development controls are a perfect example of "government action gone wrong" for several reasons and should be disapproved, including the following:

(1) It is not clear how it happened, but only after (not before) the proposed Riverwalk project had become known to most of the residents of Studio City and anyone could provide input, the Advisory Agency of the City Department of Planning issued a conditional approval of the Riverwalk project on April 15, 2026, with a brief 15-day appeal period. As residents of Studio City, we received no notice whatsoever of the Developer's proposed submittal to the City or of the Advisory Agency's action. Where was Councilmember Raman or her office – who should have notified residents of such a huge and potentially disastrous project?

(2) In its April 15th decision, the Advisory Agency noted in its Findings that "THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS". I have not had time to research the General and City Plans but, as a resident of Studio City for 46 years, I find it hard to believe that the proposed Riverwalk project is consistent with the General and Specific Plans. Clearly the Riverwalk project is totally inconsistent with the character of Studio City as it currently exists and as it has existed for the 46 years that we have lived here. Do the General and Specific Plans really provide for 7-story residential towers? Whoever made the decision on behalf of the Advisory Agency should get out of his or her chair in downtown Los Angeles and come to Studio City to see if the proposed Riverwalk project (consisting of 2-7 stories of mixed use, 814 new residential units, 76,000 square feet of commercial space and 1800 subterranean parking spaces – a virtual "mini-city") is consistent with the bedroom community nature and character of Studio City.

(3) During and after construction of the proposed Riverwalk project, traffic and travel on Ventura Boulevard between Coldwater Canyon Avenue and Whitsett Avenue will be impossible. At various times of the day, that stretch of Ventura Boulevard is severely and adversely impacted traffic-wise (especially in the morning and evenings during rush hours when drivers are trying to get over Coldwater Canyon to and from the Westside.) We live in Longridge Estates at the West end of Studio City and use Ventura Boulevard as our main thoroughfare to a number of businesses east of the proposed Riverwalk project, including Trader Joe's, CVS Pharmacy, Federal Express. Construction and development of the proposed Riverwalk project (and the resulting traffic snarls) will mean that we will no longer frequent businesses east of the proposed Riverwalk project.

(4) It is not quite clear from the Advisory Agency decision as to why the Riverwalk project is exempt from several usual City development requirements, including CEQA, height restrictions and compliance with requirements to minimize traffic congestion. My understanding (which may or may not be correct) is that the exemptions relate to the fact that the proposed Riverwalk project is along a public transportation corridor. If the Riverwalk project is not subject to certain City ordinances and regulations, it should be and/or if the developer of the Riverwalk projects is requesting various waivers from City requirements, those waivers should not be granted. It will be decades from now (if ever) that the State and/or City governments will ever persuade residents of the City of Los Angeles to abandon automobiles as their primary mode of transportation in favor of public transportation that is currently inadequate and grossly unsafe. If the Riverwalk project is subject to City ordinances and regulations, then clearly an accurate traffic study will disclose what a potential traffic disaster the Riverwalk project is and why a minimal "scaling back" will not materially change the result.

(5) If the Riverwalk project is being justified on the basis that it will provide needed "affordable housing", the simple answer is that the Riverwalk project will not provide enough "affordable housing" (whatever that term means) to make a meaningful difference. The proposal is for 46 Very Low-Income Affordable Units out of 814 total residential units. That's only 7% of the total number, with the remainder (768 units) being leasable at market rates. The Riverwalk project is not about providing "affordable housing". It is about the developer making an excessive profit by convincing governmental officials (including Councilmember Raman) who were elected or hired to protect the residents of Councilmanic District 4 to grant waivers and exemptions to usual governmental development requirements and protections.

For the foregoing and other reasons, the Riverwalk project (which appears to be on "fast-track" process to avoid opposition) should be disapproved by the City Planning Commission and the City Council.

Thank you very much for your consideration and understanding.

Michael & Debrah Murphy
3943 Mary Ellen Avenue
Studio City, CA 91604
Telephone: (818) 723-6854
RealTLaw@aol.com

- ☐
- ☐
- ☐
- ☐



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Mel Skoff <starcastingms@outlook.com>

Sun, Jun 7, 2026 at 8:16 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a Studio City business resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Our infrastructure is already stressed and now 814 units plus businesses, etc. will cost taxpayers \$\$\$ to improve infrastructure. Coldwater Canyon to Beverly Hills, Laurel Canyon to West Hollywood, Beverly Glen to Westwood, and Sepulveda to Brentwood already cause bumper to bumper traffic. One lane canyons impact heavy traffic already and adding all this is intolerable. Not to mention our jammed freeways and surface streets. To think people will resort to walking to busses or use public transportation as their main way of getting around is an impossibility. Clearly this project benefits wealthy builders and politicians who are dismissing the serious concerns of their constituents.

M. Skoff

[11684 Ventura Blvd. #514](#) Studio City, 91604

We use the corridor for everyday business and chores and are already stressed from high density traffic.



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Monique Tan <whiskey888@gmail.com>

Wed, Jun 3, 2026 at 8:37 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission, I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative. [Your name] [Your Studio City address, or how you use the corridor]

Monique Tan
424-666-7864
Whiskey888@Gmail.com



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

marnette.patterson@gmail.com <marnette.patterson@gmail.com>

Wed, Jun 3, 2026 at 8:17 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

Please help us. I am a Studio City resident and I support safe housing and responsible planning. Life is congested and so hard already in this city. I have lived here my entire life and the valley was always the place people felt like they could escape the traffic and the harshness of the Westside. The traffic now is brutal. The quality of life here is already poor. People are struggling to just drive 5 minutes down the street anymore. We don't need more people and housing in such a small area. Please think of us. The residents and people who live here and our families. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you so much.

Marnette Verzino



Opposing Riverwalk Development Project at Studio City - Public Comment: Case No. VIT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Meredith Zamsky <mzamsky@earthlink.net>

Fri, Jun 5, 2026 at 10:28 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org, councilmember.nazarian@lacity.org

To my representatives,

I am writing to oppose the proposed Riverwalk project for many reasons.

I live on Goodland Place in Studio City which is one block from both Coldwater Canyon and Ventura Blvd's. I've lived here for (20) years having moved from New York City. I chose this neighborhood because it was a wonderful mix of an intimate community with many retail and walkable destinations. As someone who thrives in a dynamic and walkable community, it was a perfect blend offering a peaceful neighborhood which offered a lot of stores, restaurants, and other attractions. I also felt that it was easy to get to many other places from here and that it's location was ideal.

Over the last few years, I have witnessed a huge change in the neighborhood due to the development of the shopping area at The Sportsman Lodge and soon we will also have the new Sports arena on Whitest Avenue that Harvard Westlake is building. To add 814 units in almost exactly the area that has already seem such an increase in development seems ill-advised and will profoundly affect both the quality of the neighborhood and the traffic conditions in an small area that seems already greatly stressed.

I am a long-time Democrat and pride myself on wanting and working towards affordable living for all people - including affordable housing and jobs that pay fairly. I hope that as my representatives you will give this proposal the time and consideration it deserves and invest in reports and experts who can clarify the safety of the plan and the impact it will have on long-term residents, emergency access, fire safety and all the other considerations normally reviewed.

I feel strongly that this project will cause many safety and negative environmental impacts and I implore you to review it carefully so that we continue to protect our environment, the people in the neighborhood and also the beauty and charm of this town.

Thank you.

Meredith Zamsky
4013 Goodland Place
Studio City, CA 91604

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental

rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Fortiores Una, Inc.

11239 Ventura Boulevard, Suite 103-1071, Studio City, CA 91604

May 27, 2026

Adrineh Melkonian
Planning Department, City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

**RE: 12501-12661 Ventura Boulevard, Studio City CPC-2025-5697-DB-PR-SPPC-
MCUP-VHCA and VTT-84453**

Dear Ms. Melkonian:

On behalf of my firm, Fortiores Una, I would like to detail the community outreach efforts we conducted on behalf of our client, Studio City Sports Center, LLC, for the site located at 12501-12661 Ventura Boulevard, Studio City CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA and VTT-84453.

We have offered over 200 meetings to groups and individuals, and have met with the Studio City Neighborhood Council and its members and stakeholders numerous times over the last year. We have an updated, detailed website on the Project and have a presence on Nextdoor and Instagram. We have held two open house events at the site and have sent three large mailings, in addition to two text campaigns, to advise neighbors and stakeholders of the Project. On behalf of my client, we have sponsored several neighborhood events including the annual 4th of July party for the neighbors north of the River between Coldwater Canyon and Whitsett.

We have worked hard and diligently to engage and listen to neighbors in this process and are confident that the Project continues to serve the community.

Please let me know if you have any questions.

Very Truly yours,



Nicole Kuklok-Waldman
Owner, Fortiores Una

Name Dina Marunyan

Address 4958 Riverston Av #2

Email _____

Phone (818) 437-9600

☒ **Yes, count me as a supporter!**
I can't wait to see more housing units, affordable housing, and amazing retail in Studio City!

☐ I'd love to host an event to share more information with my neighbors!

☐ Yes, I want to receive project updates and more information.

WBM

LEARN MORE AT:
www.studiocityriverwalk.com

Name William Bunney

Address 10800 Otridge

Email FORUATEVA32@gmail

Phone 818 941 3196

☒ **Yes, count me as a supporter!**
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LEARN MORE AT:
www.studiocityriverwalk.com

Name Arturo Castellanos

Address 4958 Riverston

Email _____

Phone 818-601-8685

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☒ Yes, I want to receive project updates and more information.

Arturo

LEARN MORE AT:
www.studiocityriverwalk.com

Name Ana Rodriguez

Address 5147 Penny Ave North Hollywood, CA 91605

Email shutcake_berrygale@gmail.com

Phone _____

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LEARN MORE AT:
www.studiocityriverwalk.com

Name SUREN

Address 4958 RIVERTON #2

Email _____

Phone 818-519-2937

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SUREN

LEARN MORE AT:
www.studiocityriverwalk.com

Name David Rivera

Address 10413 Huber

Email tenes02@yahoo.com

Phone _____

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Dilysa A. Owens

Address 5018 Denny Ave 1
North Hollywood CA 91607

Email aribic2003@yahoo.com

Phone 646 229 9525

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Tina Rose

Address 5042 Denny Ave Apt 1

Email _____

Phone 818 927 9821

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Dautyan Rima

Address 4958 Riverlon St.
LOS AN NORTH HOLLYWOOD CA
91601

Email _____

Phone (323) 818-9839

☒ **Yes, count me as a supporter!**
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LEARN MORE AT:
www.studiocityriverwalk.com

Name QUENTIN PUELL

Address 5028 DENNY

Email Q.PUELL@GMAIL.COM

Phone 312-725-9059

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LEARN MORE AT:
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Name Elizabeth Chou

Address 10846 Hutton St.

Email chou.elizabeth@gmail.com

Phone (626) 417-9607

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Shahan

Address 5104 Berry Ave

Email Shahan.farsad@yale.edu

Phone 818-284-8578

☒ **Yes, count me as a supporter!**
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LEARN MORE AT:
www.studiocityriverwalk.com

Name ABRAHAM

Address 4660 GOLDWATER CANYON

Email _____

Phone 310-880-9321

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Mahnaz ELNAZ BENHART

Address 4660 Goldwater Canyon Ave. Unit 2

Email _____

Phone 818 221 5096

☒ **Yes, count me as a supporter!**
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LEARN MORE AT:
www.studiocityriverwalk.com

Name Mik Biles

Address 4660 Goldwater Canyon Ave.

Email mbiles@gmail.com

Phone _____

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Esther Rudolph

Address AngelsMeadow.com

Email 4354 Babcock Ave, Apt 205

Phone 818-985-4204

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LEARN MORE AT:
www.studiocityriverwalk.com

Name RACHEL SAEI

Address 4326 Blabcock Ave, Apt 106

Email RACHEL.SAEI@gmail.com

Phone (818) 298-1686

☒ **Yes, count me as a supporter!**
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☐ Yes, I want to receive project updates and more information.

LEARN MORE AT:
www.studiocityriverwalk.com

Name Justine Burdett

Address

Email justine.b@compass.com

Phone 818-535-4266

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LEARN MORE AT:
www.studiocityriverwalk.com

Name Kathleen Hansen-Sturm

Address 12654 Moorpark St.

Email kathleensturm@gmail.com

Phone 818-200-7115

☒ **Yes, count me as a supporter!**
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☐ Yes, I want to receive project updates and more information.

LEARN MORE AT:
www.studiocityriverwalk.com

Name Hannah Hansen-Sturm

Address 12654 Moorpark St.

Email hannahsturm@gmail.com

Phone 818-200-7115

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☒ Yes, I want to receive project updates and more information.

LEARN MORE AT:
www.studiocityriverwalk.com

Name

STEVEN KUECHEL

Address

4303 Whitsett Ave

Email

VEGASKID@ROADRUNNER.COM

Phone

(818) 370-4624

☒ **Yes, count me as a supporter!**

☐ I can't wait to see more housing units, affordable housing, and amazing retail in Studio City!

☐ I'd love to host an event to share more information with my neighbors.

☐ Yes, I want to receive project updates and more information.

LEARN MORE AT:

www.studiocityriverwalk.com



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Nicole Lustig <nikkilustig@gmail.com>

Thu, Jun 4, 2026 at 1:22 PM

To: cpc@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Patty MacDonald <pmacdon277@aol.com>

Sat, Jun 6, 2026 at 9:30 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission, I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Patty MacDonald



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Paras Shah <paras@gscinvestments.com>

Mon, Jun 8, 2026 at 7:14 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Officials,

I am writing as a concerned resident of Studio City to formally oppose the proposed Riverwalk development, an 800+ unit project that would fundamentally alter the character and livability of our community.

Studio City is a low-density, family-oriented neighborhood, and a development of this scale is wholly incompatible with its existing fabric. I urge you to carefully consider the following impacts before this project advances:

Traffic & Infrastructure: An 800+ unit development would introduce thousands of additional vehicle trips daily onto already-congested corridors like Ventura Boulevard and Coldwater Canyon. Our streets, parking, and infrastructure are not equipped to absorb this volume without serious degradation to quality of life for existing residents.

Public Safety: Large, dense developments of this nature are frequently correlated with increased demands on police and fire services. Studio City's current public safety resources are calibrated for a low-density population, and this project would strain those resources without any guarantee of proportional investment in capacity.

Homelessness & Social Services: High-density residential developments in the Los Angeles area have, in many cases, been accompanied by growth in the unhoused population in surrounding areas. I'm beyond tired of the constant threat of homeless people wandering our neighborhoods. Despite the fact that the City continues to spend more and more money on services the homeless population continues to get worse and this development will only add to that problem.

Neighborhood Character: Studio City's identity as a walkable, family-friendly, low-density community is precisely what makes it a desirable place to live and raise children. A development of 800+ units represents a dramatic and irreversible departure from that identity.

I strongly urge you to vote against this project, or at minimum require a comprehensive Environmental Impact Report, traffic study, and public safety analysis before any approvals are granted. Residents deserve a full accounting of the consequences.

Thank you for your attention to this matter. I look forward to your response.

GSC Investments

C. 714 609 2836

E-mail: paras@gscinvestments.com

Web: www.gscinvestments.com



Riverwalk Development

Robert Cantz <cantz13@gmail.com>

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Tue, Jun 2, 2026 at 5:22 PM

My name is Robert Cantz and I am one of the 90 members of the Sunswept Hill Neighborhood Association. We are a cul-de-sac hillside community of 125 homes south of Ventura Boulevard between Laurel Terrace and Fairway Avenue. We support responsible development and request that an Environmental Impact and Traffic Flow Report be conducted before any development begins on the Riverwalk project.

AB130 requires that projects requesting fast track under its scope "Avoid hazardous sites and sensitive lands (e.g., prime farmland, wetlands, etc.)" Our Position is that High risk Fire Zones are Sensitive lands!

We Request that an environmental impact study be added back to the original recommendations so it will be on record. We also believe it is supported by the VTT filed by Studio City for Safe Development (Jamie T Hall Channel Law Group, LLP) Our position is that the intent of AB130 is not to create multiple high density projects, specifically along a 1/2 mile stretch of Ventura Blvd, adjacent to a high risk residential fire zone, without considering its impact on a fire and emergency evacuation plan for its current and anticipated residents. "Sunswept Hill Neighborhood Association" Will disproportionately bear the safety risks associated with the Riverwalk, Sunswept Place and Sportsman Lodge Projects.

We also request that a Traffic Flow Engineering study and implementation of its recommendations including Ventura Boulevard, Whitsett Avenue, "Sunswept Drive and Laurel Terrace" as requested at the last SCNC Board Meeting by residents of "Sunswept Hill Neighborhood Association" be conducted prior to final approval of the Riverwalk, Sunswept Place and Sportsman Lodge Projects.

We want it to be clear that we are not opposed to Riverwalk. In fact, we support it. The residents of the SHNA want nothing more than the successful economic development of our community and the creation of additional low-income housing.

Our concern with the development is the size of its scope and disproportionate impact on our neighborhood. One side of the entirety of the development on Ventura Boulevard is directly across the North facing perimeter of our cul-de-sac. It is critical for our well-being that the scale of all elements within the development do not adversely affect our community. We already face considerable transportation difficulty with respect to egress from our hill. The issues are twofold.

There have already been car accidents, and a recent death, at our exit points due to significant congestion in the area, and the city's failure to provide appropriate transportation infrastructure. The crumbling, failing infrastructure of our roads and retention walls, over 100 years old, do not meet basic code requirements, have limited access by city services, and no allocated budget by City

Council.

We could not successfully evacuate from our hill during the recent Sunswept fires and we are concerned about the impact of future events on the already stressed infrastructure.

We recognize Riverwalk's right to develop their property through the corresponding state laws. It is our contention and that of several other neighborhood groups that the scope of the Riverwalk development combined with two additional development projects in the immediate area (Sportsman's Lodge and Sunswept Place) exceed the scale contemplated by state laws exempting developers from required environmental impact reports. Accordingly, the SHNA is prepared to advocate for its interests before this body, the CPC and ultimately, if necessary, the City Council. It is our sincere hope that Riverwalk will agree to an environmental impact report to determine the protection necessary for the well-being of the community, and implement those protections.

Sincerely,

Robert Cantz

SHNA

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Robert Ruby <lovetwoeat@yahoo.com>

Wed, Jun 3, 2026 at 2:52 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Robert Rubinfeld
4238 Laurelgrove Ave
Studio City 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Siobhan Amin <scoleyamin@gmail.com>

Tue, Jun 2, 2026 at 9:07 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I am concerned about the public-safety impacts of the proposed Riverwalk project. This project would add 814 residential units, significant commercial activity, and years of construction to a corridor already affected by congestion and limited evacuation routes. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, and fire safety. Studio City needs safe development, not rushed approvals.

Siobhan Amin
12757 Bloomfield Street Studio City CA 91604

June 8, 2026

VIA E-MAIL

Los Angeles City Planning Commission
Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012
Attn: Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org

Re: 12555 W. Ventura Boulevard
Response to City Staff Report for CPC-2025-5697-DB-PR-S-PPC-MCUP-VHCA
Related Case: VTT-84453 and ENV-2025-5697-SE
CPC Hearing Date: Thursday, June 11, 2026 Item 8

Dear President Lawshe and Members of the City Planning Commission:

Our firm represents Studio City Sports Center, LLC, (the “**Applicant**”) the owner of the property located at 12555 W. Ventura Boulevard (the “**Property**”), and the applicant for the Riverwalk Project. This letter responds to the City Planning Staff Report, dated June 11, 2026, (the “**Staff Report**”) for the Density Bonus and related entitlements for the mixed-use housing development project (the “**Project**”). We respectfully request that the City Planning Commission (“**CPC**”) approve the entitlements for the Project, and determine that the Project is statutorily exempt under the California Environmental Quality Act (“**CEQA**”), Public Resources Code §21080.66. The Applicant’s letter with exhibits to the CPC, dated May 29, 2026, responding to the Appeal for VTT-84453, (the “**Applicant Letter**”) is incorporated herein in its entirety by reference as it applies to the Density Bonus and related entitlements. This letter complies with the CPC’s rules for secondary submissions.

I. City Planning Staff Report Comments

Parking. The Staff Report identifies the Property as located within one-half mile of a major transit stop. AB2097 (Gov. Code §65863.2) prohibits a public agency from imposing or enforcing any minimum automobile parking requirements on any residential, commercial, or other development project within this distance (Staff Report, A-2). However, the closest major transit stop is located at Ventura Boulevard and Laurel Canyon Boulevard, which is just over one-half mile from the Property. Therefore, the Project is not exempt from parking requirements under AB2097, and instead fully complies with the required parking for a Density Bonus Project under State law and the Los Angeles Municipal Code (“**LAMC**”).

The Project provides 1,806 vehicle parking spaces, including 1,040 residential parking spaces and 766 commercial parking spaces in four subterranean parking levels. Vehicle parking for the residential component is governed by LAMC §12.21 A.4(a), which dictates a ratio based on habitable rooms: one space for units with fewer than three rooms, 1.5 spaces for units with three rooms, and two spaces for units with more than three rooms. Therefore, the 814 dwelling units would require 923 residential parking spaces. (Staff Report, F-16) The Project also qualifies for parking reduction under Density Bonus law. (LAMC §12.22.A.37(e)(2), Table 12.22 A.37.(e)(2)(ii)a) Based on Section 7.F.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “*Specific Plan*”), restaurant uses must provide a minimum of one parking space for every 100 square feet of floor area. The Project’s 75,968 square feet of restaurant space requires 760 vehicle parking spaces. (Staff Report, F-16) Therefore, the Project’s parking meets or exceeds the LAMC and Specific Plan parking requirements, including for Density Bonus projects.

The Project also provides 354 residential bicycle spaces and 78 commercial bicycle spaces, in compliance with LAMC §12.21.A.16.(a)(1,2) (Staff Report F-11,12). The Project fully complies with the Electric Vehicle parking and charging station requirements (LAMC §§99.04.106 and 99.05.106)

We request that Condition 15 (Report, C-2) be amended to read:

“15. **Parking.**

- a. **Automobile Parking.** Parking for the residential and commercial uses in a Density Bonus housing development project shall be provided in compliance with LAMC Section 12.22.A.37(e)(2), Table 12.22 A.37.(e)(2)(ii)a) and Section 7.F.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan.
- b. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21.A.16.
- c. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety.”

Density. The Project density of 814 units is permitted with a Density Bonus under LAMC §12.22.A.37 (previously located in LAMC §12.22.A.25). The Property’s lot area is 261,240 square feet, and the C1.5 zone permits a density of one unit per 400 square feet of lot area (LAMC §12.13.5.C.3). This provides a base density of 653 units. The Project provides 7% of the base units (46 units) as affordable to Very Low Income Households. Therefore, the Project is granted a Density Bonus under State law of 25% of the base density, which is 164 units, for a total of 817 units (Table §12.22 A.37.(e)(1)(i)a). The Project is within the density permitted. The Staff Report correctly summarizes this requirement, but has a typographical error for the total permitted number of units, and for the LAMC reference to density bonus provisions (Staff Report, A-6, F-2).

Signage. The Staff Report Condition 18(e) limits the signage type to channel letters, but the Project proposes canopy signs, wall signage signs that will be non-illuminated or illuminated sign panels or channel letters. We request that Condition 18 be modified to allow multiple types of signage permitted under the Specific Plan.

II. The Project Qualifies for a Statutory CEQA Exemption under AB130

On June 30, 2025, the California State Legislature passed AB130, which provided a statutory CEQA exemption for urban infill housing development projects that meet certain requirements, including residential/mixed-use types, property size (under 20 acres), urban area and use, zoning and general plan consistency (including density bonus waivers and concessions), and project location. (PRC §21080.66) As set forth in the Staff Report, and supported by substantial evidence in the record, the Project complies with the AB130 requirements.

AB130 Requirements. AB130 has a checklist of specific requirements to qualify for the CEQA exemption (PRC §21080.66 (a)) (See Applicant Letter, Exhibit A) The Project is a mixed-use housing development project with over 89% residential floor area (PRC §21080.66.(a)). The Property is 6.01 acres (less than 20 acres) (PRC §21080.66.(a) (1)); located within the City of Los Angeles ((a)(2)); previously developed with retail, restaurants and entertainment uses ((a)(3)); and is consistent with the C1.5-1VL-RIO zone, Neighborhood Office Commercial land use designation, and the Specific Plan provisions based on approval of the Density Bonus concessions and waivers (Gov. Code §65915) ((a)(4)). The Project has a density of one dwelling unit per 321.7 square feet of lot area, which complies with the minimum Metro density in Gov. Code §65583.2(c)(3)(B) (Housing Element) of 30 dwelling units per acre (1 dwelling unit per 1,492 square feet of lot area) ((a)(5)). The Property is not designated as a historic structure ((a)(7)); and does not include a hotel use ((a)(8)). The Property is not located within any of the designated areas listed in Gov. Code §65913.4 (a)(6), because it is not in a coastal zone, farmland, wetland, hazardous waste site, earthquake fault zone, special flood area, regulatory floodway, conservation area, protected habitat, lands under conservation easement, and there were no prior residential uses on the Property (PRC §21080.66.(a) (6),(7)). The Project is within a Very High Fire Hazard Severity Zone (“**VHFHSZ**”), but complies with the State Fire Code laws that otherwise allow the Project in the zone (PRC §21080.66.(a)(6), Gov. Code §65913.4 (a)(6)).

Fire Code Compliance. The Property is located in a Very High Fire Hazard Severity Zone; however, pursuant to PRC §21080.66(a)(6), the Project is still exempt from CEQA if it complies with the fire safety provisions set forth in PRC §4291, PRC §51182, PRC §4290, and California Building Code (“**CBC**”) §7A, which has been updated by the wildland-urban interface (“**WUI**”) building standards, currently contained in the California Wildland-Urban Interface Code (“**CWUIC**”) 2025, Part 7 (effective January 1, 2026). As set forth in the Staff Report, the Project will require approval from the Fire Department and the Department of Building and Safety prior to building permit issuance. Public safety services are provided by the Los Angeles Police Department's Valley Bureau, North Hollywood Station (Reporting District 1591), and the Los Angeles Fire Department's Valley Bureau, Battalion 14, Fire Station 78. (Staff Report A-4) To ensure robust emergency access and preparedness, the Project is conditioned to incorporate numerous LAFD safety mandates. These include maintaining dedicated fire lanes of at least 20 feet in width-expanding to 28 feet where aerial ladder apparatus or fire hydrants are required. Additionally, the Project must ensure all structures are within 300 feet of an approved fire hydrant and mandate that no dwelling unit entrance is more than 150 feet from the edge of a roadway or approved fire lane. Furthermore, the building must be equipped with approved emergency responder radio coverage to ensure seamless communication for first responders, alongside Knox Boxes for rapid LAFD access. (Staff Report A-18, 19, F-2, F-7, F-11) Prior to the issuance of

building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code (Staff Report, Condition 23).

As set forth in the *Technical Memorandum for Riverwalk at Studio City* by Dudek, dated September 26, 2025 (the "**Dudek Fire Code Analysis**"), the Project fully complies with the State laws (including PRC §4291 and §51182, PRC §4290, and CBC §7A, WUI building standards, City ordinances, and building and fire code requirements. (Staff Report F-3) These findings are summarized in detail in the Applicant Letter, Exhibit A, and Dudek Fire Code Analysis is attached to the Applicant Letter, as Exhibit B. The *Technical Review: Wildfire Management Features*, dated May 29, 2026, by SGH, confirms that the Project will fully comply with the State laws, and other Fire and Building Code requirements, which are reviewed as part of the building permit plan check process ("**SGH Wildfire Management Review**"). The SGH Wildfire Management Review provides a full analysis of the site-specific exposure assessment (Section 5.2), fire-resistant construction (Section 6.1), emergency access and fire hydrant locations (Section 6.2), defensible space (6.3), and fire protection features (Section 6.4). The SGH Wildfire Management Review is attached to the Applicant Letter, as Exhibit C. The Dudek Fire Code Analysis and SGH Wildfire Management Review constitute substantial evidence in the record that the Project complies with State and local fire codes. Key CWUIC requirements for structures in a VHFHSZ address Class A roof assemblies, ignition-resistant exterior walls, protected eaves and soffits, ember-resistant ventilation openings, tempered glazing, ignition-resistant decking, enclosed underfloor areas, roof-to-wall fire stopping, and trellis and appendage restrictions. Detailed VHFHSZ compliance notes and product specifications will be developed at the CD phase and verified through the LADBS plan check process.

The Project complies with the State Minimum Fire Safety Regulations, as designed, because it is set back 30 feet from adjacent property lines and street centerlines, as required, and the Department of Building and Safety has the authority to reduce the setbacks if the buildings provide fire-safe design in compliance with current Fire Codes. CCP §1276.01 states: "A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features. . ." The Department of Building and Safety will review and ensure compliance during building permitting, as required by Condition 23 and State law. The residential and commercial buildings on the Project are designed to comply with most updated CBC, Chapter 7A and 2025 CWUIC Part 7 provisions, and therefore provide an alternative compliance under §1276.01(b). This analysis is set forth in detail in the referenced SGH Wildfire Management Review, and the Applicant Letter.

AB130 Process. The City accepted the application for review on October 10, 2025, completed the tribal consultations in January 29, 2026, and later deemed the application for the housing development project application complete on May 16, 2026. The City must approve or disapprove the project within thirty days from the conclusion of the tribal consultation projects, after the application has been deemed complete (PRC §21080.66 (b))(Gov. Code §65950(a)), and

must determine that the Project is inconsistent with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision within 60 days after the application has been deemed complete for projects with 150 units or more. (Gov. Code §65589.5(j)(2)(A)) The Deputy Advisory Agency held the joint Hearing Officer hearing and Advisory Agency hearing on April 14, 2026, and the Advisory Agency issued the Letter of Determination approving the VTTM and the AB130 CEQA Exemption on April 15, 2026. The Notice of Exemption was posted and recorded on April 20, 2026. The 60-day consistency period lapsed on May 15, 2026. The City failed to take a final action on the Density Bonus entitlements within the 30-day timeframe under Gov. Code §65950(a), and the entitlements are deemed approved.

No AB130 Exceptions. For certain statutory CEQA Exemptions, including AB130, there are no exceptions to the exemption that are otherwise provided for categorical exemptions (CEQA Guidelines §15260 *et seq.*). Therefore, the exceptions for location, cumulative impact, significant effect due to unusual circumstances, scenic highways, unusual circumstances, hazardous waste sites, and historic resources do not apply to specific AB130 exemptions (CEQA Guidelines §15300.2(a-f)). If a project meets all of the requirements to qualify for the AB130 CEQA Exemption set forth in PRC §21080.66, then it is deemed statutorily not to have any CEQA impacts, and it is irrelevant if there are any potential environmental impacts, including those identified in the above exceptions. Specifically, there are no exceptions for cumulative project impacts, such as from traffic caused by the approved Sportsmen’s Lodge and Harvard-Westlake projects or potential Sunswept project. The Project has been determined to qualify for the AB130 CEQA exemption, and therefore no additional environmental review or analysis is required.

III. The City Must Comply with the Housing Accountability Act

The State Housing Accountability Act (“**HAA**”, Gov’n Code § 65589.5) requires that cities approve housing development projects unless the city can make findings that the project causes a specific adverse impact to public health and safety. When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, in effect at the time that the application was deemed complete, a City can only disapprove a project or impose a condition that the project be developed at a lower density, if based on the *preponderance* of evidence in the record: (i) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and (ii) There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Gov. Code §65589.5 (j)(1)).

“A specific, adverse impact means a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov. Code §65589.5(d)(2)) Therefore, the City can only deny the off-menu incentives and waivers for a Density Bonus Project if it finds a specific adverse impact to public health and safety. A preponderance of the evidence is a higher bar than substantial evidence, and it means that the burden of proof is on the appellant to show the greater weight of evidence proves the finding of specific adverse impact. In addition, the City cannot require any environmental analysis that would not

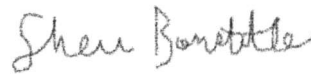
have been required under the statutory CEQA exemption. If the City fails to approve a housing development project without meeting this high burden, the applicant may bring a claim, and obtain attorney's fees, if the court determines that the City acted in bad faith. See *District Square, LLC v. City of Los Angeles* (Case No. 20STCP00654) and *Cesar Chavez 888, LLC v. City of Los Angeles* (Case No. (24STCP01880)

There is no specific adverse impact to public health and safety caused by the location in a Very High Fire Hazard Severity Zone. The Project is located directly on Ventura Boulevard, a multi-lane Major Highway, and is directly adjacent to a Fire Station. The Project complies with all fire access and fire safety requirements, including two fire lanes within the Property leading to Valley Heart Drive. As shown in detail above, and in the Dudek Fire Code Analysis and SGH Wildfire Management Review, the Project fully complies with the State laws (including PRC §4291 and §51182, PRC §4290, and CBC §7A, WUI building standards, City ordinances, and building and fire code requirements. This constitutes substantial evidence in the record that the Project complies with State and local fire codes. In addition, the City has updated the Safety Element of the General Plan in 2025 to conform to State emergency evacuation laws, and has adopted a Local Hazard Mitigation Plan, approved by the Federal Emergency Management Agency (FEMA). There is substantial evidence in the record that the Project does not cause any specific, adverse impacts to public health or safety.

IV. Conclusion

We respectfully request that the City Planning Commission approve the Project, as designed, and approve the statutory CEQA Exemption under PRC §21080.66.

Sincerely,



Sheri L. Bonstelle

SLB

cc: Mashaël Majid, CD 4 Deputy Chief of Staff (Mashaël.majid@lacity.org)
Adrineh Melkonian, City planner (adrineh.melkonian@lacity.org)



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Sarah <msboulton@roadrunner.com>

Sun, Jun 7, 2026 at 2:30 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident, and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. The traffic on Ventura Blvd since the retail that was added at Coldwater to the old Sportsman Lodge parcel has already pushed local traffic to the limit. I travel that on Ventura daily to work and coming and going is already so congested. Small businesses along Ventura will be pushed out. How will the people who live in the hills evacuate in case of fire, it will be like the Palisades all over again. How will the Fire Dept get its trucks through that traffic. The entire development will be so oversized, it will ruin the character of the neighborhood just to put money in the pocket of an already rich developer and benefit only high end renters. Rents in that area are already ridiculous. There is plenty of retail already there, and it would replace long standing and beloved Carney's. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the city to require a smaller, safer alternative.

Sarah Boulton

Teacher, Carpenter Ave School



CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Sarah Boyd <stboyd69@yahoo.com>

Sun, Jun 7, 2026 at 9:11 PM

Reply-To: Sarah Boyd <stboyd69@yahoo.com>

To: "cpc@lacity.org" <cpc@lacity.org>, "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Cc: Studio City Neighborhood Council <board@studiocitync.org>

CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Adrineh Melkonian, City Planner & City Planning Commission:

I have a number of concerns about this RiverWalk project and so am submitting a public comment to CPC, in advance of the THURSDAY, JUNE 11, 2026 hearing (Agenda Item 8).

I don't understand why the project should receive no less than FIVE waivers to the development standards of the Ventura/Cahuenga Boulevard Corridor Specific Plan. Why does the project need to be so large, and have so many exceptions to the rules? The rules are there for good reason. I would support this project if it were more modest and in keeping with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

My concerns can be summarized in three main areas:

1. Traffic and density impacts to the larger Studio City neighborhood

CPC should require the developer to fund and implement localized traffic-calming infrastructure and dedicated ingress/egress designs based on a multi-project cumulative traffic assessment. These measures must prevent gridlock on Ventura Boulevard and protect daily emergency response access.

This project cannot be viewed in isolation; its impacts will multiply the strain already introduced by other major corridor developments in Studio City.

2. Setbacks and Public Safety impacts

CPC ought to require a modification of the site plan to restore standard baseline setbacks, ensuring appropriate physical transitions, pedestrian safety buffers, and visual compatibility with the surrounding neighborhood. The currently proposed, severely reduced setbacks bring these substantial structures dangerously close to public streets and surrounding property lines, maximizing developer yield at the expense of public safety and neighborhood compatibility.

3. Environmental and LA River Habitat Impacts

CPC should hold the developer accountable to protect the existing mature canopy along the river corridor. The current plan calls for the clear-cutting of hundreds of mature trees directly adjacent to

the Los Angeles River corridor, destroying critical urban canopy, shade, and wildlife habitat.

Any unavoidable tree removal must require a minimum 3:1 replacement ratio using mature, California-native canopy trees. Furthermore, strict urban wildlife protections must be mandated, including the use of bird-safe glass and fully shielded, dark-sky compliant lighting to mitigate light pollution along the river habitat.

Thank you for putting my public comment into the record.

Sarah Boyd
19 year Studio City resident

CC: Studio City Neighborhood Council

Sarah Boyd
STBoyd69@yahoo.com



Riverwalk at Studio City - VTT # -84453

suzanne edmonson <suzanne@suzanneedmonson.com>

Mon, Jun 8, 2026 at 9:39 AM

To: cpc@lacity.org

Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Thank you for your attention to this matter.

Suzanne Edmonson



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Steven J Horowitz <steven.jon.horowitz@gmail.com>

Thu, Jun 4, 2026 at 2:39 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Hi there, I'm a Studio City resident and have happily lived here with my husband since October 2020. We both vehemently oppose the Riverwalk project in its current iteration. We use that stretch of Ventura as one of the main arteries of our neighborhood, and developing in that area is going to create a severe disruption to the flow of traffic during construction and beyond. We're joining many of our neighbors in requesting that the plan be developed thoroughly and not rushed through, perhaps by going smaller and more focused to start.

Thanks,

--

Steven J. Horowitz

www.stevenjhorowitz.com



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Stephanie Balkin <srbalkin@gmail.com>

Fri, Jun 5, 2026 at 7:57 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a border resident of Sherman oaks / studio city bi live one street away from the official border of Studio city. I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

We would like to see more options for teen focused businesses. Places they can be hired to work and places for them to socialize.

We don't need more housing on Ventura blvd.

Stephanie Labowitz
4441 Mary Ellen Avenue
Sherman oaks ca 91423

Sent from my iPhone



Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Sandy M. <smoruzzi3287@gmail.com>

Mon, Jun 8, 2026 at 9:49 AM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am writing as a long time resident in the area (Studio City, Valley Village) in an effort to appeal to your better angels and love of our community and its landscape.

I support safe housing and responsible planning, however, I oppose the Riverwalk project as currently proposed. The project, if it must go through, is too large in scale proportional to the area it would serve and should be scaled down dramatically. As it would add 814 residential units (only 46 "low income"), two massive 7 story (6,000 sq. ft.) of commercial space and 1,800+ subterranean parking spaces (water table and earthquake studies not completed!).

This proposed project would result in major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns.

Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety.

A personal note: I regularly travel Whitsett and Coldwater Canyon to Ventura Boulevard and having been through the ongoing massive Harvard Westlake project, I have experienced the heavy traffic congestion and delays- this project will create an even greater nightmare during and after completion.

Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative. Our community counts on you to have the courage to stand for us and our future generations of families who will live here - preserve our heritage.

Sincere and kindest regards,

Sandy Moruzzi

I have been following this Having attended a meeting, Zoom call, following this closely, I have seen the developer in person show little to no concern over the community's sincere concerns. When a resident asked where he lives (Westlake Village!) and would he like this project built in his neighborhood he smiled and said "No!".



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Sharon Rosas <sharonbeth0819@me.com>

Mon, Jun 8, 2026 at 6:36 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Sharon Richter-Rosas
3934 Mary Ellen Avenue
Studio City, CA 91604

Sent from my iPad



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

shr605 <shr605@aol.com>

Sun, Jun 7, 2026 at 1:53 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

The city's over building on Venture will only create MORE traffic and driving delays, not enough parking for the over built 7 story buildings and emergency evaluation or needs will be greatly hampered by such an over built project.

Leave our Ventura Blvd alone! I am sick of greedy developers not taking our community into consideration...as did Harvard Westlake's awful sports center on Whittsett!

Suzanne Roberts]

Studio City adjacent..using Coldwater Cyn for business over the hill



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Seth Rosas <sethwwc@icloud.com>

Mon, Jun 8, 2026 at 6:42 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Best,

Seth Rosas

Sethwwc@icloud.com
3934 Mary Ellen Ave
Studio City, CA, 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Santner, Susan <ssantner@chla.usc.edu>

Sun, Jun 7, 2026 at 5:03 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Susan Santner
3834 Vantage Ave
Studio city ca 91604

[Quoted text hidden]



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

SUELLEN WAGNER <suellenwagner@me.com>

Fri, Jun 5, 2026 at 11:35 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Suellen Wagner
11571 Lemp Ct.
Studio City CA 91604

I use the corridor daily and it is already gridlocked, has been for years. This is a highly irresponsible development and is, in fact, punitive to Studio City, who is being asked to allow far more than their share of new development. Harvard Westlake Sports Complex, Riverwalk, Sportsman's landing 500+ units, the corridor will not bear this. Traffic is already dangerous, with both pedestrian and auto accident fatalities every year, and parking availability is nonexistent.. This area is not on the map for Transit density, now that the final SCAG maps are here. The City jumped the gun, approving the project before the verdict was in on SB 79.



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Steven White <sjwhite4155@gmail.com>

Sun, Jun 7, 2026 at 6:06 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>, Steven White <sjwhite4155@gmail.com>

Dear City Planning Commission,

I have been a Studio City resident for over 35 years, and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

We use the corridor to walk to stores and restaurants on Ventura Blvd. We have witnessed several fatal accidents on Ventura Blvd near Mary Ellen Ave and with the increase in traffic from this development it will only make the streets more dangerous.

We have talked to the officers attending to the accidents and I was told that the city does not have sufficient police coverage to handle the increase in traffic as well as all of the Uber and Food delivery cars. The area is at a maximum congestion level.

Thank you for standing up for the neighborhood.

Steven and Angela White

[4155 Mary Ellen Ave.](#)

[Studio City, CA 91604](#)

Sjwhite4155@gmail.com

818.679.0766



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Steve Wolf <stevewolfdads@gmail.com>

Tue, Jun 2, 2026 at 12:47 PM

To: cpc@lacity.org

Cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>

My name is Steve Wolf and I am one of the 90 members of the Sunswept Hill Neighborhood Association. We are a cul-de-sac hillside community of 125 homes south of Ventura Boulevard between Laurel Terrace and Fairway Avenue. We support responsible development and request that an Environmental Impact and Traffic Flow Report be conducted before any development begins on the Riverwalk project.

1. AB130 requires that projects requesting fast track under its scope "Avoid hazardous sites and sensitive lands (e.g., prime farmland, wetlands, etc.)" Our Position is that High risk Fire Zones are Sensitive lands!
 - a. We Request that an environmental impact study be added back to the original recommendations so it will be on record. We also believe it is supported by the VTT filed by Studio City for Safe Development (Jamie T Hall Channel Law Group, LLP)
 - b. Our position is that the intent of AB130 is not to create multiple high density projects, specifically along a 1/2 mile stretch of Ventura Blvd, adjacent to a high risk residential fire zone, without considering its impact on a fire and emergency evacuation plan for its current and anticipated residents.
 - c. "Sunswept Hill Neighborhood Association" Will disproportionately bear the safety risks associated with the Riverwalk, Sunswept Place and Sportsman Lodge Projects.
2. We also request that a Traffic Flow Engineering study and implementation of its recommendations including Ventura Boulevard, Whitsett Avenue, "Sunswept Drive and Laurel Terrace" as requested at the last SCNC Board Meeting by residents of "Sunswept Hill Neighborhood Association" be conducted prior to final approval of the Riverwalk, Sunswept Place and Sportsman Lodge Projects.

We want it to be clear that we are not opposed to Riverwalk. In fact, we support it. The residents of the SHNA want nothing more than the successful economic development of our community and the creation of additional low-income housing.

Our concern with the development is the size of its scope and disproportionate impact on our neighborhood. One side of the entirety of the development on Ventura Boulevard is directly across the North facing perimeter of our cul-de-sac. It is critical for our well-being that the scale of all elements within the development do not adversely affect our community. We already face considerable transportation difficulty with respect to egress from our hill. The issues are twofold.

1. There have already been car accidents, and a recent death, at our exit points due to significant congestion in the area, and the city's failure to provide appropriate transportation infrastructure.
2. The crumbling, failing infrastructure of our roads and retention walls, over 100 years old, do not meet basic code requirements, have limited access by city services, and no allocated budget by City Council.

3. We could not successfully evacuate from our hill during the recent Sunswept fires and we are concerned about the impact of future events on the already stressed infrastructure.

We recognize Riverwalk's right to develop their property through the corresponding state laws. It is our contention and that of several other neighborhood groups that the scope of the Riverwalk development combined with two additional development projects in the immediate area (Sportsman's Lodge and Sunswept Place) exceed the scale contemplated by state laws exempting developers from required environmental impact reports. Accordingly, the SHNA is prepared to advocate for its interests before this body, the CPC and ultimately, if necessary, the City Council. It is our sincere hope that Riverwalk will agree to an environmental impact report to determine the protection necessary for the well-being of the community, and implement those protections.

Sincerely,

Steve Wolf

SHNA



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Trichette Roy <trichetter@yahoo.com>

Thu, Jun 4, 2026 at 12:46 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Hi,

I live next to Studio City and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. This will not only affect Studio City, but every neighboring city. I shop in and frequently visit Studio City all the time because it is just next door, so before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Concerned citizen,
Trichette Roy



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Thomas Vanasse <tvproductions1@yahoo.com>

Sun, Jun 7, 2026 at 3:40 PM

Reply-To: Thomas Vanasse <tvproductions1@yahoo.com>

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns.

During the fires of 2025, access away from the burn areas was congested, and adding this much density is absolutely irresponsible.

Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

TERRI VANDERSCHANS <tzvemail@aol.com>

Sun, Jun 7, 2026 at 8:56 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

We are Studio City residents who strongly oppose the Riverwalk project as currently proposed. This project has only recently been brought to our attention. We wonder why there was no announcement from various sources to notify us, the impacted residents. 814 residential units, major commercial activity, and years of construction on a short stretch of Ventura Blvd. that is already badly congested during many times of the day is the worst idea of improvement. Studio City has a small town feel - there are no seven story buildings anywhere nearby. How is it possible that this monstrous project can fit within the building standards? What about traffic studies, evacuation routes, and fire-safety concerns? Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development. While we support the need for affordable housing, this project is not the solution. There will be very few units for low income families and the increased traffic congestion from 814 units will make traveling Ventura to get to work, to get groceries or enjoy some of the wonderful spots of our city nearly impossible.

This Riverwalk project is not good for Studio City. It feels like it's being pushed through the process without the usual and necessary impact studies that consider all aspects of development.

We respectfully ask the City to require a much smaller project. What is proposed isn't thoughtful development.

Terri and Kevin Vanderschans
3928 Mary Ellen Ave
Studio City, CA 91604

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Victoria Mudd <vkm@earthworksfilms.com>

Sun, Jun 7, 2026 at 12:07 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

[Your name]Victoria Mudd

[Your 3742 ventura cyn, Sherman oaks 91423

i use the corridor daily.

This overdevelopment will destroy an almost livable neighborhood.

NO!!

Studio City address, or how you use the corridor]

Sent from my iPhone



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

att <alphawlf@att.net>
To: cpc@lacity.org
Cc: adrineh.melkonian@lacity.org

Wed, Jun 3, 2026 at 9:48 AM

Dear City Planning Commission,

I am a Studio City resident and I live in the immediate area on Moorpark Street at Beeman that would unquestionably be affected by the Riverwalk project.

I do support safe housing and responsible planning. However, I strongly oppose the Riverwalk project as currently proposed, because it would add 814 residential units without adequate provision for parking, add major commercial activity and years of construction to a half-mile corridor already affected by congestion.

This area is already right now being impacted by the development of the former Sportsman's Lodge property along with the Harvard Westlake takeover of the public funded Riverwalk Path and its impact along the neighborhood surround the former golf course. Additionally, there is the proposed building of another large apartment building (also without provision for adequate parking!!) proposed to be sited at the corner of Moorpark and Whitsett. Finally, there is also the "Sunswept" Development project.

Presently, even BEFORE these proposed projects have begun construction, there is severe congestion along Whitsett, running between Moorpark and Ventura Blvd. There would unquestionably be massive traffic and safety problems in the event of another weather or earthquake related event like last year's fires. This would include limited evacuation routes, and fire-safety concerns.

Additionally, there is the adverse impact on the quality of life of all of us here in West Studio City would have to absorb. If I wanted to live with that kind of congestion, I could have opted for the horror show that Hollywood has become, not the stable and relatively calm neighborhood of Studio City.

Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety.

Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, better thought out and much safer alternative.

Vincent Scrima
12659 Moorpark Street, Apt 2
Studio City, CA 91604



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Bill Jones <billjonessings@mac.com>

Thu, Jun 4, 2026 at 2:52 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I live at [4549 Van Noord Ave, Studio City](#) - and I wish to comment on the proposed Riverwalk development.

I strongly oppose this development as proposed. Why?

First, Safety. Already we have the current Sportsman's Lodge retail traffic clogging our streets, and with the Sportsman's proposed 500+ units - that alone is a tremendous safety hazard. Adding to that the proposed 814 Riverwalk units is WAY too much in a corridor that is very constrained. In addition to traffic gridlock preventing Fire and other first responders from being able to get thru - let's think about the very real possibility of evacuations with the Tujunga Wash behind you. Remember Pacific Palisades, folks - people leaving their cars in the middle of the street and running for their lives!?!.

Quality of life. First of all, let's be honest: I love Carney's - family and budget friendly and part of the 'heart' of Studio City - and having a family oriented place like Pinz for healthy leisure activities is a plus for the quality of life here. So I'm not happy they (Pinz, Carney's, et al) may be going the way of a wrecking ball. Consider that we've already had a community leisure resource and needed Green space - the golf course - taken away, lowering the quality of life in our community. When the plans to replace the old Sportsman's Lodge events center were announced with a puny amount of parking planned - we were told that would be plenty. Well, now, almost every evening you'll see all those spaces, PLUS all the spaces on the old hotel property fully taken. So generally speaking, (and that's only one example), assurances from developers that 'it'll be fine' don't resonate with me.

BUT, if there's going to be development in those spaces regardless - the quality of life will be severely degraded by the current **scale** of this project. We're talking a LOT more cars and People - many of whom will end up parking in residential neighborhoods. I won't even start on the negative environmental consequences. The scale of the Sunswept development is much more in keeping with the community - although it too adds more cars, people, etc to an already crowded corridor.

Infrastructure. IF there were a subway under Ventura Blvd with stops at Whitsett and at Coldwater - there would be mitigating transportation infrastructure to help in getting people to and from work, school, etc. But, looking at the reality - LA is still wedded to the automobile - and the only mass transit available in this area is by BUS - trying to navigate thru hopelessly overcrowded streets.

Please understand, I support adding housing density - in the Right Places under the Right Circumstances.

Consider the area near the end of the Subway in North Hollywood. Adding housing density in such an area - near the subway, near the orange line, with multiple streets surrounding it to allow dispersion of automobiles. That makes a Lot more sense than this proposal - in a crowded half-mile corridor already facing congestion issues, with no way to escape with the Tujunga Wash behind you if an evacuation needs to take place. As proposed - this is a disaster in the making.

I sincerely, respectfully, ask the City to require a much smaller, safer alternative.

William (Bill) A. Jones

+1 818-317-8891

[4549 Van Noord](#)

[Studio City, CA 91604](#)



City of Los Angeles
Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Re: Agenda Items 7 & 8 – 12501-12665 West Ventura Boulevard

Dear Los Angeles Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). This Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

When complete, the mixed-use project will include 814 residential units, 46 of which are reserved for Very Low Income households and 75,968 square feet of restaurant spaces. The project's residential portion will provide 1,040 automobile parking spaces, 324 long-term bicycle parking stalls, and 30 short-term bicycle parking stalls. The commercial portion of the project will provide 766 automobile parking spaces, 40 long-term bicycle parking stalls, and 38 short-term bicycle parking stalls. The project will provide a total of 89,937 square feet of open space, including pool/decks, courtyards, and indoor recreational rooms located on the first through seventh floors and private balconies. We concur with staff's assessment that this project is exempt from CEQA, entitled to its requested merger and resubdivision, and compliant with Density Bonus requirements necessary for construction.

The appeals before this Commission are baseless. **Appeal 1 misreads AB 130**; in claiming that a VHFHSZ is ineligible for an exemption, it ignores the explicit text of the law allowing for mitigation measures to overcome potential safety risks. The many vague, obstructive CEQA related claims it raises do not override the explicit statutory exemption to which this project is entitled.

Appeal 2 claims that a surface parking lot is protected habitat, without evidence. This claim is so clearly baseless as to be unworthy of discussion. Its other vague CEQA and safety complaints are similarly lacking in evidence and similarly irrelevant when compared to the provisions of AB 130. PRC § 21080.66 exemptions do not require cumulative impact studies, and the general looming terror of "more traffic" is based on unfounded claims that are directly refuted by your own analysis.

Appeal 3 makes requests which are not legally actionable. Whatever their preferences about sidewalk design, light pollution, and somehow simultaneously shadow pollution, the actual regulations that govern this project show that it complies with state and local rules. Clearly these complaints are not being brought about in good faith.

Neighbors who hate housing will always complain about more housing, for any reason or no reason at all. They do not respect the law or the work of this commission, except in those instances where the law can be temporarily manipulated to serve their anti-affordability agenda. Suffer not such foolishness lightly. The Commission has better things to do.

Taken together with the governing law, this project satisfies all Subdivision standards and complies with all applicable CEQA requirements. It complies with Density Bonus criteria, and therefore the standards of the applicable General Plan. It is entitled to denial of these three frivolous appeals, and final approval of all requested entitlements.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state and would be eligible to apply for residency in the proposed housing development project.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with the first name "Sonja" and last name "Trauss" clearly legible.

Sonja Trauss
Executive Director
YIMBY Law



STOP DANGEROUS HOUSING in STUDIO CITY

Zach Kleiman <zmetaphorman@gmail.com>

Sat, Jun 6, 2026 at 8:26 AM

To: cpc@lacity.org, adrineh.melkonian@lacity.org

I am a 91607 resident and I support safe housing and responsible planning. I strongly oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion, limited evacuation routes, and fire-safety concerns. Our city must require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs to not do this. Find other less populated locations.

Stay awake + inquiring,

Zach Kleiman

[11836 Hesby Street, Valley Village, CA 91607](#)

818.601.2021

[See the Ball - It's Just a Metaphor](#)



Public comment for June 11 meeting - 2100 S Western ave -GRANT# BR2-26-1905 & over concentration & LAMC 12.24 E

1 message

Denise Johnson <djohnson7233@yahoo.com>

Sat, Jun 6, 2026 at 9:38 AM

To: cpc@lacity.org, kristine.jegalian@lacity.org, alissa.gordon@lacity.org, planning.sanpedro-zcu@lacity.org, "planning@lacity.org" <planning@lacity.org>

Cc: "bhcip@dhcs.ca.gov" <bhcp@dhcs.ca.gov>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "shon.hoang@dhcs.ca.gov" <shon.hoang@dhcs.ca.gov>, "ladot.southerndistrict@lacity.org" <ladot.southerndistrict@lacity.org>, ladot.traffic@lacity.org, cup.review@lafd.org, ccld@cdss.ca.gov, info@sanpedrochamber.com

To: planning dept.

Hello Planning Department,

My name is Denise Johnson and I live in San Pedro 90731. I'm writing to oppose the proposed change of LAND USE at [2100 S Western Avenue](#) from senior housing to a 106-bed substance use treatment facility with 900 daily outpatients.

My concerns are land use compatibility and cumulative impact, not opposition to treatment.

OVER-CONCENTRATION 90731 & 90732

San Pedro 90731 & 90732 already has 25+ DHCS-licensed six-bed facilities operated by Fred Brown Recovery Services. Several are located right next to each other. When facilities share property lines, they create clusters of 10 to 12 residents on one block. This concentration results in cumulative neighborhood, including, increased on street parking from staff and visitors exceeding street capacity, noise impacts from shift changes and client activity during morning and late night hours and over population of residential streets designed for single families. WIC §5116 requires 300ft separation between facilities. Adding 106 beds here creates overconcentration that CCR Title 9 §10564 requires DHCS and the City to analyze and deny if adverse to the community.

CUP Required – LAMC 12.24 E

A facility of this size requires a Conditional Use Permit. Per LAMC 12.24 E, the City cannot approve a CUP unless it finds the use "will not be detrimental to public welfare." With 25 existing FBRs facilities in 90731 & 90732, some adjacent, plus proximity to schools and childcare, this finding cannot be made. I request Planning apply LAMC 12.24 E and recommend denial.

SENIOR HOUSING LOSS:

This site has served as senior housing for years. Please clarify if replacement housing requirements or "no net loss" rules apply if this use is removed. [2100 S Western ave](#) has been zoned and used for senior housing and senior care for many years and serves an important community resource. Senior housing and senior serving facilities are already limited in San Pedro, and removing this use would result in a significant loss of critical senior housing for vulnerable older adults. The EXISTING SENIORS HOUSING CUP has been in effect for several years. Removing licensed senior beds without replacement violates "No net loss" Housing policy.

TRAFFIC, PARKING, & SAFETY

No traffic study has been presented for 900+ daily trips. On-site parking appears insufficient. San Pedro's limited evacuation routes will face added strain during emergencies & response times. San Pedro Hospital is already operating under significant demand.

San Pedro's location at the end of the Peninsula also raise a significant emergency preparedness concerns. In the event of a major disaster, evacuation routes and emergency response access are already limited and should be carefully evaluated for added strain.

I request a full Environmental Impact Report under CEQA due to cumulative impacts on traffic, emergency response, and overconcentration.

Please include this comment in the June 11 meeting record.

Thank you,
Denise Johnson
San Pedro, ca 90731
310-386-8749

[Sent from Yahoo Mail for iPad](#)

DAY OF HEARING SUBMISSIONS



Los Angeles Department of City Planning

ITEM No. 7

City Hall, 200 N. Spring Street, Room 763, Los Angeles, CA 90012

June 10, 2026

TO: City Planning Commission

FROM: Adrineh Melkonian, City Planner
Department of City Planning, Valley Project Planning Division

SUBJECT: **ITEM # 7 VTT-84453-1A**
TECHNICAL MODIFICATIONS TO THE LETTER OF DETERMINATION

The Planning Department requests that the following technical modifications be incorporated into the Letter of Determination at the regularly scheduled City Planning Commission meeting on June 11, 2026, regarding Item No. 7 on the agenda.

Delete Condition 18.i:

- i. ~~Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make (46) units of the development available for rental or sale solely to lower- or very low- income households, at a rental or sales price determined to be affordable to (lower- or very low- or moderate- income households) by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income restricted units in the development.~~

Reason: *Staff recommends removal of the condition because the condition was erroneously added.*

Add the following conditions:

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. STREET TREES

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings

shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

Reason: Staff recommends including these conditions as they were erroneously omitted from the Letter of Determination, having been identified in an agency report received following the issuance of the staff report.



Los Angeles Department of City Planning

ITEM No. 8

City Hall, 200 N. Spring Street, Room 763, Los Angeles, CA 90012

June 10, 2026

TO: City Planning Commission

FROM: Adrineh Melkonian, City Planner
Department of City Planning, Valley Project Planning Division

SUBJECT: **ITEM # 8 CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
TECHNICAL MODIFICATIONS TO THE STAFF REPORT**

The Planning Department requests that the following technical modifications be incorporated into the Staff Report at the regularly scheduled City Planning Commission meeting on June 11, 2026, regarding Item No. 8 on the agenda.

Revise Condition 18 regarding Specific Plan signage (**additions** are in underline, **deletions** are in ~~strikeout~~):

18. **Signs.** The Department of Building and Safety shall not issue a permit for a sign unless the sign complies with the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8, effective date of August 18, 2021. The project is vested under Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA. 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 Elevations showing sign placement, storefront width, sign colors, materials, dimensions and copy.
 - 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.
 - d. The maximum amount of wall signage on the building shall not exceed 5,990 square feet. Prior to clearance, a sign inventory shall be submitted identifying the size and location of all the signs on the building.
 - e. The future signs, ~~shall be channel letters 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 visible from the street.
 - ii. Exposed raceway must be approved by Owner and shall be painted to match the façade.

- iii. No decals shall be visible except as required by local codes and ordinances (including U.L. as required).
- iv. No animated, flashing or audible signs shall be permitted.
- v. 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.
- vi. The dimensions of the sign for each tenant shall not exceed the dimensions below:

Ventura Boulevard Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 3-1	PW.01	Building 3	Wall	200
Tenant 2-2B	PW.01 / PW.02	Building 2	Wall/Projecting	166
Tenant 2-2A	PW.01	Building 2	Wall	125
Tenant 2-1	PW.01	Building 2	Wall	125
Tenant 1-3	PW.03 / PW.02	Building 1-3	Wall/Projecting	216
Tenant 1-2B	PW.03 / PW.02	Building 1-2	Wall/Projecting	216
Tenant 1-2A	PW.01	Building 1-2	Wall	200
Tenant 1-1B	PW.03 / PW.02	Building 1-1	Wall/Projecting	216
Total				1,464
Valleyheart Drive Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 1-1A	PW.03	Building 1-1	Wall	200
Tenant 1-2A	PW.03	Building 1-2	Wall	200
Tenant 1-2B	PW.01	Building 1-2	Wall	125
Tenant 2-1	PW.01	Building 2	Wall	200
Tenant 2-2A	PW.01	Building 2	Wall	200
Total				925

Ventura Boulevard Identity Signage				
Tenant	Code	Building No.	Sign Type	Sign Area (sqft)
Tenant 1-1B	PW.03	Building 1-1	Wall	92
Tenant 1-1A	PW.03	Building 1-1	Wall	92
Total				184
Total				2,573

- f. **Window Signs.** All Window signs shall not exceed 10 percent 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.
- g. **Monument Signs.** This approval shall permit three (3) Monument Signs; on the northeast corner of Ventura Boulevard and Whitsett Avenue, next to building No 2-2B facing Ventura Boulevard, and next to building No 1-1. The Monument signs shall not be taller than six (6) feet in height and greater than 60 square feet in area. Each Monument Signs shall be installed within a landscaped area which are equal to or greater in area than the dimensions of the face of the sign. The monument sign shall be manufactured as shown on the submitted plans marked Exhibit "A", except as modified herein, pursuant to Section 8.B.1.b of the Specific Plan.
- h. **Projecting Sign.** No more than one projecting sign shall be permitted for each building. Notwithstanding LAMC Section 91.6209(d)(2) to the contrary, no wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street and projecting sign shall be limited to 16 square feet.
- i. **Construction Sign.** This approval shall permit the installation of one (1) non-illuminated construction sign of no more than 25 square feet in sign area and no more than 15 feet in height. Any construction sign shall be removed prior to the issuance of a certificate of occupancy or within 30 days of completion of the project, whichever is sooner.
- j. **Temporary Banners.** This approval shall permit the installation of one (1) banner at any given time of no more than 100 square feet in size. No more than two (2) banners per year per site shall be permitted. Banners shall only be permitted to announce special events associated with seasonal holidays. A banner shall not be installed more than 30 days prior to the event and must be removed within 10 days following the event.
- k. **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.

Reason: *Staff recommends revising Condition No. 18 to address ambiguities in signage regulations that may arise due to the recent amendment to the Ventura-Cahuenga Boulevard Corridor Specific Plan, which took effect on March 14, 2026. The previous iteration of the Specific Plan regulated signage based on the subject site's linear feet along the street frontages, whereas the recently effective amendment regulates signage based on primary tenant frontage. The applicant wishes to and are entitled to utilize the prior rules as they have a Vesting application with the City. Condition 18e is also recommended to be modified to not limit the project to only channel letter signs. Any future signage proposed would still need to comply with the Ventura-Cahuenga Boulevard Corridor Specific Plan signage regulations and the LAMC signage regulations, where applicable.*



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 10, 2026

TO: City Planning Commission

FROM: Michelle Singh, Principal City Planner

TECHNICAL MODIFICATIONS AND CORRECTIONS FOR CASE NO. CPC-2025-7122-GPA-ZC-CPIO-SP-CA

Background

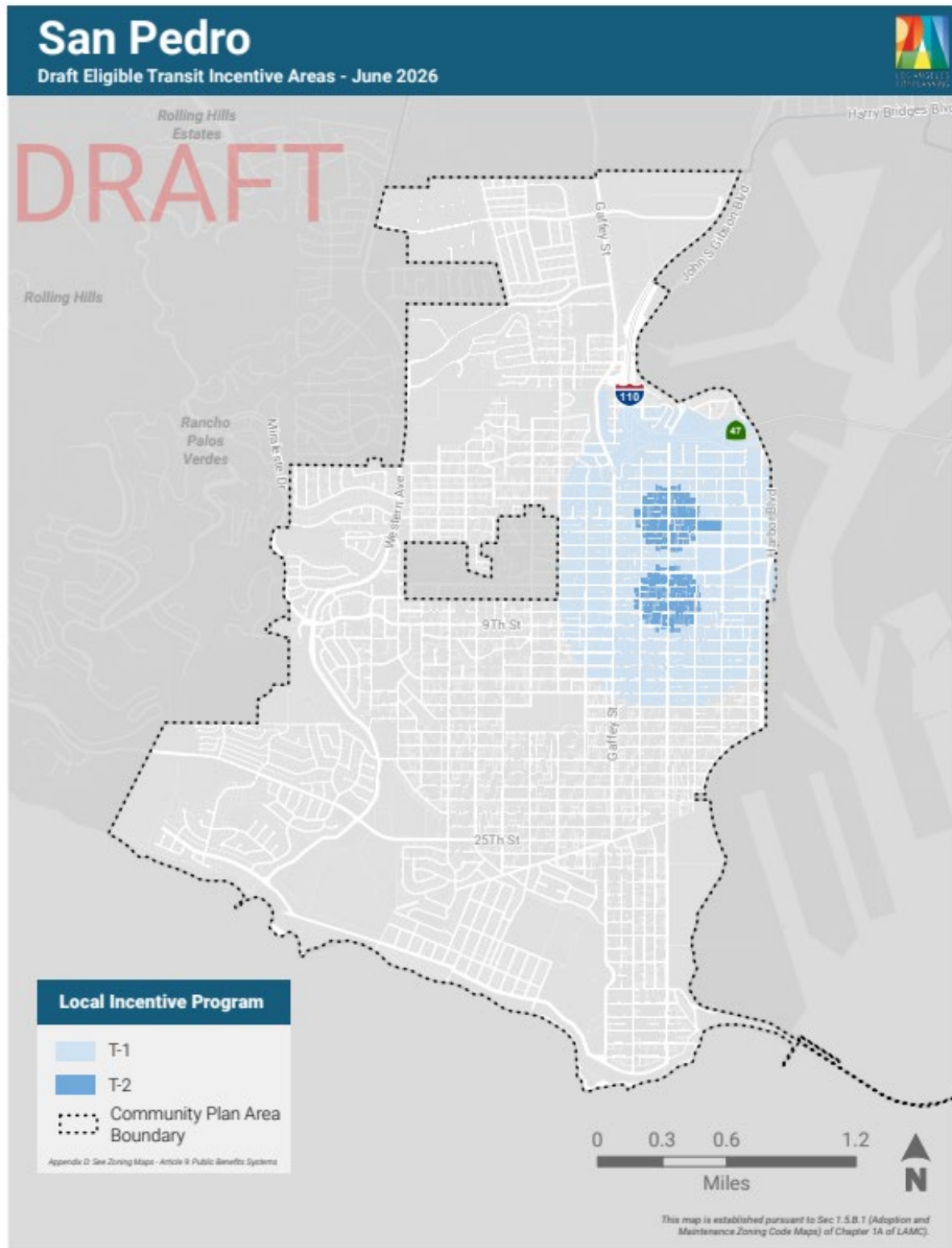
In February 2026, the City Planning Department updated the Citywide map of the Transit Oriented Communities (TOC) areas following annual end-of-year updates to transit routes and service schedules. As a result, the TOC program became re-activated in San Pedro after a period of being dormant and allows for transit oriented development incentives to be available to properties within the boundaries of the map.

The Housing Element Citywide Housing Incentive Programs (CHIP) updated the TOC Program through a new program called the Transit Oriented Incentive Areas (TOIA) program. TOIA extends the City's TOC Program that was set to expire in late 2026. A key component of CHIP, the TOIA Program was created to be more competitive and appealing compared to new state legislation, by allowing larger density bonuses. Mapping of the TOIA eligible areas citywide occurs annually, and the next update is anticipated to occur this summer, with applicability to San Pedro's TOC mapped area. The criteria for TOC eligibility is one-half mile from a major transit stop and the applicability of TOIA for San Pedro matches this radius.

Therefore, given the activation of the TOC Program in San Pedro and anticipated activation of the TOIA Program in San Pedro this summer, the Proposed General Plan Land Use Map's Zoning Correspondence table, Zoning Districts, and Zone Changes reflected in the Staff Report and Exhibits A4, B1, and C1 will need to be modified to ensure the New Zoning districts include the incentives that will carry forward the Housing Element's CHIP program to support continued availability of incentives in San Pedro, under the New Zoning Code.

Reference Map

The map below reflects the anticipated transit incentive areas that will be the foundation for the mapping of the Transit Oriented Incentive Areas (TOIA) compliant form districts.



The following technical modifications and corrections are to be incorporated into the staff recommendation report and exhibits A4, B1, and C1 to be considered at the City Planning Commission meeting of June 11, 2026, related to Item No. 9 on the meeting agenda.

Deleted text is shown in ~~strike through~~ and added text is shown in underline.

1. Staff Recommendation Report Corrections:

17. Approve and Recommend that the City Council adopt the ~~draft~~ proposed New Zoning Code Ordinance to amend Chapter 1 and 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and ~~amend the accompanying~~ adopt the proposed amendments to the City's Zoning Code Maps pursuant to Division 4.4. 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C1).

2. Modifications to the Proposed General Plan Land Use Map's Zoning Correspondence Table (Exhibit A4)

Corresponding Zoning Districts	
General Plan Land Use Designation	Form
Regional Center	MM3, <u>MM7</u> , HB7
Community Center	<u>LM13</u> , LM15, LM16, MM2, MM3, <u>MM7</u> , MB12 , DM6
Neighborhood Center	LM8, LM9, <u>LM13</u> , MM3, <u>MM7</u>
High Medium Residential	DM6
Medium Residential	LM8, LN2, VN2, <u>LM21</u> , <u>LM12</u>
Medium Neighborhood Residential	LM8, LM9
Low Medium Residential	<u>HLG5</u> , H2, VN2, LN2, <u>LM21</u> , <u>LM12</u>
Low Residential	<u>HLG5</u> , HH1, H1
Light Industrial	<u>LB3</u> , <u>LF3</u>
Open Space	<u>HH1</u> , <u>LG5</u> , <u>VF2</u>
Public Facilities	<u>LG5</u> , HH1, VN2, VF2, LB3, LF3, LM9, <u>LM13</u> , MM3, <u>MM7</u> MB3
Public Facilities - Freeways	---

3. Modifications to the Zone Change Maps and Matrix (Exhibit B1)

Recommend that the City Planning Commission Instruct the Director of Planning to modify the zone change ordinance to rezone all parcels subject to the Transit Oriented Incentive Area with the equivalent zone in Chapter 1A, subject to the following:

<u>Form District</u>	<u>Applied to lots meeting all of the following criteria:</u>
<u>LM21</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM12</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u> <u>OR</u> <u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone, and</u> <u>An existing height limit of 30'-33'</u>
<u>LM13</u>	<u>Within the TOIA T-1 Incentive Area,</u> <u>An existing commercial zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM13</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing multifamily zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>MM7</u>	<u>Within the TOIA T-2 Incentive Area,</u> <u>An existing commercial zone,</u> <u>An existing height limit of 45' or greater, and</u> <u>An existing FAR limit of 3.0 or less</u>
<u>DM6</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 3.0 and up to 4.0</u>
<u>HB7</u>	<u>Within the TOIA T-1 or T-2 Incentive Areas, and</u> <u>An existing FAR limit of greater than 4.0</u>

4. Modifications and Corrections to Amendments to the New Zoning Code (Exhibit C1)

a. SEC. 2B.9.21. LOW-RISE MEDIUM 21 (LM21)

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	80%
Building setbacks	
Primary street (min)	6'
Side street (min)	0'
Side (min)	3'
Rear (min)	4'
Alley (min)	0'
Special: All (min)	6'
Side, interior (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
Floor area ratio (FAR) (max)	
Base	1.5
Tier 1 Bonus	<u>2.5</u>
Tier 2 Bonus	<u>3.5</u>
Height in stories (max)	
Base	3
Tier 1 Bonus	4
Tier 2 Bonus	5
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	75'
Tier 1 Bonus	100'
Tier 2 Bonus	150'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

b. SEC. 2B.9.12. LOW-RISE MEDIUM 12 (LM12)

A. Lot Parameters

[GRAPHIC]		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	3.5
	Tier 2 Bonus	4.0
	Height in stories (max)	
	Base	3
	Tier 1 Bonus	5
	Tier 2 Bonus	6
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	<u>75'</u>
	Tier 1 Bonus	100'
	Tier 2 Bonus	150'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

d. SEC. 2B.13.13. MID-RISE MEDIUM 13 (MM13)

A. Lot Parameters

<u>[GRAPHIC]</u>	
<u>1. LOT SIZE</u>	<u>Div. 2C.1.</u>
<u>Lot area (min)</u>	<u>1,000 sf</u>
<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>	<u>Div. 2C.2.</u>
<u>Building coverage (max)</u>	<u>80%</u>
<u>Building setbacks</u>	
<u>Primary street (min)</u>	<u>6'</u>
<u>Side street (min)</u>	<u>0'</u>
<u>Side (min)</u>	<u>3'</u>
<u>Rear (min)</u>	<u>4'</u>
<u>Alley (min)</u>	<u>0'</u>
<u>Special: All (min)</u>	<u>6'</u>
<u>Interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>	<u>Div. 2C.3.</u>
<u>Lot amenity space (min)</u>	<u>15%</u>
<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

<u>[GRAPHIC]</u>	
<u>1. FAR & HEIGHT</u>	<u>Div. 2C.4.</u>
<u>Floor area ratio (FAR) (max)</u>	
<u>Base</u>	<u>1.5</u>
<u>Tier 1 Bonus (max)</u>	<u>4.0</u>
<u>Tier 2 Bonus (max)</u>	<u>4.5</u>
<u>Height in stories (max)</u>	
<u>Base</u>	<u>3</u>
<u>Tier 1 Bonus (max)</u>	<u>6</u>
<u>Tier 2 Bonus (max)</u>	<u>7</u>
<u>2. BUILDING MASS</u>	<u>Div. 2C.5.</u>
<u>Building width (max)</u>	
<u>Base</u>	<u>75'</u>
<u>Tier 1 Bonus (max)</u>	<u>150'</u>
<u>Tier 2 Bonus (max)</u>	<u>180'</u>
<u>3. UPPER-STORY BULK</u>	<u>Div. 2C.6.</u>
<u>Height transition</u>	<u>Required</u>

e. SEC. 2B.13.7. MID-RISE MEDIUM 7 (MM7)

A. Lot Parameters

<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>100%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>0'</u>
	<u>Side street (min)</u>	<u>0'</u>
	<u>Side (min)</u>	<u>0'</u>
	<u>Rear (min)</u>	<u>0'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>0'</u>
	<u>Interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Lot amenity space (min)</u>	<u>15%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

<u>[GRAPHIC]</u>		
<u>1. FAR & HEIGHT</u>		<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	<u>Base</u>	<u>1.5</u>
	<u>Tier 1 Bonus (max)</u>	<u>4.0</u>
	<u>Tier 2 Bonus (max)</u>	<u>4.5</u>
	<u>Height in stories (max)</u>	
	<u>Base</u>	<u>3</u>
	<u>Tier 1 Bonus (max)</u>	<u>6</u>
	<u>Tier 2 Bonus (max)</u>	<u>7</u>
<u>2. BUILDING MASS</u>		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>150'</u>
	<u>Tier 1 Bonus (max)</u>	<u>180'</u>
	<u>Tier 2 Bonus (max)</u>	<u>210'</u>
<u>3. UPPER-STORY BULK</u>		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>



Planning CPC <cpc@lacity.org>

Case Number CPC-2024-5534-DB-PR-VHCA. My comments on this bad building proposal

Bill Korf <wmk2@me.com>

Tue, Jun 9, 2026 at 8:47 PM

To: cpc@lacity.org

Cc: marie.pichay@lacity.org, smartgrowthsilverlake@gmail.com, ted.walker@lacity.org

June 9, 2026

Regarding - CPC-2024-5534-DB-PR-VHCA

Dear City planning commission,

I am writing to make sure you know how opposed I am to the building project proposed in Silver Lake and identified by case number CPC-2024-5534-DB-PR-VHCA. It is also known as the Silver Lake Garden Apartments Development proposal.

I have been concerned about this project from the very beginning. I have attended zoom meetings that started with the Silver Lake council and I attended the City Planning Commission's meeting in mid-March. I was unable to zoom in on April 23 and am unsure if I can zoom in this Thursday morning so I am sending you this letter.

I greatly fear for the traffic burden this project will add to an already unsustainable traffic situation. There are times now when I can't get off the hill where this project is located because there is such a backup where Silver Lake Blvd (the small street above Glendale Blvd) meets Fletcher at the Astro Restaurant. On a few occasions it has taken over 15 minutes for me to drive these 3 blocks to get off the hill and out of our neighborhood. On some occasions I have just turned around and driven home. Then when I saw the incredible traffic trying to escape the fires from Jan 2025, I thought of our situation and became worried for the safety for those of us who live here. And then to hear there is a proposal to make it so much worse: It is just too much. I think it is dangerous to add so many more people and cars to the area here. As it is, there is a huge apartment complex just another 4 blocks away, on Riverside Drive, that is about to open. It is not part of our hill, but it will add many cars to the area. We can't sustain all this traffic. (I trust you have visited the area on a Thursday at 5pm to see for yourselves!)

From the beginning I was also against waving restrictions for this project so that they could build tall buildings. It would be an ugly addition to the area. I am also against it because of the huge parking problems it would create. I live one block above Silver Lake Blvd. Parking on my little street is difficult and sometimes we are affected by parking on Silver Lake. And, temporary though it might be, during construction parking would become an unacceptable situation with all the workers vehicles and materials. There are more issues but I know you have heard about them; from the horrible record of the landlord to the safety of the project.

I guess you can tell I say NO to approving this monstrosity. Thank you for your time and for reading my letter and others you have received.

Sincerely,
William Korf
2472 McCready Ave.



Case # CPC-2024-5534-DB-PR-VHCA

Brooke <bwoosley@gmail.com>

Wed, Jun 10, 2026 at 9:46 PM

Reply-To: bwoosley@gmail.com

To: cpc@lacity.org

Cc: marie.pichay@lacity.org, ted.walker@lacity.org, smartgrowthsilverlake@gmail.com

Dear Fellow Angelenos,

I am writing in opposition to the proposed development at [2421–2477 Silver Lake Blvd](#) (Case # CPC-2024-5534-DB-PR-VHCA)

My primary concern is simple, why should the current owner be rewarded with additional rental income when she has a well documented and long history of neglect? She has repeatedly failed to meet her responsibilities to the tenants she already has. There are numerous LAHD violations associated with the property.

I am also concerned about the project's impact on existing RSO tenants. Years of construction, including excavation for subterranean parking just feet from occupied units, will undoubtedly affect their quality of life and will ultimately force many to leave.

I have lived in Los Angeles for over 40 years, in Silver Lake for 20, and directly across the street from the Silver Lake Garden Apartments for the past 8 years with my two young kids, ages 7 and 9

Parking and traffic are already major issues in this area. My children and I frequently park a block away and carry groceries, backpacks, and sports equipment home. Adding hundreds of daily vehicle trips to an already congested area, particularly near the nightmare Fletcher/Rowena/Glendale intersection, will only worsen existing conditions and make our neighborhood even less safe for pedestrians.

Finally, I am troubled by the fact that the owner and developer have repeatedly mischaracterized and misquoted the traffic study in public discussions. Accurate information is essential to the public review process. When project impacts are presented in a misleading way, it undermines public trust and makes it difficult for residents and decision makers to properly evaluate the proposal.

Please also consider the [petition](#) opposing this project, which now has more than 1,159 signatures from concerned community members.

Thank you for your time and consideration.

Sincerely,
Brooke Woosley



CPC-2024-5534-DB-PR-VHCA

Glen David Gold <glenxgold@gmail.com>

Thu, Jun 11, 2026 at 7:57 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: marie.pichay@lacity.org, ted.walker@lacity.org, Timothy Durant <smartgrowthsilverlake@gmail.com>

Hello!

This is in reference to CPC-2024-5534-DB-PR-VHCA, the Silver Lake Garden Apartments proposal.

I have tried to imagine what it is like to sit on a City Planning Commission and hear, every meeting, neighbors opposing a project, every neighbor insisting that they aren't NIMBYs, every neighbor saying they only want what's right for the neighborhood when in fact, 90% of the time, people are afraid of change and/or inconvenience. That's not what's happening here, but I'm unclear on how to convey that as urgently as I need to. I am optimistic that you already have clued into that, given your hesitation to approve it so far.

I live directly across the street. I have lived in genuinely impossible places to build anything (Bollinas) and places where the culture won't allow new projects (San Francisco) and I have never once protested a development, because I understand that people need to live somewhere. If this project didn't ask for all those variances, if it genuinely was going to provide multiple new units for low income tenants, and if it was actually obeying the rules in place, I would grumble to myself and put on a white noise machine for the 3 years it would take to build.

However the developer isn't trying to obey the rules, and wants special exceptions made that - as per what other people have said, repeatedly - make for a genuinely dangerous project. In the 8 years I've lived here, I've watched those apartment decay, watched units stand empty for months at a time, and listened to dozens of tenants describe how the landlord has taken one illegal action after another, resulting in multiple code violations. In other words, they can't even maintain the building they own in a legal way - why are we rewarding them for that behavior? It's like giving someone with multiple DUIs an SUV to see if they can drive that one any better.

Out of curiosity, I looked up where the Garden Apartments fall on the City Controller's new website for addresses with the most code violations: <https://prp.lacontroller.app/lahd-map>. They were kind enough to send me the spreadsheet, which should be updated for more recent infractions. (The address on the map is [2499 Silver Lake Blvd](#), not 2413 - they share the same APN (5440002001).) They are firmly in the worst percentage of problem rentals, not quite in the bottom 100, but very close.

I've zoom-attended a few planning commission meetings and have noticed that in most discussions, members of the community debate whether a new project is beneficial or not. You will note there's no debate here. Everyone here sees what a dud this situation is and I would encourage you to vote No - give approval to projects that actually help poor people.

Thanks for your time.

Glen Gold



violations data.xlsx

8K

RSO/ JCO VIOLATIONS			
APN	ADRESS	CASE FILE DATE	CLOSED DATE
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	2/12/2014	3/11/2014
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	2/12/2014	4/4/2014
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	7/6/2016	2/10/2017
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	9/19/2019	11/22/2019
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	1/28/2020	3/17/2020
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	3/23/2020	4/21/2020
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	6/29/2020	9/29/2020
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	8/19/2021	9/15/2021
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	11/3/2021	12/2/2021
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	6/11/2022	8/18/2022
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	6/14/2022	8/16/2022
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	7/30/2022	8/25/2022
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	2/21/2023	4/4/2023
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	3/3/2023	5/9/2023
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	4/11/2023	8/1/2023
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	5/25/2023	8/8/2023
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	6/27/2023	8/8/2023
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	12/29/2023	1/31/2024
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	1/28/2024	2/26/2024
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	12/18/2024	1/17/2025
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	1/3/2025	2/3/2025
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	1/4/2025	2/20/2025
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	1/29/2025	2/12/2025
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	6/27/2025	8/7/2025
5440002001	2499 N SILVER LAKE BLVD, Los Angeles, CA 90039	7/29/2025	8/25/2025
CODE VIOLATIONS			
APN	Address	Violation Type	Violations cited
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	LOOSE FIXTURE	1
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	GENERAL SANIT.	2
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	Carbon Monoxide	19
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	DOUBLE-KEYED	3
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	CAULKING	18
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	COUNTER/DRAIN	2
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	CONDUIT-KITCHI	8
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	PANEL WIRING C	3
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	PLMG FIXTURE S	39
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	EXPOSED WIRIN	2
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	HOT/COLD WATE	1
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	DAMPNESS IN RO	1
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	INTER-WALLS/CE	53
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	FLOOR COVERIN	12
5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	INSECT SCREEN	10

DOCUMENTED VIOLATION	
Reduction of Services	
Reduction of Services	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Eviction	
Illegal Rent Increase	
Reduction of Services	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase, Harassment	
Illegal Rent Increase, Harassment	
Required Online Payment/Electronic Fund Transfer	
Illegal Rent Increase	
Illegal Rent Increase	
Illegal Rent Increase	
Reduction of Services, Harassment	
Illegal Rent Increase	
Required Online Payment/Electronic Fund Transfer	
Illegal Rent Increase	
Harassment	
Harassment	
Violations cleared	
	1
	2
	19
	3
	18
	2
	8
	3
	39
	2
	1
	1
	53
	12
	10

5440002001	2421 N SILVER LAKE BLVD, Los Angeles, CA 900	W/H T/P EXTENS	19
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Case Number CPC-2024-5534-DB-PR-VHCA - Tenant Feedback

Pat Hadnagy <pathadnagy@yahoo.com>

Tue, Jun 9, 2026 at 12:31 PM

To: lahd.lac@lacity.org, cpc@lacity.org, ted.walker@lacity.org

Cc: marie.pichay@lacity.org

Hello Trusted Representatives,

I'm sending this without the PDF attached in hopes that it fits the 10page limit. As a nearly 6yr resident of Silver Lake Garden Apartments, I am again pleading my case for this horrific project to NOT be approved. Last time, I recall that there was a page limit and I'm unsure how many pages an e-mail takes on print, so I'll do my best to be concise here while sharing all the reasons why Fonda Morgan and company has only historically proven completely incapable of managing the existing apartment complex, in addition to being rude, cruel and retaliatory to residents, much less deserving of this obnoxious devastation of our neighborhood with the proposed construction in Case Number CPC-2024-5534-DB-PR-VHCA.

In my 6 years, these are some of my experiences that convince me that Fonda and her company is incapable of managing a complex much less a significant construction project. In addition, these experiences talk to the poor tenant behavior she and reputation she has earned:

- During covid, she increased my rent illegally. I had to write her a letter to get it refunded and fight for the refund. Other tenants never got refunded. She never proactively told tenants that it was illegal. If you didn't call her out, she didn't refund you. I challenge you to get a list of of her tenants from them, who got the increase and who got the refund. You'll be upset with what you learn.
- She charges an older lady for a handicap parking spot, but doesn't generally charge for parking spots. This is illegal;
- I have what looks like water stains or mold in my bedroom ceiling that she still hasn't responded to in over a year;
- Leading up the the 6/11 meeting and the one just prior, she is painting over rotted wood and rusted gates to improve curb appeal to look favorable, while maintenance workers admit rust will be back in a year and the rot continues. This is lipstick on a pig
- All non street visible lawns are now dry, cracked earth where maintenance and gardeners park (see photo - that truck is right on top of what was a lawn and is now dirt because she doesn't water it). This used to be where we had picnics
- Cabinet doors are painted so heavily they don't close and Fonda does nothing about it;
- The number of and location of trash dumpsters is not sufficient. On a weekly basis trash overflows and Fonda claims that the trash company says we have enough. I have photos almost weekly of trash all over the place;
- We went nearly a year without an on-site manager. She says her daughter Sofia lived on site and while she did for a while, she moved out and nobody was here for a long time. That's illegal and she is hiding from the City.
- Fonda sent out a tenant survey with very limited time to answer it, limiting tenant ability to select all options desired ("pick two...") and then when presented, they manipulated the data to be favorable. I know 6 tenants who rated certain questions at the worst possible option and yet the report shared with us shows only a few of them. Do not believe this survey as the data was manipulated.
- She offered to record a tenant meeting but then at the last minute said she won't record it for privacy reasons, which don't exist. Many wanted the recording and expected it as few people were available to join at the time of the meeting (without asking tenants for a good time to meet).
- **We have not seen a Tenant Habitability Plan**
- Temporary parking during construction is not ADA compliant, is plan that won't fit. It places cars directly under tenant windows and shows an entrance to the parking where a driveway doesn't exist. There is no coverage for cars, no protection or gated entrance like current car ports. There is no handicap parking. This is NOT a workable solution and she did NOT get any tenant feedback. See this link for the actual area <https://maps.app.goo.gl/QHxnkN6sQK4TPbF2A> , doesn't provide safety, security or protection.
- Fonda has no real plan for accommodating our losses during the project:
 - There are now two (2) laundry rooms with 3 washers and 3 dryers each. That means we can do multiple loads at once and have a choice if a machine is being used.
 - She now wants to put a single, stackable unit in each apartment section (4 apartments per section) to be shared. She claims that this doubles the number of machines, which is true, but REDUCES the number of machines each tenant has access to. No more multiple loads.

- This also means that one tenant will lose their hallway storage, which is significant. She claims there'll be financial compensation but no number mentioned. I doubt it will cover the cost of external storage space rental
- Carports have LOTS of storage. The plan was to compensate for lost storage, but no amount made. I doubt that it'll be close to the cost of renting storage space as well as the cost of going to and from said remote storage space. This is a big concern.
- Already, a number of tenants have moved out as a result of renovation because of how this project is being handled now by Fonda just during the hearing phase. Nobody who knows her for more than a year or two believes a word she says, and her actions are the cause of the distrust.
- Rats are everywhere. So are cockroaches. Years and years of no solution.
- My kitchen counters are tiled, but painted over. The paint is chipping and peeling. Fonda has no solution other than to sand them down, which will take off the protective top sealant of the tiles and make them vulnerable to dirt and moisture. She has no solution.
- My bathtub has been painted twice in 6 years and it's getting ready to bubble and peel again. Shoddy work, cheap labor, toxic fume solutions, really poor maintenance history and performance.

Because of all of this and more, I do not have any reason to trust Fonda to manage this construction at all. This is a nightmare waiting to happen and I can't imagine the City of Los Angeles wants the tenants to be at risk of so much from this project, not to mention the homeowners in the area, the horrible traffic that already exists to be increased, fire safety issues, etc.

Thank you,
Pat Hadnagy, Tenant



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Adele Slaughter <adeleslaughter@me.com>

Tue, Jun 9, 2026 at 6:19 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org, Mashael.majid@lacity.org, andrea.conant@lacity.org

Dear Adrineh, City Planning Commission, and Council District 4,

Please enter the following statement into the permanent administrative record as a second comment, because the timed oral testimony on June 11th requires an abbreviated version, this document serves as my complete, unabridged oral argument. Thank you for your commitment to protecting the safety and environment of our community.

These words from the **Declaration of Independence** are worth memorizing:

"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness."

We are equal. We have rights. It is our birthright as humans to be free and to seek happiness.

Today, our community expects the City to uphold its end of the social contract: to protect the people who live here. To keep us safe from natural disasters, fires, earthquakes, floods, and extreme heat. Is it not our fundamental right to live, to drive to work, to prosper, and to be secure in our homes without fearing the loss of Life, Liberty, or Happiness? Yet, in our fractured present, that equality is challenged and those rights are denied. Happiness feels elusive at best.

If a developer is going to introduce dense housing into our neighborhoods, it is our right to insist that it enhance our lived environment, not degrade it. We deserve development that is safe, affordable, and aesthetically beautiful. We need more trees and less concrete. We need native keystone species to sustain the wildlife along the Los Angeles River corridor. Development should not cause permanent traffic gridlock, block out the sky, or build lot-to-lot line, creating wind tunnels that choke off our air.

We must leave open space to breathe—places where people can walk hand-in-hand. We must reject lighting so harsh it scares away the owls and bats nesting along the river. And above all, we must have a clear plan should disaster strike. It is unacceptable to strand hillside residents in their homes during a fire, telling them simply to "shelter in place" because the roads are jammed.

What happens when a city turns a blind eye to the dangers heading straight for us? What happens when they grant waivers and incentives to developers that actively put public safety at risk? When this happens, we must call in the promises made by our founders. City Planning must step up. We, the people, are the rightful heirs to freedom from tyranny—including the tyranny of unchecked, unsafe development. We cannot allow density to destroy our peace.

We must demand a full, independent **Cumulative Impact Traffic Assessment** that specifically accounts for wildfire evacuation times before any approval is granted. We need a comprehensive evacuation plan. We need strict density limits that match our infrastructure's actual capacity.

We have a right to be safe in our homes.

Adele Slaughter

Studio City Resident Since 1994

[4544 Ethel Ave, Studio City, 91604](#)



Public comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA [Riverwalk at Studio City]

William Wolfe <mrfixit58@hotmail.com>

Tue, Jun 9, 2026 at 11:47 AM

To: "cpc@lacity.org" <cpc@lacity.org>, "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Good afternoon,

I am writing you this letter urging you to oppose the new Riverwalk development in its current form that will be discussed at the June 11th meeting this week. This project is ridiculously large in an area of Ventura blvd that already has massive traffic congestion due to the Sportsmans Lodge development which will only get worse when they build 500 additional units there. We certainly don't need 800+ very expensive apartments and 10,000 sq ft. of retail. Before our city approves a project like this they should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts environmental rules and safety. Not just rubber stamp a giant development that will really destroy this area in Studio City.

My name is Bill Wolfe and I own Carneys Restaurant, I was born and raised in Studio City and it was a wonderful small town. Restaurants, markets, shops and many hotels were owned and operated by the people who lived here and there was always a plan to keep the Studio City charm by limiting the scope of building. Obviously that plan is long gone as we all saw Weddington Golf and Tennis, [a green belt] get paved over. Yes change has to be allowed, but there needs to be a realistic plan, not just build to the maximum allowance. And, what about historic things? Should these be saved? Absolutely!

We have been at our current location in Studio City for 45 years and it has been a fantastic experience. Over the years, I have enjoyed serving food to the residents of our community and supporting many of our local schools and Baseball and Soccer organizations. However, the time left on our lease is short and I know both myself and most of the San Fernando valley will be really sad if we are gone. I did have a meeting with the Developer and asked him if they would consider relocating us. They are not interested. Surprise surprise.

Bill Wolfe
Carneys Restaurants



Fwd: Support for 12555 Ventura Blvd Project

Christopher Russell <christopher7078@gmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Wed, Jun 10, 2026 at 11:03 AM

----- Forwarded message -----

From: **Adrineh Melkonian** <adrineh.melkonian@lacity.org>
Date: Wed, Jun 10, 2026 at 10:59 AM
Subject: Re: Support for [12555 Ventura Blvd Project](#)
To: <christopher7078@gmail.com>

You need to send this email directly to cpc@lacity.org. Best

On Wed, Jun 10, 2026 at 10:23 AM Christopher Russell <noreply@adv.actionnetwork.org> wrote:

City Planner Adrineh Melkonian,

I am writing to express strong support for the proposed mixed-use residential and commercial project at [12555 Ventura Blvd](#).

This seven-story, multi-building development would be built on a currently underutilized commercial site would deliver 814 new homes, including 46 affordable units, plus 1,040 residential and 760 commercial parking spaces. The proposed development also plans to include four new restaurants and a public plaza to better serve the community.

This part of Ventura Boulevard is projected to undergo extensive redevelopment in the coming years, providing better, more sustainable use of both this major boulevard and the Los Angeles riverfront. By adding more homes and families to this community, Studio City will continue to grow and thrive as an area proximate to important job centers and the Hollywood Burbank Airport.

Approving this development would help meet regional housing needs, promote inclusivity, and invigorate an important part of the city.

Thank you for your leadership and for considering this project favorably. I urge you to move forward to help solve our housing crisis and help LA continue to grow and thrive!

Christopher
California

--



Adrineh Melkonian

City Planner

Valley Project Planning Division

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



--

Christopher Russell

[CMR Studio](#) | Los Angeles, CA



Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA (Riverwalk at Studio City)

Derek Derman <dsderman@yahoo.com>

Tue, Jun 9, 2026 at 9:49 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "adrineh.melkonian@lacity.org" <adrineh.melkonian@lacity.org>

Dear City Planning Commission,

I am a Studio City resident and I support safe housing and responsible planning. I oppose the Riverwalk project as currently proposed because it would add 814 residential units, major commercial activity, and years of construction to a half-mile corridor already affected by congestion. I also don't believe an eight-story development is appropriate for the area. Before any approval, the City should require clear public findings on emergency access, evacuation capacity, cumulative corridor impacts, environmental rules, and fire safety. Studio City needs safe development, not rushed approvals. I ask the City to require a smaller, safer alternative.

Derek Derman

[4248 Babcock Ave., Studio City, CA 91604](#)



Fwd: Support for 12555 Ventura Blvd Project

Erik Larsen <ulic14@gmail.com>
To: cpc@lacity.org

Wed, Jun 10, 2026 at 2:57 PM

----- Forwarded message -----

From: **Adrineh Melkonian** <adrineh.melkonian@lacity.org>
Date: Wed, Jun 10, 2026, 11:03
Subject: Re: Support for [12555 Ventura Blvd Project](#)
To: <ulic14@gmail.com>

Please directly email it to cpc@lacity.org.

On Wed, Jun 10, 2026 at 8:19 AM Erik Larsen <noreply@adv.actionnetwork.org> wrote:

City Planner Adrineh Melkonian,

I am writing to express strong support for the proposed mixed-use residential and commercial project at [12555 Ventura Blvd](#).

This seven-story, multi-building development would be built on a currently underutilized commercial site would deliver 814 new homes, including 46 affordable units, plus 1,040 residential and 760 commercial parking spaces. The proposed development also plans to include four new restaurants and a public plaza to better serve the community.

This part of Ventura Boulevard is projected to undergo extensive redevelopment in the coming years, providing better, more sustainable use of both this major boulevard and the Los Angeles riverfront. By adding more homes and families to this community, Studio City will continue to grow and thrive as an area proximate to important job centers and the Hollywood Burbank Airport. This project can serve as a focal point for the local community by encouraging pedestrian traffic on Ventura Blvd and activating the riverfront. The existing big box retail buildings are a relic of the past and will continue to sit empty otherwise.

Approving this development would help meet regional housing needs, promote inclusivity, and invigorate an important part of the city.

Thank you for your leadership and for considering this project favorably. I urge you to move forward to help solve our housing crisis and help LA continue to grow and thrive!

Erik
California



LOS ANGELES
CITY PLANNING

Adrineh Melkonian

City Planner

Valley Project Planning Division

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



E-NEWS



Support for 12555 Ventura Blvd Project

Lindsey Larsen <lindsey.s.larsen@gmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Wed, Jun 10, 2026 at 11:19 AM

I am writing to express strong support for the proposed mixed-use residential and commercial project at [12555 Ventura Blvd](#).

This seven-story, multi-building development would be built on a currently underutilized commercial site would deliver 814 new homes, including 46 affordable units, plus 1,040 residential and 760 commercial parking spaces. The proposed development also plans to include four new restaurants and a public plaza to better serve the community.

This part of Ventura Boulevard is projected to undergo extensive redevelopment in the coming years, providing better, more sustainable use of both this major boulevard and the Los Angeles riverfront. By adding more homes and families to this community, Studio City will continue to grow and thrive as an area proximate to important job centers and the Hollywood Burbank Airport.

Approving this development would help meet regional housing needs, promote inclusivity, and invigorate an important part of the city.

Thank you for your leadership and for considering this project favorably. I urge you to move forward to help solve our housing crisis and help LA continue to grow and thrive!

Lindsey
North Hollywood, California 91602

Dear City Planning Commissioners,

June 9, 2026

Thank you in advance for considering the concerns raised in my appeal regarding VTT-84453-1A Studio City Riverwalk.

I wanted to make a few important corrections regarding comments made in response to my appeal as well as incomplete information from the applicant.

1. **BOE made a *recommendation* to DCP regarding a full 10-foot-wide concrete sidewalk. It was not a requirement or a mandate.** It is up to DCP, as the lead for the Advisory Agency, to investigate and review all recommendations from all departments or agencies and to help ensure at the hearing that all questions from the public or applicant have been answered by the proper agency, as well as to ask any questions DCP may have from their investigation. Of course there is deference to the specialized knowledge that agency staff has, but it does not mean you absolve yourself of even bothering to inquire or consider. I have been involved in countless Advisory Agency hearings where changes were made to better fit the neighborhood, such as including a certain width parkway and sidewalk and by reducing the number of street lights in a semi-rural area or near sensitive habitat areas such as designated open space. For clarification, LA City Charter Sec.553 (b)(3) reads “ ***The Director of Planning or his or her designee shall make investigations and act on the design and improvement of all proposed subdivisions of land as the advisory agency under the State Subdivision Map Act.***” Unfortunately there was no discussion to consider a combination sidewalk with a parkway or reduced lighting at the hearing on the Valleyheart river side.
2. The Applicant’s representative stated that “The King Appeal requests numerous design changes that were not required by code or law.” And further states “The King Appeal requests a parkway along Valleyheart Drive **in lieu** of the proposed 10-foot sidewalk on the south side of Valleyheart Drive.”

To be clear, it was never suggested there be a parkway *in lieu* of a paved sidewalk. The suggestion was a *combination* sidewalk and parkway (5 feet and 5 feet or 6 feet and 4 feet, etc.). The standard right of way dimension for a Limited Local Street (as this one is because it is a dead end) is 50 feet which includes two 10-foot-wide sidewalk (or border) areas (see street standards link below).

https://apps.engineering.lacity.gov/archive/techdocs/stdplans/s-400/S-470-1_20151021_150849.pdf

The 10-foot sidewalk or border area can include parkways; it is just not clearly indicated. It is only until you dig deeper, or have asked BOE do you find out that parkways are part of the sidewalk or border area. My experience is BOE tends to, more often than not, recommend 100% concrete sidewalks. Sadly this is occurring with more and more projects from what I can see. I think it may be that it is just easier to process this way.

It's up to DCP to really take a look at this in context (on discretionary projects at least), such as, does the neighborhood already have parkways, where is the site located, etc. There will be significant cumulative impacts if we continue to remove parkways for concrete, or not include parkways.

3. The Applicant's representative stated that "The King Appeal does not identify any habitat for protected species that exists immediately north of the Project along the LA River." That's correct, however there is wildlife habitat, whether protected species or not. The idea is, if you are proposing a huge project like this next to an Open Space area, make every effort to be compatible with the wildlife that uses the LA River area. Maybe read the LA River Master Plan for starters. The concern is too much illumination will have an adverse impact on nocturnal wildlife, such as raccoons, owls, bats, etc. A suggestion would be to reduce the number of street lights at least perhaps for the residential length of the project. If developers and others choose to ignore all wildlife species except for protected species, then we will have no species left. It's just common sense and it doesn't take much to be considerate of the project's surroundings and a valuable resource.
4. **The project IS located within the Inner Core of the Los Angeles River** (not the Outer Core) per the River Improvement Overlay District (RIO), See LAMC 13.17 for RIO requirements. It is unclear why compliance with the RIO has not been conducted by DCP at this time, especially with a project of this size. The RIO Application and Checklist per plan sheet A-0.3B (dated 9/18/2025) is incorrect *and* incomplete as it claims to be Outer Core, thus missing additional required documentation. What if Adjustments or Exceptions are needed? Why would we not want to know this now before the project is approved by the CPC? Do we care less about the RIO and the potential of setting a bad precedent?
5. **The project plans need to be revised before a decision is made.** The project plans show a 5-foot dedication on Ventura Blvd. which is no longer required per BOE. We need to see how that 5-foot additional space will be utilized and if some or all of it should be shifted to the rear yard setback on Valleyheart. The landscape Plan does not comply with the RIO. Not even a little bit. It is shockingly void of native trees and shrubs. All of this was made known at the Advisory Agency hearing. The CPC staff report indicates there are revised plans but they are not recognizable, meaning the project plans still are from September 2025.

The community and LA River advocates like myself deserve to know what they are getting upfront, not afterwards when no one can weigh in. Please put a pause on this and request revised plans and updated information before making a decision.

Sincerely,

Marianne King



June 10, 2026

Re: 12555 Ventura Boulevard (VTT-84453-1A; CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA)

Dear City Planning Commissioners,

On behalf of the Office of Councilmember Nithya Raman, we respectfully submit the following letter regarding this proposed project located in Council District 4.

As our office understands it, the proposal would allow for the development of a mixed-use project, resulting in more than 800 residential units and nearly 80,000 square feet of commercial space on an existing commercial site located within a high-resource opportunity area. The project would also include 46 units designated for very low-income households.

The project utilizes incentives available under the State Density Bonus Law and Assembly Bill 130. No additional incentives or waivers are being requested that would trigger additional discretionary review. Furthermore, the project qualifies for a CEQA exemption under applicable state guidelines. While our office is aware and understands community concerns about the scale of the proposed project, we recognize that the applicant is complying with both local and state laws. With that in mind, the Council Office has worked with the applicant on a variety of public benefits to be included.

The proposed project will include new signalized intersections and crosswalk enhancements to support safer vehicular and pedestrian crossings along Ventura Boulevard, as well as broader pedestrian improvements throughout the project site.

Other public benefits include:

- Improved parking access to the Los Angeles River for cyclists and pedestrians
- A retail plaza designed to serve both retail and restaurant visitors and residents
- Two 28-foot-wide mid-block connections accommodating pedestrians and emergency vehicle access, linking Ventura Boulevard to Valleyheart Drive South and the Los Angeles River
- Preservation of the existing 1950s Bowl sign

The Council Office is aware of several requests for additional public benefits from community stakeholders and is requesting the following.

- Landscaping and maintenance of portions of the LARiverWay that directly border the project, including a “Welcome Plaza” at the northwest corner of Valleyheart Drive South and Whitsett Avenue, which is the existing entrance to the LARiverWay.



- Additional access points along Valleyheart Drive to the RiverWay that could include ramps or stairs as well as raised crosswalks to connect those access points to the public mid-block connections or retail plaza as feasible.
- The Department of Transportation (DOT) has recommended funding three signal improvements as voluntary measures. We have asked the applicant to prioritize the funding of improvements at Moorpark Street and Whitsett Avenue to include a protected/permissive left-turn signal phasing for north and southbound traffic which would enhance community safety and improve traffic circulation along surrounding arterial corridors.
- Additional Chinese pistache shade trees along Ventura Boulevard directly in front of the project to extend the palette of Studio City's main village area west.

The local area also stands to benefit from Ventura-Cahuenga Specific Plan Project Impact Assessment (PIA) fees and Park Fees that can be used to invest in infrastructure improvements near the site. This includes the existing Rec and Parks-controlled section of LA River Greenway east of Whitsett Avenue as well as the intersection of Ventura Boulevard and Whitsett Avenue. Council District 4 has been working on identifying funding for improvements in these areas, most notably recently working with Representative Brad Sherman to obtain \$250,000 in FY26 Community Projects federal funding for the LA River Greenway area.

Since July 2025, the applicant has conducted extensive community outreach, including presentations at neighborhood council meetings and on-site engagement at the project location.

The Council Office is in support of this project and looks forward to hearing feedback from the planning commission and the public as the review process moves forward.

Sincerely,

Miles Orr
Planning and Community Development Director, 4th District



**Public Comment: Case No. VTT-84453 & CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA
(Riverwalk at Studio City)**

Scott Cookson <mscottcookson@me.com>

Tue, Jun 9, 2026 at 3:24 PM

To: cpc@lacity.org

Cc: adrineh.melkonian@lacity.org

Dear City Planning Commission,

I am a Sherman Oaks resident and I support safe housing and responsible planning. I support the Riverwalk project as currently proposed because we need more housing, and infill along Ventura Blvd is a great place for that to happen. Some people oppose everything, no matter what. The population of our state and city has grown, and we need more housing and more infrastructure to support that population.

Thanks,

Scott Cookson

Sherman Oaks resident who works out and shops along the corridor

Merci Borden
Kesara Borirak
Kim Clements
Dean Cutler
Andrew Epstein
Dimitri Gatsiounis
Jeff Hartwick
Jerry Lewis
Richard Niederberg
Laurie Rittenberg
Matt Thompson



Jerry Lewis

Jeff Hartwick

Vacant

Vacant

Dimitri Gatsiounis

studiocitync.org



4024 Radford Ave, Editorial Bldg 2, Room 6, Studio City, CA 91604

At this time, the Board of the **Studio City Neighborhood Council (SCNC)** *conditionally* supports **CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA & VTT-84453 ("Riverwalk at Studio City" [RW])** at 12501 - 12665 Ventura Boulevard provided the following are addressed and corrected by the developer:

1. Review existing traffic studies with SCNC and city representatives to take all steps necessary to ensure safe and efficient evacuation due to earthquakes, fires, and other disasters. Examine the cumulative effects of developments at Riverwalk at Studio City, Sportsman's Apartments, Harvard Westlake River Park, Sunswept Project, and the hillside homes south of Ventura Boulevard. Study the Pacific Palisades Fire Evacuation Crisis from hillside homes to Sunset Boulevard and Pacific Coast Highway and the January 2025 fires in Runyon Canyon and on Whitsett.
1. Prior to completion of the project, place a dedicated right turn lane and traffic signal at first driveway westbound on Ventura Boulevard to avoid congestion from residents and guests entering the facility. Clear directional signage should be placed to ease inflow to the facility and avoid backups on Ventura Boulevard.
1. Require the developer to fund a \$ 1 Million incremental investment for new Los Angeles River Greenway parkland amenities including native plantings, solar lighting, and hardscape enhancements in addition to the City of LA required Department of Transportation infrastructure improvements. **Details of the SCNC Greenway ask:**

1. South Bank, Whitsett west to the terminus of the Riverwalk site: "Sycamores at Riverwalk"
 1. This land is immediately adjacent to the Riverwalk property, and the land here can be integrated to feel like a parklike extension of the Riverwalk "front door," while at the same time offering significant aesthetic and habitat benefit. There is an existing grove of Sycamores that were planted years ago, and they create the tree line visually and define the site. This area needs underplanting with appropriate native shrubs, accessible paths, and seating.
2. Immediately adjacent to Whitsett is a sloped triangular bed created by the down ramp of the bike path that runs to Coldwater.
 1. We would like this area to be planted as a demonstration garden of native Black Walnut and Oaks. This could serve as a teaching facility and with proper labeling and signage, serve to educate the public of the value of the native oak/walnut woodland that surrounds Studio City.
3. South bank Whitsett to Laurel Canyon

(This is one of the first sites developed along the river. The promise of easy access to the river and access to the Village area have never been realized.)

1. Maintenance has been long deferred; the area is overgrown and attracts encampments. The encampments have been the site of several nuisance fires over time and threatens the commercial and surrounding residential

areas. The area needs hard pruning, and overgrown invasives must be removed.

1. Lighting is also needed at night. Last year a pilot program installed solar lights on the bikeway adjacent to the Riverwalk site. These units are highly effective and SCNC asks Riverwalk to fund the installation of similar lighting on the section of the river Whitsett to Laurel Canyon, on the south side. Long plagued by bureaucratic and jurisdictional logjams, a private solution here, even if only to fund the lights, could be the catalyst to moving all these elements forward. Opening this River Greenway would provide additional access to the Studio City business Village area and the amenities those businesses offer would enhance the experience of Riverwalk tenants.

1. Other Community benefits requested:
 1. Community Room/Meeting space.
 2. Public art integrated into the project that celebrates the local culture and history of Studio City.
1. Upon approval by the SCNC Board, a committee will continue to work with Council District 4 and the developer to finalize details of the community benefits.


Jerry Lewis
SCNC President



Fw: CPC-2025-7122-GPA-ZC-CPIO-SP-CA (Agenda Item 6 on PC Agenda for 6-11-2026)

Carolyn Bihn <cabihi@hotmail.com>

Tue, Jun 9, 2026 at 12:46 PM

To: "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>

From: Alissa Gordon <alissa.gordon@lacity.org>

Sent: Tuesday, June 9, 2026 10:18 AM

To: Carolyn Bihn <cabihi@hotmail.com>

Cc: Planning San Pedro ZCU <planning.sanpedro-zcu@lacity.org>

Subject: Re: CPC-2025-7122-GPA-ZC-CPIO-SP-CA (Agenda Item 6 on PC Agenda for 6-11-2026)

Hi Carolyn,

We have received your email communication. Please note, at this stage, letters / written comments should be provided to the City Planning Commission at cpc@lacity.org, in accordance with the CPC Rules and Operating Procedures. Please send your comments directly to the Commission for their consideration.

Please note the following:

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Secondary Submissions, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. Day of Hearing Submissions, limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Noncomplying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

Thank you,
Alissa

On Tue, Jun 9, 2026 at 8:43 AM Carolyn Bihn <cabihi@hotmail.com> wrote:

Dear Ms. Gordon,

Please make these comments part of the package for consideration by the Planning Commission on the above item on Thursday's agenda (6-11-2026).

Insufficient analysis has been conducted on the re-use of the Little Sisters of the Poor site, located at [2100 S. Western Avenue](#) in San Pedro, that is proposed for reuse as a half-way house.

The Specific Plan for San Pedro should address in detail the re-use of this property and provide for local control and public input into the process of placing a half-way house in this location. Nursing homes are not the same as hospitals, or prisons, or transitional living centers. Each of these land uses has, or should have, unique zoning regulations that allow for site specific controls to exist.

Options include restrictive overlays, zoning permits such as CUP's, and land use separation requirements, if applicable.

Please continue this matter to a future meeting to allow for discussion of these possible amendments to the Specific Plan.

Thank you,

Carolyn Bihn
San Pedro, CA



Alissa Gordon

she/ her/ hers

City Planner

Community Planning Bureau

Los Angeles City Planning

200 N. Spring St., Room 667

Los Angeles, CA 90012

T: (213) 978-1456 | Planning4LA.org



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