

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 parking spaces, which has been assessed as adequate to serve existing and proposed 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. By reducing the demand for excessive, underutilized parking, the Project 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 such, 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 161 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
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.

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