

5201 Van Nuys ... Q Clarification Request Information

Sherman Oaks Neighborhood Council, Planning Committee, 02/19/26

I. ACTIONS REQUESTED

Lithia Real Estate, Inc. ("The Applicant") requests the following discretionary approvals to expand an existing New Automobile Dealership, including demolition of 4 existing service shops for a total demolition of 22,054 sf, and 39,503 square feet of net new development, resulting in an approximately 53,986 square-foot, 38 feet and 10 inches in height, Automobile Dealership with associated sales, offices, service, parts storage, and vehicle inventory.

- 1) Pursuant to **Los Angeles Municipal Code (LAMC) Section 12.32 H.**, the Applicant requests a Clarification of [Q] Condition No. 3 of Ordinance No. 182,793, as modified by DIR-2023-5202-CLQ, to permit the development of the "Revised Project" in accordance with the updated Set of "Exhibit 3" Plans dated November 12th, 2025.

Comparison between Approved and Revised Project

Development Standard	Original Project (2013)	Q Clarification No.1	Q Clarification No.2	Change from Q Clarification No.1	Change from Q Clarification No.2
Height	45 ft. (3-story service building)	34 ft. (Showroom)	38 ft. 10 in. (Showroom)	-6 ft. 2 in.	+ 4 ft. 8 in.
Net increase of Square Footage	34,222 sq. ft.	20,658 sq. ft.	17,449 sq. ft.	-16,773sq. ft.	-3,209 sq. ft.
Total Square Footage of Project	70,557sq. ft.	56,993 sq. ft.	53,986 sq. ft.	-16,571 sq. ft.	-3,007 sq. ft.
Parking Spaces Required	128	114	108	-20 spaces	-6 spaces
Parking Spaces Provided	191	144	156	-35 spaces	+12 spaces
Bicycle parking	12 (6 short & 6 long term)	12 (6 short & 6 long term)	10 (5 short & 5 long term)	- 2 spaces	- 2 spaces
Inventory Units	471	278	320	-151 units	+42 units
Uses	Showroom, Service Area, Customer Lounge, Service Bays	Showroom, Service Area, Customer Lounge, Service Bays	Showroom, Service Area, Customer Lounge, Service Bays	No Change	No Change
Total Trees	82	48	59	-23 trees	+11 trees

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