



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
WWW.WESTHILLSNC.ORG
MAIL@WESTHILLSNC.ORG

WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING

Tuesday, December 9, 2025 @6:30pm

**Chaminade College Preparatory – Condon Center 1st Floor
23241 W. Cohasset Street, West Hills, CA 91304**

Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and LA City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, telephonically and in person.

- To attend online via Zoom Webinar: Click or paste the following link into your browser:
<https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- | | |
|--|--|
| 1. Call to Order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. Establish Quorum | Mrs. Carolyn Greenwood |
| 3. Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve meeting minutes of October 14, 2025 | Mrs. Carolyn Greenwood |
| 5. Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

New Business

- | | |
|--|---|
| 6. Discussion and possible action regarding approval for Class 1 CUP application filed 11/03/25 by Rosenheim & Associates, Inc. that a total of 631 on-site shared parking spaces is sufficient for existing and future tenant parking demands at Platt Village Shopping Center located at 6400-6534 Platt Avenue, West Hills. | Ms. Jessica Pakdaman
Rosenheim & Associates, Inc.
Mr. Jason A. Shender
Linscott, Law & Greenspan
Mr. N. Mick Meldrum
ICI Development |
|--|---|

7. Discussion and possible action regarding conversion of single-family home to religious meeting and event space.

Stakeholder

Old Business

8. Discussion and possible action regarding approval of Zoning & Planning Committee Decision Letter for proposed changes to CUP filed by Malibu Wines, located at 23130 Sherman Way, West Hills, Case #ZA-2017-2535-ZV-PA1

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair

9. Adjournment – Next meeting to be held on January 13, 2026

SB 411 Updates - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Input - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

The Americans With Disabilities Act - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, www.westhillsnc.org You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records - In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.westhillsnc.org or at the scheduled meeting.

In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at michelle.ritchie@westhillsnc.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westhillsnc.org

Servicios De Traduccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE SPECIAL ONLINE & TELEPHONIC MEETING DRAFT MINUTES THURSDAY, October 14, 2025 @ 7:00 P.M.

1. Call to Order at 7:00 P.M. by Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Brenda Citrom, Carolyn Greenwood, Glenn Jennings, Kim Koerber, Penelope Newmark, Steve Randall (on line) and Bill Rose.

Committee Members Absent: Dan Brin, Saif Mogri, Chris Pike and Charlene Rothstein.

3. Comments from the Co-Chair(s)

Bill called the meeting to order and thanked everyone for coming.

4. Approve meeting minutes of September 9, 2025 and September 18, 2025

Minutes approved.

5. Public Comment on Non-Agenda Items None

Old Business

6. Discussion and possible action regarding the proposed changes to CUP, Malibu Wines Case #ZA-2017-2535-ZV-PA1, located at 23130 W. Sherman Way, West Hills, 91307

Bill advised that the applicant Malibu Wines is seeking changes to the current CUP. Present was Mr. David Weintraub, consultant and Ms. Devon Freeman, current manager. Mr. Weintraub stated that they are proposing clarification and modification to the present CUP. They are requesting changes to #s 6A, 6B and 13 and asking to strike the second Saturday and insert Sunday on #9. The changes requested are: a 20% increase in occupancy outside

only to 245 from 200 and increase the current hours on Sunday-Thursday by two hours to 10 a.m.to 9 p.m.

Committee Members asked several questions:

1-Why increase the hours – answer – request of patrons

2-What are you doing to handle the increase need for parking – answer – presently have a program that if you rideshare to the venue \$10 is taken off your tab.

3-How many cars can you get on the property – answer – not sure but if the lot reaches capacity we close the lot. Mr. Weintraub will get back with us on requested valet/parking information.

4-Is the complaint log available – answer- to the police

Aida stated that the thing that we get comments about is people running across Sherman Way. She also stated she recently attended a function there and was impressed.

A stakeholder stated that patrons are parking on Woodlake and Sherman Way even where there are No Parking signs. Party buses are also parking on Woodlake. Penny suggested getting the license plate numbers and then perhaps we can share and seek help from the Council office to get parking restrictions on Woodlake.

Stakeholder that lives on Canterbury Way, stated that patrons are parking in their guest parking spaces. Suggested that perhaps they could have a shuttle service.

Stakeholder, Mr. Crane stated that it is the noise created by the staff after hours. Loud conversation, singing and bottles being dumped. He opposes any increase.

Steve stated he is opposed to every single change requested.

Bill stated that it does not appear that we are ready to vote on this at this time so it will be revisited.

7. Discussion and possible action regarding LA City Charter Reform recommendations including Article IX

There was discussion regarding whether this action belongs with Zoning and Planning or should it be under the Government Relations Committee. The final agreement was that it really should be with the Government Relations Committee and the Sub-committee formed by Zoning and Planning would become part of that Committee.

Meeting Adjourned by Bill at 8:10 p.m.



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 6400 - 6534 N. Platt Ave. Unit/Space Number: N/ALegal Description² (Lot, Block, Tract): Lots 137 and 140 of TR 21890

Assessor Parcel Number: 2036-024-001, -002, -003, -004, -005, -006, -007, and -054 Total Lot Area: 510,334 SF

2. PROJECT DESCRIPTION

Present Use: Multiple Tenant Shopping Center

Proposed Use: No Change

Project Name (if applicable): Platt Village Shopping Center

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Request for a shared parking approval for an existing multiple-tenant shopping center with approximately 163,073 square feet of Floor Area providing approximately 631 automobile parking spaces. See "Attachment A" for additional information.

Additional Information Attached: ☒ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: <u>N/A</u> square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 631 Required # of Parking Spaces: 810

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required) ☐ YES ☒ NO

Is the project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A? ☐ YES ☒ NO

Authorizing Code Section: LAMC Sections 12.24 X.20 of Chapter 1 and 13B.2.1 of Chapter 1A

Code Section from which relief is requested (if any): LAMC Section 12.21 A.4

Action Requested: The Applicant is requesting a Class 1 Conditional Use Permit, pursuant to LAMC Section 12.24 X.20, to allow two or more uses to share their off-street parking spaces.

Authorizing Code Section: N/A

Code Section from which relief is requested (if any): N/A

Action Requested: N/A

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s): Please refer to the Previous Zoning Cases section in "Attachment A".

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: N/A Ordinance No.: N/A

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy) ☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Dan Wojkowski (Contact: N. Mick Meldrum, ICI Development Company)
Company/Firm: Platt Partners, L.P.
Address: 2222 E. Seventeenth Street **Unit/Space Number:**
City: Santa Ana **State:** CA **Zip Code:** 92705
Telephone: (714) 541-1200 **E-mail:** mmeldrum@icidevco.com
Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD ☒ Same as applicant ☐ Different from applicant

Name (if different from applicant):
Address: **Unit/Space Number:**
City: **State:** **Zip Code:**
Telephone: **E-mail:**

AGENT / REPRESENTATIVE NAME: Jessica Pakdaman

Company/Firm: Rosenheim & Associates, Inc.
Address: 21600 W. Oxnard Street **Unit/Space Number:** 630
City: Woodland Hills **State:** CA **Zip Code:** 91367
Telephone: (818) 716-2797 **E-mail:** jessica@raa-inc.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: Jason Shender _____

Company/Firm: Linscott, Law & Greenspan, Engineers _____

Address: 600 South Lake Avenue _____ **Unit/Space Number:** 500 _____

City: Pasadena _____ **State:** CA _____ **Zip Code:** 91106 _____

Telephone: (626) 796-2322 _____ **E-mail:** jshender@llgengineers.com _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

PLATT PARTNERS, L.P., a California limited partnership
By: PVSC Corp., a California corporation, its General Partner

Signature: 

Date: 11/2/25

Print Name: Dan Wojkowski, Secretary & CFO, Platt Partners, L.P.

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On November 3, 2025 before me, Trinh Vuong, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Dan Wojkowski, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Trinh Vuong
Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

PLATT PARTNERS, L.P., a California limited partnership
By: PVSC Corp., a California corporation, its General Partner

Signature: 

Date: 11/3/25

Print Name: Dan Wojkowski

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

ATTACHMENT A

BACKGROUND INFORMATION & REQUEST

PLATT VILLAGE SHOPPING CENTER
6400-6534 N. PLATT AVENUE
WEST HILLS, CA 91307

PROJECT OVERVIEW

The Owner and Applicant, Platt Partners, L.P. (the “Applicant”) requests a shared parking approval for an existing multiple-tenant shopping center (the “Project”) located at 6400-6534 N. Platt Avenue in West Hills (the “Subject Property”). The shopping center includes a total of approximately 163,073 square feet of Floor Area across multiple tenant spaces and will provide a total of 631 on-site automobile parking spaces, which has been assessed as adequate to serve existing and proposed/future uses within the shopping center based on a parking demand analysis prepared for the Project.

REQUEST

The Applicant requests the following discretionary approval:

- **A CLASS 1 CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Sections 12.24 X.20 of Chapter 1 and 13B.2.1 of Chapter 1A, **to allow two or more uses to share their off-street parking spaces.**

BACKGROUND

Subject Property

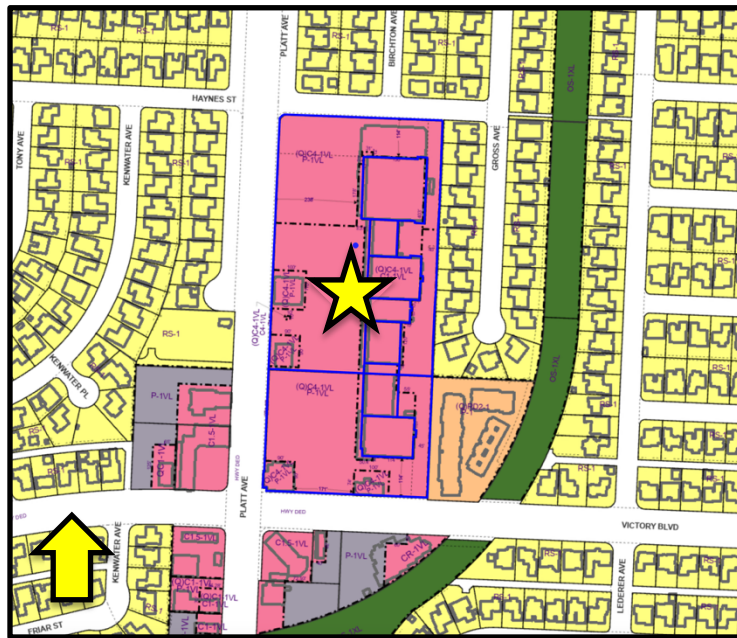
The Subject Property is located on the northeast corner of the intersection of Platt Avenue and Victory Boulevard, as shown in **Figure 1 – Subject Property Location** below, bounded by Haynes Street to the north and neighboring properties/parcel to the east, and is comprised of multiple parcels (legally described as Lots 137 and 140 of Tract 21890 with Assessor Parcel Numbers 2036-024-001, -002, -003, -004, -005, -006, -007 and -054) with approximately 510,334 square feet (11.72 acres) of lot area. The Subject Property is rectangular shaped with approximately 1,078 feet of linear frontage along Platt Ave to the west, and approximately 470 feet of frontage along Victory Blvd to the south.

The Subject Property is currently improved with a multi-tenant commercial shopping center known as Platt Village, with approximately 163,073 square feet of total Floor Area (or approximately 146,624 square feet of Floor Area not including areas located under overhangs and architectural projections which are not subject to parking requirements) and associated surface parking. Currently, the Subject Property’s existing tenants include, but are not limited to, banks, retail stores, salons, restaurants, medical offices, storage, a professional office, veterinary office,

pharmacy, dance studio and supermarket. The Applicant is in the process of modifying the tenancy of some of the existing spaces within the shopping center, with changed tenancies and renovations to be ongoing as needs arise. Modifications to the uses within the shopping center include, but are not limited to, reoccupying the existing vacant retail space at 6528 Platt Avenue (1,634 square feet) with a new fitness studio use and reoccupying the existing vacant retail space at 6442 Platt Avenue (1,993 square feet) with a new retail use.

The Subject Property is zoned (Q)C4-1VL (recently rezoned from C1-1VL and P-1VL) and is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The Subject Property is not located within a Specific Plan area.

FIGURE 1 – SUBJECT PROPERTY LOCATION



Source: ZIMAS

PROJECT DESCRIPTION

The Applicant requests approval of a Class 1 Conditional Use Permit to allow two or more uses within an existing multi-tenant commercial shopping center, located at 6400-6534 N. Platt Avenue in the West Hills community, to share off-street parking provided within the associated on-site surface parking areas. The Subject Property comprises a diverse mix of commercial uses, including retail, restaurant, bank, veterinary office, professional office, medical and dental offices, hair and nail salons, fitness and dance studios, storage, a pharmacy, and a grocery store. The existing shopping center includes a total of 146,624 square feet of Floor Area (not including areas located under overhangs and architectural projections which are not subject to parking requirements), currently configured within multiple tenant spaces, and is currently undergoing renovations including changes to the existing tenant spaces within the shopping center. A total of 628 on-site automobile parking spaces are presently provided. As part of current renovations and upon completion of improvements, the total parking supply will increase to 631 parking spaces.

A comprehensive parking demand analysis was conducted and prepared by Linscott, Law & Greenspan, Engineers (“LLG”), dated September 23, 2025, to assess adequacy of the parking supply to satisfy the forecast peak shared parking demand at the shopping center with proposed and potential modifications to the uses within the tenant spaces. This parking demand analysis serves as the basis for the Applicant’s request for a shared parking approval.

Tenant modifications that are currently in process include:

- Reoccupying a 1,634-square-foot vacant retail space at 6528 Platt Avenue with a new fitness studio (Club Pilates).
- Reoccupying a 1,993-square-foot vacant retail space at 6442 Platt Avenue with a new retail tenant (UPS Store).

Additionally, the Applicant seeks flexibility for potential future tenant changes that may alter the site’s parking demand profile. These include, but are not limited to, the conversion of a 3,600-square-foot Chase Bank at 6400 Platt Avenue to a fast-casual restaurant and future re-tenanting of existing spaces currently leased to bank, veterinary office, hair/nail salon, professional office, storage, or retail uses to other commercial uses, as described in detail in the parking demand analysis.

To accommodate these anticipated changes while maintaining compliance with City parking regulations, the Applicant requests a shared parking approval under LAMC Section 12.24 X.20 of Chapter 1. This would allow the Subject Property’s uses which are all customarily included in a neighborhood-oriented shopping center to share parking spaces based on differing peak demand times, thereby more efficiently utilizing the existing parking supply. Based on the results of the parking demand analysis, the Applicant requests the flexibility to implement the potential future tenant changes without the need for a new or updated parking demand analysis or shared parking approval. As restaurant uses are typically the highest generator of parking demand, it is assumed within the parking demand analysis that other existing tenant spaces that are currently leased by retail uses will be converted to restaurant uses.

The parking demand analysis includes a conservative projection assuming conversion of lower-demand uses (such as retail) to higher-parking demand uses (such as restaurants, fitness studios and/or medical and dental offices). Based on this methodology, the parking demand analysis concludes that the future parking demand can be accommodated within the available supply of 631 parking spaces and without the need for further parking studies, provided that the following use-specific “caps” are observed:

- A maximum of 39,038 square feet of combined restaurant and fitness studio Floor Area which require 10 parking spaces per 1,000 square feet of Floor Area per the LAMC; and
- A maximum of 11,490 square feet of medical and dental office Floor Area which require 1 parking space per 200 square feet of Floor Area per the LAMC.

More Specifically, Table 1 in the parking demand analysis and referenced below provides a summary of the existing and proposed/potential tenant modifications within the “caps” noted

above:

**Table 1
FLOOR AREA PROPOSAL
Platt Village**

09-Sep-25

PARKING RATE	USE	EXISTING FLOOR AREA		PROPOSED/POTENTIAL FLOOR AREA	
		GSF	%	GSF	%
N/A	Cell Tower/Equipment	942	0.6%	942	0.6%
1 /500 sf	Bank	9,000	6.1%	0	0.0%
1 /500 sf	Veterinary Office	2,142	1.5%	0	0.0%
1 /500 sf	Hair/Nail Salon	4,128	2.8%	0	0.0%
1 /500 sf	Professional Office	1,480	1.0%	0	0.0%
1 /500 sf	Storage	10,972	7.5%	9,267	6.3%
1 /250 sf	Retail [1]	92,285	62.9%	85,887	58.6%
1 /200 sf	Medical/Dental Office	9,369	6.4%	11,490	7.8%
1 /100 sf	Fitness/Dance Studio	2,134	1.5%	3,768 [2]	2.6%
1 /100 sf	Restaurant	14,172	9.7%	35,270 [2]	24.1%
TOTAL		146,624	100.0%	146,624	100.0%

[1] Retail includes grocery store and pharmacy uses.

[2] Based on the findings of the shared parking analysis, it is recommended that a "cap" of 39,038 square feet of combined restaurant and fitness/dance studio floor area be permitted at the Center without need for further parking studies. For the purposes of this analysis, it is assumed that the proposed/potential modifications would result in 35,270 square feet of restaurant floor area and 3,768 square feet of fitness/dance studio floor area.

The shared parking entitlement will enable the Applicant to accommodate changes in tenant occupancy over time, while maintaining efficient parking operations based on actual existing and projected conservative parking demands, despite the parking required per-Code as shown in Table 3 below. As a result, the Applicant would have the flexibility to apply for future changes and use locate future tenants within the shopping center without the need for additional entitlements that address parking, which would allow for the continued success of the shopping center in serving the local community without the delays that any additional entitlement applications would add.

ATTACHMENT A – Background Information & Request

Table 3
PROPOSED/POTENTIAL MODIFICATIONS CODE PARKING ANALYSIS [1]
Platt Village

05-Sep-25

Address	Tenant	Use	Size (GSF)	Current Code Parking Ratio	Spaces Required
6400	Chase (To Be Removed)	Bank	(3,600)	1 /500 sf	-7.2
6400	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	3,600	1 /100 sf	36.0
6402	West Hills Animal Hospital (To Be Removed)	Veterinary	(2,142)	1 /500 sf	-4.3
6402	Fast-Food Restaurant (To Be Added)	Fast-Food Restaurant	2,142	1 /100 sf	21.4
6412 B	Vacant Retail (To Be Reoccupied)	Retail	(94)	1 /250 sf	-0.4
6412 B	Retail (To Be Reoccupied)	Retail	94	1 /250 sf	0.4
6414	Lucky Nails (To Be Removed)	Nail Salon	(1,056)	1 /500 sf	-2.1
6414	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,056	1 /100 sf	10.6
6416	Great Clips (To Be Removed)	Hair Salon	(1,067)	1 /500 sf	-2.1
6416	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,067	1 /100 sf	10.7
6418	E Optometry (To Be Removed)	Medical Office	(1,064)	1 /200 sf	-5.3
6418	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,064	1 /100 sf	10.6
6420	Vacant Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	(1,525)	1 /100 sf	-15.3
6420	Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	1,525	1 /100 sf	15.3
6428	Vacant Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	(3,076)	1 /100 sf	-30.8
6428	Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	3,076	1 /100 sf	30.8
6432	Vacant Retail (To Be Removed)	Retail	(1,496)	1 /250 sf	-6.0
6432	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,496	1 /100 sf	15.0
6434	Vacant Hair Salon (To Be Removed)	Hair Salon	(2,005)	1 /500 sf	-4.0
6434	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	2,005	1 /100 sf	20.1
6442	Vacant Retail (To Be Reoccupied)	Retail	(1,993)	1 /250 sf	-8.0
6442	UPS Store (To Be Added)	Retail	1,993	1 /250 sf	8.0
6448	H&R Block (To Be Removed)	Professional Office	(1,480)	1 /500 sf	-3.0
6448	Dental Office (To Be Added)	Dental Office	1,480	1 /200 sf	7.4
--	Vacant Storage (To Be Removed)	Storage	(1,705)	1 /500 sf	-3.4
--	Dental Office (To Be Added)	Dental Office	1,705	1 /200 sf	8.5
6460	Wells Fargo (To Be Removed)	Bank	(5,400)	1 /500 sf	-10.8
6460	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	5,400	1 /500 sf	54.0
--	Vacant Storage (To Be Reoccupied)	Storage	(1,267)	1 /500 sf	-2.5
--	Storage (To Be Reoccupied)	Storage	1,267	1 /500 sf	2.5
6520	UPS Store (To Be Removed)	Retail	(1,634)	1 /250 sf	-6.5
6520	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,634	1 /100 sf	16.3
6524	Nothing Bundt Cakes (To Be Removed)	Retail	(1,634)	1 /250 sf	-6.5
6524	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,634	1 /100 sf	16.3
6528	Vacant Retail (To Be Removed)	Retail	(1,634)	1 /250 sf	-6.5
6528	Club Pilates (To Be Added)	Fitness Studio	1,634	1 /100 sf	16.3
Platt Village Proposed/Potential Modifications			--		175.4
Platt Village Total Parking (Proposed/Potential Modifications)			146,624		809.9

[1] Source: Los Angeles Municipal Code (LAMC) Section 12.21A.4(c).

Accordingly, the Applicant respectfully requests the approval of a Class 1 Conditional Use Permit, pursuant to LAMC Section 12.24 X.20 of Chapter 1 and Section 13B.2.1 of Chapter 1A to allow two or more uses to share 631 off-street parking spaces and to support the continued viability and flexibility of the existing commercial center.

Surrounding Properties¹:

The properties immediately surrounding the Subject Property are characterized by commercial and residential uses, as further described below.

The adjacent properties to the north of the Subject Property are zoned RS-1 and improved with one-story single-family residential homes.

The adjacent properties to the east of the Subject Property are zoned RS-1 and (Q)RD2-1 and improved with one-story single-family residential homes as well as two-story multi-family structures. To the east of these homes is the South Fork Bell Creek, which is zoned OS-1XL.

The properties across the street to the south and southwest of the Subject Property (across Victory Boulevard) are zoned CR-1VL, C1.5-1VL and P-1VL, and improved with a public library, a restaurant, a fast-food restaurant with a drive-through and gas stations, each with associated surface parking.

The properties to the west of the Subject Property are zoned C1.5-1VL, QC1-1VL, P-1VL and RS-1, and improved with surface parking, a retail strip mall, restaurants, a Los Angeles Department of Water and Power facility, and single-family residential homes.

STREETS AND CIRCULATION

The segment of Victory Boulevard that adjoins the Subject Property on the south is a designated “Boulevard II”, which generally requires a full public right-of-way (“PROW”) width of 110 feet, and a half PROW width of 55 feet including a half roadway width of 40 feet and a 15-foot-wide sidewalk.

The segment of Platt Avenue that adjoins the Subject Property on the west is a designated “Avenue I”, which generally requires a full PROW width of 100 feet, and a half PROW width of 50 feet including a half roadway width of 35 feet and a 15-foot-wide sidewalk.

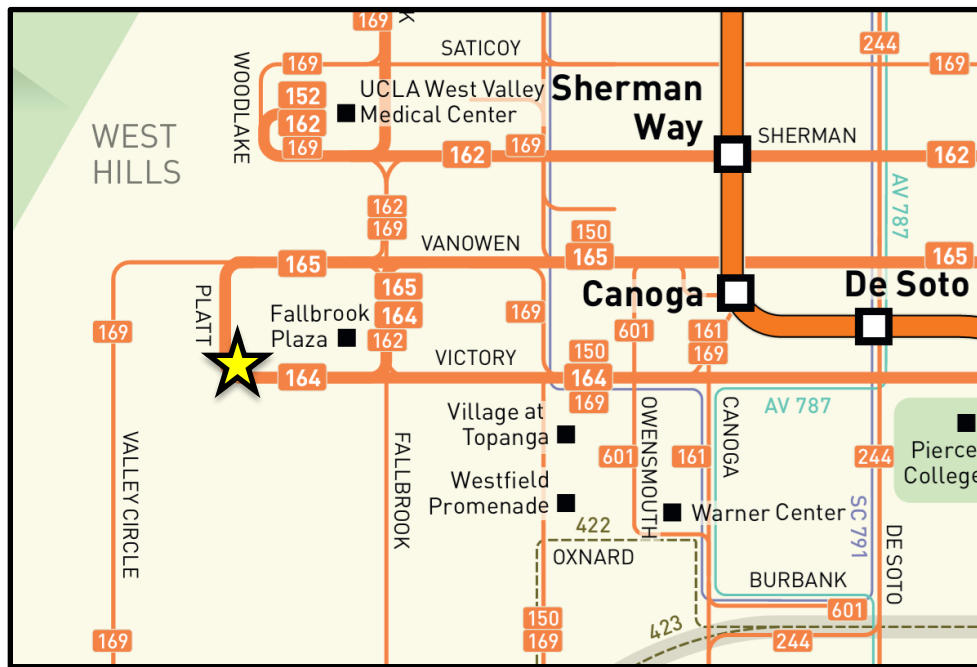
The segment of Haynes Street that adjoins the Subject Property on the north is a designated “Collector Street”, which generally requires a full PROW width of 66 feet, and a half PROW width of 33 feet including a half roadway width of 20 feet and a 13-foot-wide sidewalk.

PUBLIC TRANSIT OPPORTUNITIES

As shown in **Figure 2 – Public Transit Opportunities** below, the Subject Property is served by public transit, including several bus lines with stops located in the immediate vicinity within walking distance. The closest bus stop is located on the west side of the Subject Property, on Platt Avenue, serviced by Metro Bus Lines 164 and 165. The next closest bus stop is located southeast of the Subject Property, at the street intersection of Victory Boulevard and Lederer Avenue, which is also serviced by Metro Bus Lines 164. More specifically, Metro Bus Line 164 runs from West Hills to Burbank via Victory Boulevard. Metro Bus Line 165 runs from West Hills to Burbank via Vanowen Street.

¹ Source: ZIMAS & Google Maps

FIGURE 2 - PUBLIC TRANSIT OPPORTUNITIES



Source: Metro Bus and Rail System Map, December 2024

PREVIOUS ZONING CASES (IN REVERSE CHRONOLOGICAL ORDER)

The City's Zoning Information and Map Access System (ZIMAS) lists the following previous zoning cases and actions as pertaining to the Subject Property:

Planning Cases & Ordinances

For Both Lots

Ordinance No. 187,796 (Related to CPC-2020-6413-ZC) – Effective May 1, 2023, an ordinance approving a Zone Change from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to C4-1VL across an entire 11.7-acre existing shopping center development.

CPC-2019-1742-CPU – No case information available online

Ordinance No. 167,096 (Related to CPC-1989-0688-ZC) – Effective August 14, 1991, an ordinance approving a Zone Change from P-1VL to (T)(Q)C1-1VL.

Ordinance No. 165,479-SA4470 & 4480 (Related to CPC-1986-0609-GPC) – Effective March 5, 1990, an ordinance changing the height district of the Subject Property to -1VL.

Ordinance No. 151,244 (Related to CPC-1977-26840) – Effective August 20, 1978, an ordinance amending the zone of the Subject Property from P-1 to (Q)C4-1.

Ordinance No. 116,737 (Related to CPC-10815-ZBA) – An ordinance amending the zone of the Subject Property to P and C2.

Ordinance No. 112,081 – No case information available online

CPC-6415-ZBA – No case information available online

For Lot 140 only

CPC-19XX-19125 – No case information available online

CPC-19XX-15727 – No case information available online

CPC-19XX-15428 – No case information available online

For Lot 137 only

CPC-9784 – No case information available online

Relevant Zoning Information (ZI) Bulletins (in reverse chronological order)

ZI-2498 Local Emergency Temporary Parking Regulations – Time Limits and Parking Relief – LAMC 16.02.1 – On July 1, 2021, pursuant to Ordinance 187,096, supplemental Local Emergency Temporary Regulations became effective (LAMC Section 16.02.1). As required by the Ordinance, a Resolution was adopted by the City Council to activate these supplemental Temporary Regulations for a period of 12 months, beginning from the end of the Local Emergency declaration issued on March 4, 2020 and terminated on February 1, 2023 by City Council. The City Council could extend this period up to a total of 36 months after the termination or expiration of the Local Emergency declaration, through subsequent resolutions. On January 24, 2024, the City Council adopted a Resolution (CF 20-0380-S2) to extend the provisions of LAMC Section 16.02.1 for an additional 12 months, providing temporary regulatory relief from certain time limitations and automobile parking provisions. This extension set the new end date as February 1, 2025, marking a total of 24 months since the termination of the Local Emergency declaration. Subsequently, on February 26, 2025, the City Council approved a second and final extension via Resolution, establishing a new end date of February 1, 2026. Applications submitted during the local emergency period for a change of use within an existing building will not trigger new parking requirements.

ZI-1022 Parcel/Tract Map Conditions Clearance – A zoning information bulletin issued by the Los Angeles Department of City Planning that alerts users to the existence of conditions of approval tied to certain parcel or tract maps, usually subdivisions approved in the 1970s through early 1990s. The ZI-1022 appears in city systems to notify that these map-related conditions must be cleared before permits can be issued.

ZI-2512 Housing Element Sites – A zoning information bulletin that pertains to Housing Element Sites in Los Angeles, specifically parcels identified in the City’s Housing Element as part of its

inventory of land suitable for housing development. These “inventory” sites are those evaluated by City Planning to help meet the City’s Regional Housing Needs Allocation (RHNA) under State law. Under the City’s 2021-2029 Housing Element, the City must not only inventory sites but also ensure that development is allowed (or made allowable) on those sites. To enforce and enable this, the City is proposing or enacting a “Housing Element Sites and Minimum Density Ordinance” as part of its broader Rezoning Program. This ordinance would set objective development standards and allow ministerial review for qualifying housing projects on those identified sites. It also includes replacement requirements, meaning that projects on those sites must replace existing units that are demolished or lost.

Affidavits

AF-92-10244-PP – December 30, 1991, a covenant and agreement to and with the city of Los Angeles to submit four copies of a plot plan over the Subject Property prior to the issuance of building permits.

AF-91-1379622-LT – August 13, 1991, a covenant and agreement to hold the Subject Property (Lots 137 & 140 of Tract 21890) as one parcel.

AF-91-1379620-OB – August 13, 1991, a covenant and agreement to and with the City of Los Angeles to maintain a yard of 60 feet in width for an over-sized building on the Subject Property.

OB-14077 – September 28, 1977, a covenant and agreement to and with the City of Los Angeles to maintain a yard of 60 feet in width for an over-sized building on the Subject Property.

OB-11879 – September 26, 1960, a covenant and agreement to and with the City of Los Angeles to maintain a yard of 45 feet in width for an over-sized building on the Subject Property.

GENERAL PLAN

The Subject Property is located within the adopted Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area and is zoned (Q)C4-1VL with the General Plan land use designation of Community Commercial, corresponding to the CR, C2, C4, RAS3 and RAS4 Zones.

#

ATTACHMENT B

CLASS 1 CONDITIONAL USE PERMIT FINDINGS/SPECIALIZED QUESTIONS

PLATT VILLAGE SHOPPING CENTER
6400-6534 N. PLATT AVENUE
WEST HILLS, CA 91307

PROJECT OVERVIEW/REQUEST

The Owner and Applicant, Platt Partners, L.P. (the “Applicant”) requests a shared parking approval for an existing multiple-tenant shopping center (the “Project”) located at 6400-6534 N. Platt Avenue in West Hills (the “Subject Property”). The shopping center includes a total of approximately 163,073 square feet of Floor Area across multiple tenant spaces and will provide a total of 631 on-site automobile parking spaces, which has been assessed as adequate to serve existing and proposed/future uses within the shopping center based on a parking demand analysis prepared for the Project.

REQUEST

The Applicant requests the following discretionary approval:

- **A CLASS 1 CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Sections 12.24 X.20 of Chapter 1 and 13B.2.1 of Chapter 1A, **to allow two or more uses to share their off-street parking spaces.**

FINDINGS

The following information has been developed pursuant to LAMC Section 12.24 X.20 of Chapter 1 and LAMC Section 13B.2.1 of Chapter 1A (Class 1 Conditional Use Permit):

In approving a Class 1 Conditional Use Permit, the Zoning Administrator or Area Planning commission (on appeal) shall find:

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The Subject Property is improved with an existing multi-tenant commercial shopping center known as Platt Village that serves the surrounding West Hills neighborhood and the broader western San Fernando Valley. Based on a parking demand analysis prepared by Linscott, Law & Greenspan, Engineers (“LLG”), dated September 23, 2025, the Project, which is a request for a Class 1 Conditional Use Permit, will allow for

the existing and proposed uses within the shopping center to share parking facilities, resulting in a more efficient use of the Subject Property's existing parking resources.

The parking demand analysis assesses the adequacy of the parking supply of 631 parking spaces located in the associated surface parking lot to satisfy the forecast peak shared parking demand at the shopping center with proposed and potential modifications to the uses within the tenant spaces. The parking demand analysis recognizes the differing peak hours of operation among the various tenants, assuming the tenant uses would include more restaurant, fitness studio, medical and dental office uses within specific "caps". The parking demand analysis was prepared in such a way to allow for future flexibility should these types of tenants which require more parking than other uses wish to locate within the shopping center, without the need for the Applicant to apply for additional entitlements that address parking. The shared parking approval is requested to provide the Applicant with the necessary flexibility to ensure the continue success of the shopping center by minimizing vacancies and attracting new tenants, which will in turn allow for the continued success of the shopping center in serving the local community without the delays.

Furthermore, by reducing the demand for excessive, underutilized parking, the shared parking request promotes a more sustainable use of land and supports the community-serving retail environment. A shared parking approval would allow the shopping center to continue providing neighborhood-serving retail, dining, and personal services without the need for additional surface parking, which would otherwise contribute to urban heat island effects and reduce opportunities for landscaping and community-enhancing improvements. The Project supports economic vitality by ensuring continued support for small businesses and local services that are essential to the daily needs of area residents and businesses.

As detailed above, the Project enhances the built environment and performs a beneficial function for the community.

2. That the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The existing shopping center, located along the Platt Avenue commercial corridor, with existing vehicular access and infrastructure designed to support retail and service uses, is an established use on the Subject Property and part of the fabric of the West Hills neighborhood. The request for a shared parking approval to allow all of the uses within the shopping center to share the 631 off-street parking spaces located on the Subject Property, does not involve any physical expansion, changes in height, or new construction that would alter the built form within the Subject Property. Rather, the approval of the request would optimize the existing parking capacity, which has been determined to meet actual parking demands based on actual parking utilization during peak hours, as further detailed in the parking demand analysis prepared by LLG, allowing flexibility in parking allocations based on the staggered hours of operation among tenants.

Traffic circulation, access, and parking will continue to function safely and efficiently, and no adverse impacts to adjacent residential or commercial uses are

anticipated. The shopping center's operations remain consistent with established land use patterns in the area. Furthermore, the parking demand analysis was prepared in accordance with LADOT and Planning Department guidelines and confirms adequate parking will be provided to meet peak demands.

As such, the Project's location and operations will be compatible with and will not adversely affect or further degrade the surrounding neighborhood or the public health, welfare, and safety of the community.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Subject Property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan (the "Community Plan") area, which designates the property for Community Commercial uses. The continued operation of a shopping center with the requested shared parking grant is consistent with the purpose, intent and provisions of the General Plan and the Community Plan. The Subject Property is not located in any Specific Plans.

The Project substantially conforms with the General Plan Framework Element (the "Framework Element"), and specifically with the land use goals, objectives and policies for Community Centers in Chapter 3. Community Centers are focal points for surrounding residential neighborhoods that contain a diversity of uses integrated in a pedestrian-oriented environment. The Subject Property is part of an established commercial center serving the West Hills community and the Project (shared parking request) aligns with the following relevant goal, objective and policy that intend to support efficient, well-designed commercial areas that provide convenient access to goods and services and encourage the development of centralized and shared parking:

GOAL 3 Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.9.3 Determine the appropriateness of centralized and shared parking structures, and where suitable and feasible, encourage their development.

The Community Plan includes commercial land use goals to improve the vitality of neighborhood and community commercial centers and supports residential land use policies such as the reduction of automobile trips in residential areas by locating housing in areas offering proximity to goods, services, and facilities (Objective 1-2). More

specifically, Commercial land use goals of the Community Plan include the following which the shared parking request meets as further detailed in the parking demand analysis prepared by LLG which concludes that the provided 631 on-site parking spaces are sufficient for the existing and proposed uses within the shopping center:

GOAL 2 AN ECONOMICALLY VITAL COMMERCIAL SECTOR OFFERING A DIVERSITY OF GOODS AND SERVICES TO MEET THE NEEDS OF THE COMMUNITY PLAN AREA. THIS MEANS THAT COMMERCIAL LAND USE POLICIES MUST SUPPORT MAXIMUM EFFICIENCY AND ACCESSIBILITY OF COMMERCIAL DEVELOPMENT WHILE PRESERVING THE HISTORIC COMMERCIAL AND CULTURAL CHARACTER OF THE DISTRICT.

GOAL 15 SUFFICIENT SYSTEM OF WELL DESIGNED AND CONVENIENT ON-STREET PARKING AND OFF-STREET PARKING FACILITIES THROUGHOUT THE PLAN AREA.

Therefore, the Project substantially conforms with the purpose, intent, and provisions of the General Plan and the applicable Community Plan.

SPECIALIZED QUESTIONS

The following information has been developed pursuant to the Findings/Specialized Requirements for Parking Management, Shared Parking, Off-Site Parking Reduction, Remote Off-Site Parking (Los Angeles City Planning Form CP13-2003, dated 1.22.2024):

1. Provide an analysis of parking demand conducted on an hourly basis, 24 hours per day, for seven consecutive days.

Linscott, Law & Greenspan (“LLG”) has prepared an analysis of the parking demand at the Platt Village shopping center, dated September 23, 2025, in compliance with this requirement. A copy of the parking demand analysis is included with this application. The parking demand analysis concludes that 631 on-site automobile parking spaces would be sufficient to meet the parking demand at the Platt Village shopping center.

2. Provide plans showing the locations of all buildings or uses sharing the parking and the location of the Shared Parking Facility.

Plans have been prepared that show the locations of all buildings and/or uses sharing the on-site parking.

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

Uses and Parking Requirements

The Subject Property is improved with an existing and operating multi-tenant shopping center known as Platt Village. Uses include those listed below, for both existing and future tenant spaces, with their associated parking requirements per LAMC Section 12.21 A.4:

- Retail: 1 space per 250 square feet of floor area
(including Grocery Store & Pharmacy)
- Restaurants: 1 space per 100 square feet of floor area
- Medical Office: 1 space per 200 square feet of floor area
(including Dental Office)
- Professional Office: 1 space per 500 square feet of floor area
- Veterinary Office: 1 space per 500 square feet of floor area
- Fitness Studio: 1 space per 100 square feet of floor area
- Banks: 1 space per 500 square feet of floor area
- Salons: 1 space per 500 square feet of floor area
- Storage: 1 space per 500 square feet of floor area

Hours of Operation

The Platt Village shopping center is open every day. The tenants have varying hours of operation that start as early as 4:30 AM (fast-food restaurant) and end as late as 11:00 PM (fast-casual restaurants). Below is an example of the hours for the various uses, which may change in the future as tenants change:

Use	Hours
Retail (including Grocery Store & Pharmacy)	9 AM-6 PM 9 AM-7 PM 8 AM-7 PM 8 AM-10 PM
Fast-Casual Restaurant	6 AM-11 PM
Fast-Food Restaurant	4:30 AM-9 PM

Use	Hours
Medical Office	10 AM-5 PM
Dental Office	8 AM-6 PM
Professional Office	1 PM-6 PM
Veterinary Office	7 AM-5 PM
Fitness Studio	6 AM-8 PM
Bank	9 AM-5 PM
Salon (includes Hair Salon and Nail Salon)	8-7 PM 8:30 AM-7 PM 9 AM-7 PM

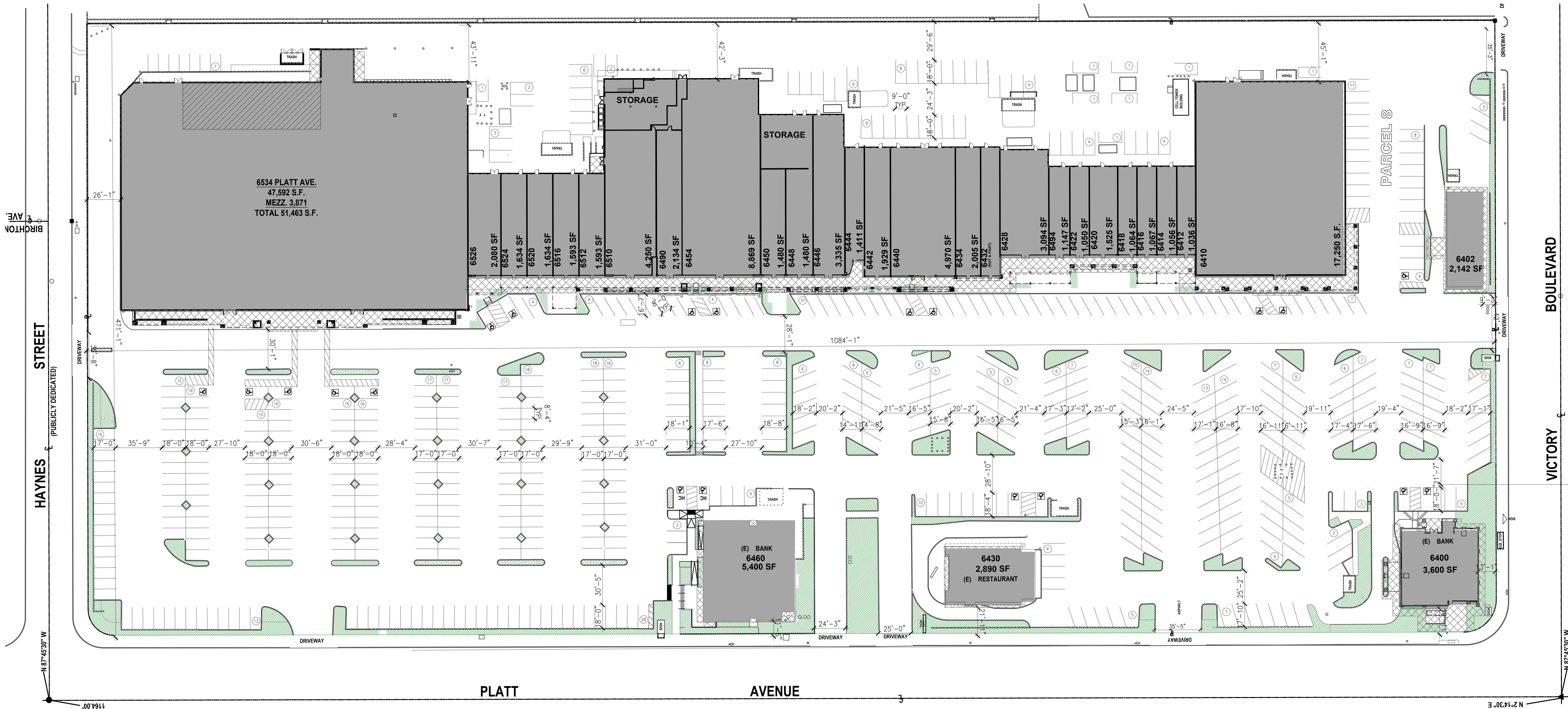
Based on the parking demand analysis prepared for the Project, the proposed parking supply of 631 on-site spaces is adequate to serve the mix of uses within the Platt Village shopping center. The shared parking concept accounts for variations in parking demand that occur due to the differing hours of operation and peak activity periods of the individual tenant uses. For example, retail and service commercial uses typically experience their highest demand during midday and early afternoon hours, while restaurant and fitness uses tend to peak during evening or early morning hours. Therefore, the parking provided is sufficient to accommodate all existing and proposed uses within the shopping center throughout the day and week without creating adverse impacts on the surrounding area.

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

Adequate and convenient parking is essential to the vitality of the Platt Village shopping center. A total of 631 automobile parking spaces are provided and allocated uniformly around the Subject Property. As analyzed and concluded in the parking demand analysis prepared by LLG, because of the variety of the uses within the shopping center (retail, restaurants, etc.), the demand for parking differs by use depending on the time of day. Specifically, for example, retail parking demand typically peaks in the afternoon on weekdays and weekends, while restaurant uses peak in the evening. The offsetting demand patterns result in a balanced utilization of the on-site parking supply, such that the peak combined parking demand is forecasted to occur on Saturday and Fridays at midday, when a maximum of 597 and 602 spaces, respectively, would be occupied. In both instances, the available supply of 631 parking spaces exceeds the forecasted peak demand, providing a surplus of 29 to 34 spaces (approximately 5 percent of the total supply). Therefore, the parking provided is sufficient to accommodate all existing and proposed uses within the

shopping center throughout the day and week without creating adverse impacts on the surrounding area.

#



1 OVERALL SITE PLAN
SCALE: 1"=30'

LEGAL DESCRIPTION

FR 140, TRACT 21890 AND LOT 137, TRACT 21890

ZONING

SUITES 6410-6534 : C4-1VL

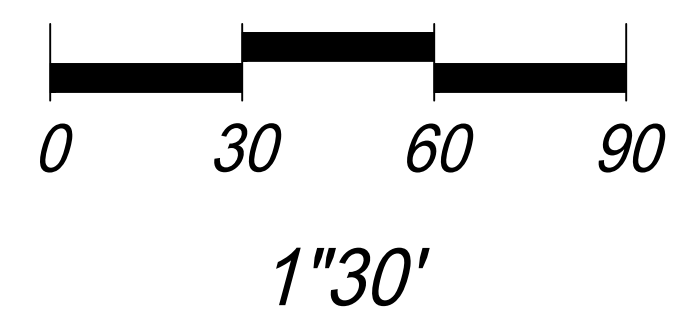
* ALL EXISTING TENANT USES ARE
ALLOWED IN THE C4-1VL ZONING DISTRICT

SITE STATISTICS

OCCUPANCY TYPE : M & B

BUILDING TYPE : VB

	LANDSCAPE	
	MAIN BUILDING AREA:	142,753 SQ.FT.
	MEZZNINE AREA:	3,871 S.F.
	QUALIFYING OVERHANGS & ARCHITECTURAL PROJECTIONS:	16,431 SQ.FT.
	TOTAL BUILDING AREA:	163,073 SQ.FT.
	LOT SIZE:	11.715 AC (510,334 SQ. FT.)
	FAR (MAX.):	0.313:1
	LANDSCAPE AREA:	26,152 SQ.FT.



Platt Village
Platt Ave., West Hills, CA

PLOT PLAN



144 North Orange Street, Orange, California 92866
714 / 639-9860
aoarchitects.com

Scale
Job No.
Date

N.A.
2020-334
2025-09-18

PARKING ANALYSIS

Address	Tenant	Use	Floor Area (SF)	Code Required Parking Ratio	Parking Spaces Required
6400	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	3,600	1 /100 sf	36
6402	Fast-Food Restaurant (To Be Added)	Fast-Food Restaurant	2,142	1 /100 sf	21
6410	Rite Aid	Pharmacy	17,250	1 /250 sf	69
6412	AT&T Wireless (Cell Tower and Equipment)	Equipment Only	942	N/A	--
6412 B	Retail (To Be Reoccupied)	Retail	94	1 /250 sf	0
6414	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,056	1 /100 sf	11
6416	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,067	1 /100 sf	11
6418	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,064	1 /100 sf	11
6420	Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	1,525	1 /100 sf	15
6422	Baskin-Robbins	Fast-Food Restaurant	1,050	1 /100 sf	10
6424	Poke Poke	Fast-Casual Restaurant	1,147	1 /100 sf	11
6428	Fast-Casual Restaurant (To Be Reoccupied)	Fast-Casual Restaurant	3,076	1 /100 sf	31
6430	El Pollo Loco	Fast-Casual Restaurant	2,890	1 /100 sf	29
6432	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,496	1 /100 sf	15
6434	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	2,005	1 /100 sf	20
6436-40	Exer Urgent Care	Medical Office	4,970	1 /200 sf	25
6442	UPS Store (To Be Added)	Retail	1,993	1 /250 sf	8
6444	Bagelicious	Fast-Casual Restaurant	1,411	1 /100 sf	14
6446	Pacific Dental Services	Dental Office	3,335	1 /200 sf	17
6448	Dental Office (To Be Added)	Dental Office	1,480	1 /200 sf	7
6450	Yozen Frogurt	Fast-Food Restaurant	1,480	1 /100 sf	15
6454	Dollar Tree	Retail	8,869	1 /250 sf	35
--	Dental Office (To Be Added)	Dental Office	1,705	1 /500 sf	8
6460	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	5,400	1 /500 sf	54
6490	Creation Station	Dance Studio	2,134	1 /100 sf	21
6500	The Wine Box	Storage	8,000	1 /500 sf	16
6510	Leslie's Pool Supply	Retail	4,250	1 /250 sf	17
--	Storage (To Be Reoccupied)	Storage	1,267	1 /500 sf	2
6512	Sally Beauty	Retail	1,593	1 /250 sf	6
6516	Starbucks	Fast-Food Restaurant	1,593	1 /100 sf	16
6520	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,634	1 /100 sf	16
6524	Fast-Casual Restaurant (To Be Added)	Fast-Casual Restaurant	1,634	1 /100 sf	16
6528	Club Pilates (To Be Added)	Fitness Studio	2,009	1 /100 sf	20
6534	Pavilions	Supermarket	51,463	1 /250 sf	206
Total Floor Area & Code-Required Automobile Parking			146,624		810
Total Provided Automobile Parking (Shared Parking)					631

[1] Source: Los Angeles Municipal Code (LAMC) Sections 12.21A.4(c) and (d).

ACCESSIBLE SPACES REQUIRED	13 SPACES (MIN.3 VAN)
ACCESSIBLE SPACES PROVIDED	20 SPACES (7 VAN)
BICYCLE PARKING PROVIDED	8

Revised Request for Operating Hours and Occupancy Adjustment

Malibu Wines & Beer Garden

ZA-2017-2535 (ZV) (PA1)

11-24-25

Dear Members of the Neighborhood Council,

We submit this letter to formally revise our previously proposed modifications for Malibu Wines & Beer Garden.

Revised Operating Hours Request

We are withdrawing our prior request for extended hours on Fridays and Saturdays. We now request a uniform closing time of 9:00 PM across all days of the week.

Proposed Hours (Revised):

- **Sunday–Thursday:** 10:00 AM – 9:00 PM
- **Friday & Saturday:** 10:00 AM – 9:00 PM

After further review and in recognition of the community's concerns regarding later evening activity, we believe a uniform 9:00 PM closing time across all days of the week is appropriate and respectful of the surrounding neighborhood while considering the business demand.

Employee On-Site Schedule & Closing Procedures

Our operating procedures ensure that activity outside of public hours remains minimal and orderly. Employees arrive one hour prior to opening for daily setup and preparation. Last call is held 30 minutes before closing, at which point staff begin cleanup while guests finish their time on property. We close promptly at closing time, after which employees complete final cleanup, secure the property, and depart—typically within 30 minutes. These protocols help maintain a quiet and controlled environment before and after operating hours.

Occupancy Increase and Parking Justification

We are maintaining our request for a 20% occupancy increase, from 228 patrons to 273 patrons.. Operational data indicates that approximately 30% of customer checks redeem the

rideshare discount, meaning about 70% arrive by personal vehicle, with an observed average of 2 patrons per vehicle.

Using these conservative assumptions:

- **Requested occupancy (273 patrons):**
 $273 \times 70\% \div 2 = \text{approximately 96 vehicles}$
- **Current occupancy (228 patrons):**
 $228 \times 70\% \div 2 = \text{approximately 80 vehicles}$

The requested increase in occupancy from 228 to 273 patrons remains fully supported by our existing, approved parking supply, even under conservative assumptions. Our lot is approved by Building and Safety for **150 spaces**, with 143 spaces dedicated to guest parking and 7 spaces utilized by staff. With an average of two patrons per vehicle, and applying our observed transportation patterns, a 30% rideshare rate at full occupancy would result in no more than 96 guest vehicles on-site at any given time, leaving a margin of 47 unused guest spaces.

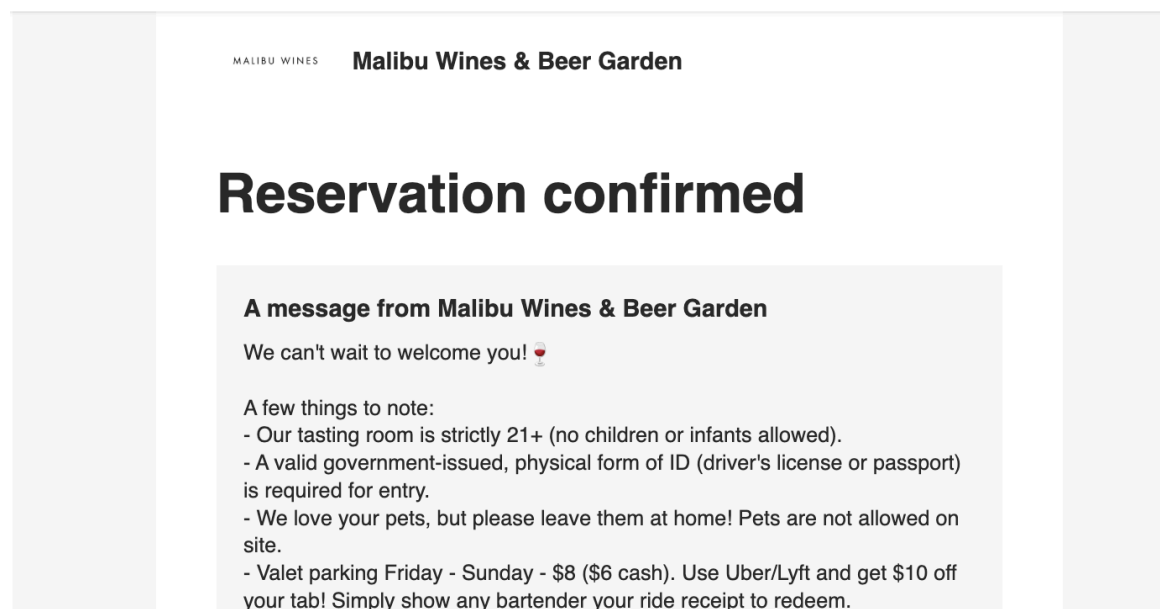
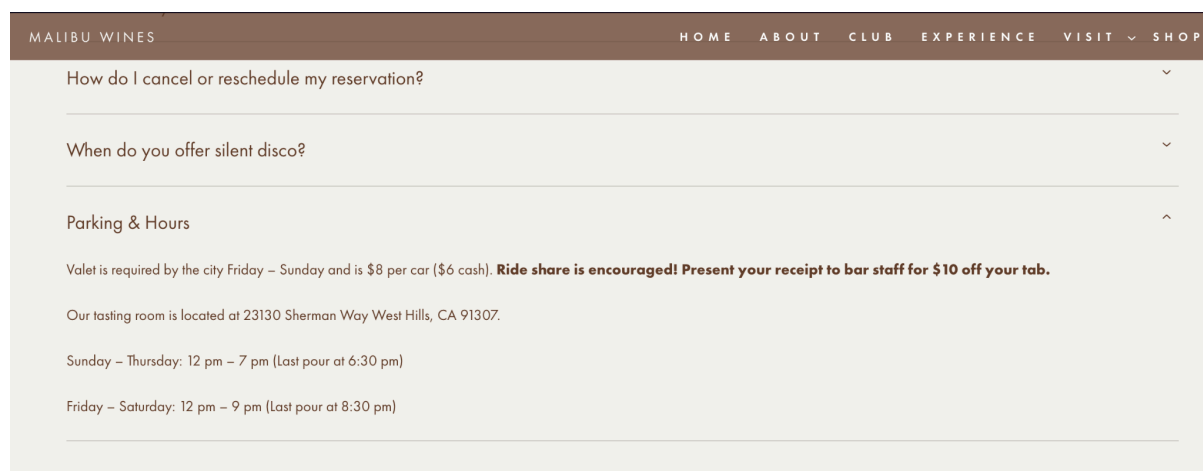
Even if rideshare usage were to decrease to 20% on a given day, 80% of 273 patrons arriving by car would produce approximately 110 vehicles, preserving a buffer of 33 vacant guest spaces. In the most conservative scenario, in which no patrons use rideshare and every guest arrives by personal vehicle, full occupancy of 273 patrons would still translate to only 137 vehicles, which remains within our 143 available guest spaces. In all cases observed, reduced, and worst-case our on-site parking supply is sufficient to accommodate the requested occupancy without generating spillover parking into the surrounding neighborhood.

Rideshare Incentive Program

Malibu Wines & Beer Garden has operated a rideshare incentive program for the past year, offering guests \$10 off their tab when they arrive via Uber, Lyft, or another rideshare service and present their receipt. On a typical busy Saturday, we average 195 guest checks between 12:00 PM and 9:00 PM, and 30% of these checks (roughly 58 checks) redeem this incentive. With average party sizes of 2–4 guests, this reflects a significant portion of our full-day attendance choosing rideshare instead of personal vehicles. Rideshare is therefore a regular and reliable transportation choice for our patrons, directly reducing parking demand and minimizing vehicles entering nearby residential streets.

While guests using rideshare typically arrive in groups, even under the most conservative assumption, treating each rideshare redemption as a single individual, our parking demand remains fully supported on-site. A reduction of 58 vehicles brings our peak-day requirement to 137 vehicles, which is still within our 143 available guest parking spaces. Because most rideshare parties include multiple guests, the real reduction in vehicle traffic is even greater.

To expand the program's effectiveness, we are implementing additional measures, including adding the promotion to reservation confirmation emails, featuring it on our website, and posting it prominently at the bar. These steps are intended to increase awareness and further reduce vehicle traffic and guest parking in the surrounding neighborhood. See images of promotion placement below:





Community Concern

We also recognize the community's concern regarding potential parking spillover onto Woodlake Avenue. To address this, we have installed clear signage instructing guests not to park on Woodlake Avenue and directing all parking to the on-site lot. With sufficient on-site capacity and active guest guidance, we are committed to preventing any neighborhood parking impacts. See image below:



We believe the modifications we are requesting are reasonable, balanced, and demonstrate our commitment to operating responsibly within the community. We have taken meaningful steps to address concerns where possible, while still ensuring we can operate a successful business. We respectfully ask for the Neighborhood Council's support in approving these updates so we may continue providing a well-run, valued gathering place for the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Devon Freeman', with a stylized, cursive script.

Devon Freeman
General Manager
Malibu Wines & Beer Garden