

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 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.**

BACKGROUND

Subject Property

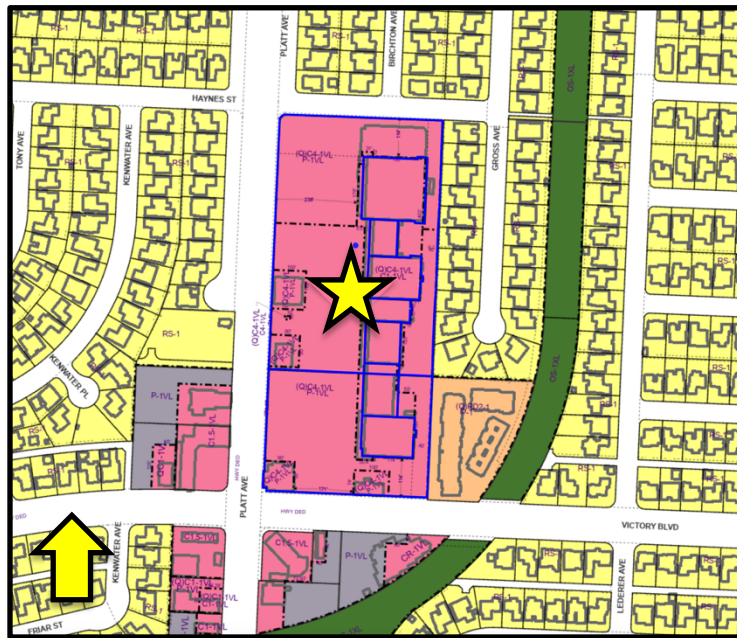
The Subject Property is located on the northeast corner of the intersection of Platt Avenue and Victory Boulevard, as shown in **Figure 1 – Subject Property Location** below, bounded by Haynes Street to the north and neighboring properties/parcel to the east, and is comprised of multiple parcels (legally 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. 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 Subject Property is currently undergoing renovations including changes to the existing tenant spaces within the shopping center. The 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. A total of 628 on-site automobile parking spaces are presently provided. As part of current renovations, the total parking supply will increase to 631 parking spaces upon completion of improvements.

A comprehensive parking demand analysis was conducted 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 or fitness studios). 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 parking demands, despite the parking required per-Code as shown in Table 3 below:

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 161 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 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.

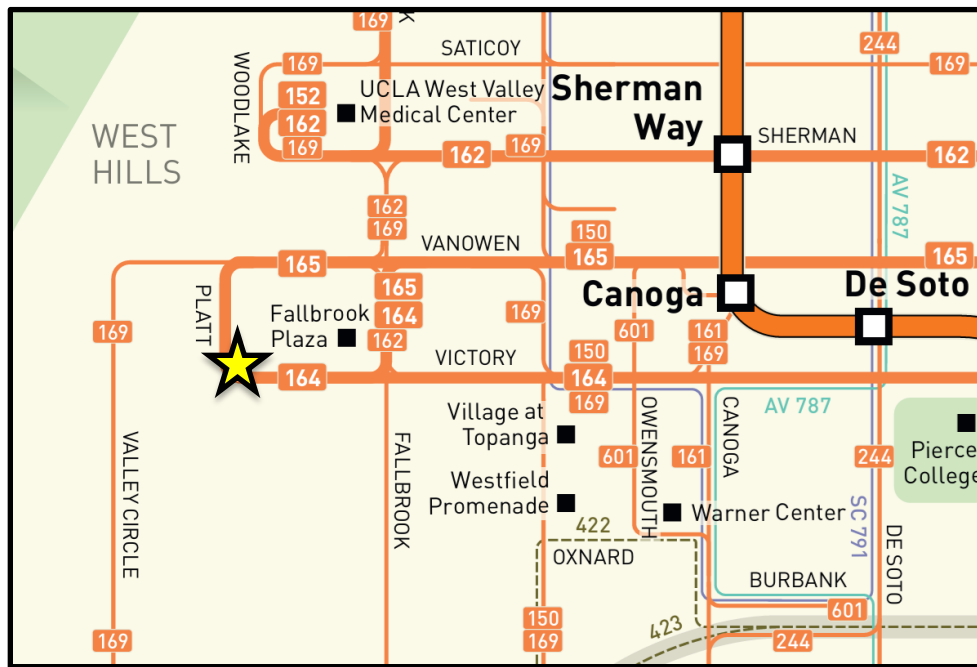
The segment of Haynes Street that adjoins the Subject Property on the north is a designated “Collector Street”, which generally requires a full PROW width of 66 feet, and a half PROW width of 33 feet including a half roadway width of 20 feet and a 13-foot-wide sidewalk.

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.

#