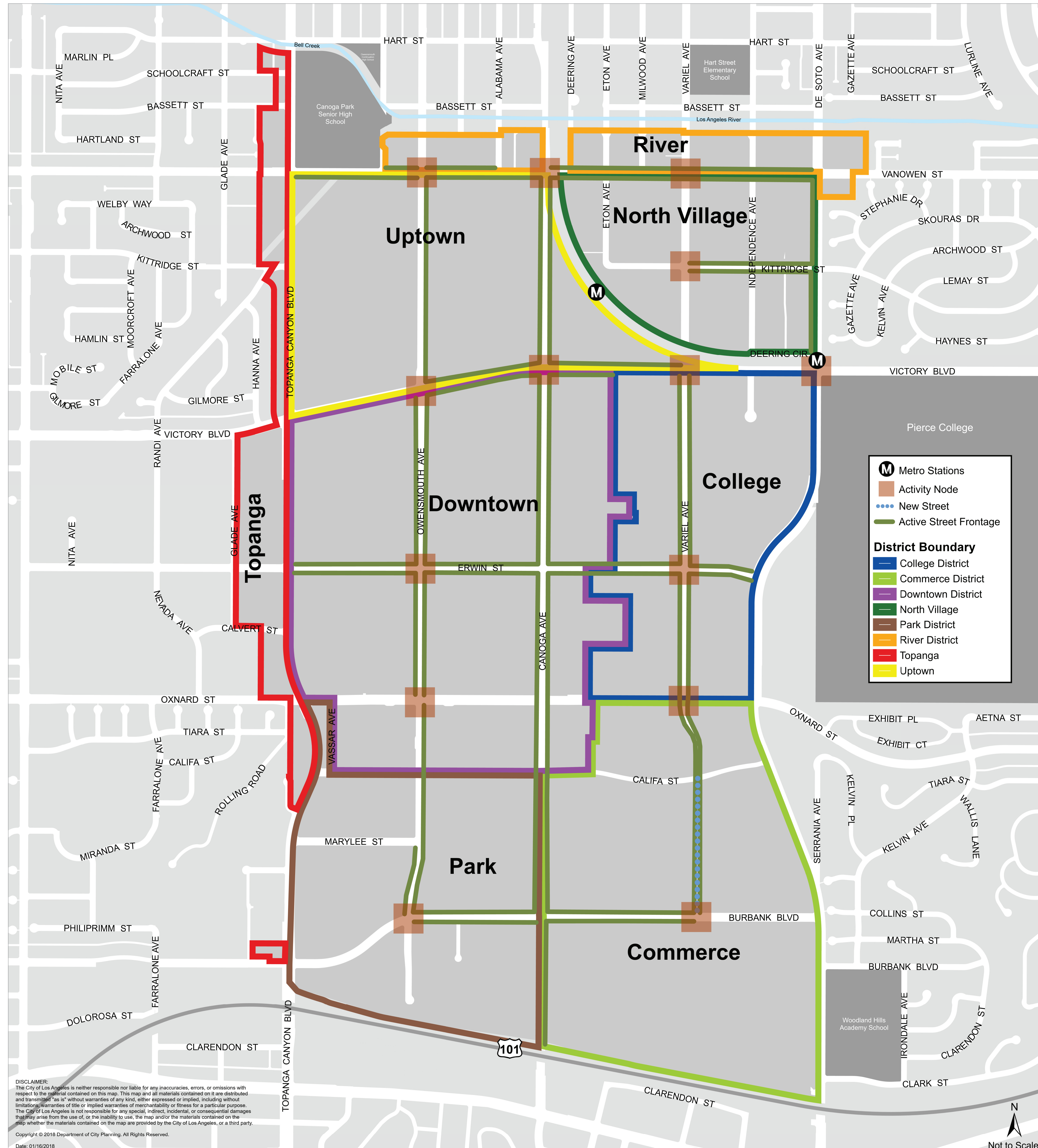


PLAN OVERVIEW

Warner Center 2035 Plan



The Warner Center 2035 Specific Plan (WC 2035 Plan) is a 1.5 square-mile Regional Center within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The area is divided into eight districts, each with distinct development regulations.

Plan Overview

- Regional Center/District-Wide Zoning
- Transit-Oriented District
- Development Review Processes
- Environmental Process
- Eight Sub-Districts
- Features Promoting Street Activation & Connectivity
- Incentivized Uses & Development Bonuses
- Urban Design Review
- Plan Implementation Board
- Transportation Management Organization
- Mobility Fee
- Cultural Amenities Development Fee
- Sign District
- Status Report & Restudies

Summary of Development

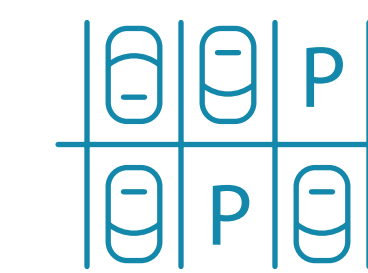
	Net Residential Units	Net Residential Floor Area	Net Non-Residential Floor Area
Current Built or Approved Development	17,597	21,876,449	19,017,495
Change since 2008*	11,397	12,776,449	2,917,495
Projects Submitted to the City but Not Yet Approved	487	406,681	5,245

* The Warner Center 2035 Specific Plan used a baseline development condition of 2008, which was what existed at the time of the preparation of the Program EIR. Change since 2008 includes development prior to the adoption of the WC 2035 Specific Plan.

Approved Projects: Parking + PAOS¹ Total



Residential Parking
10,215 parking spaces²



Non-Residential Parking
11,657 parking spaces



Bicycle Parking
7,394 parking spaces



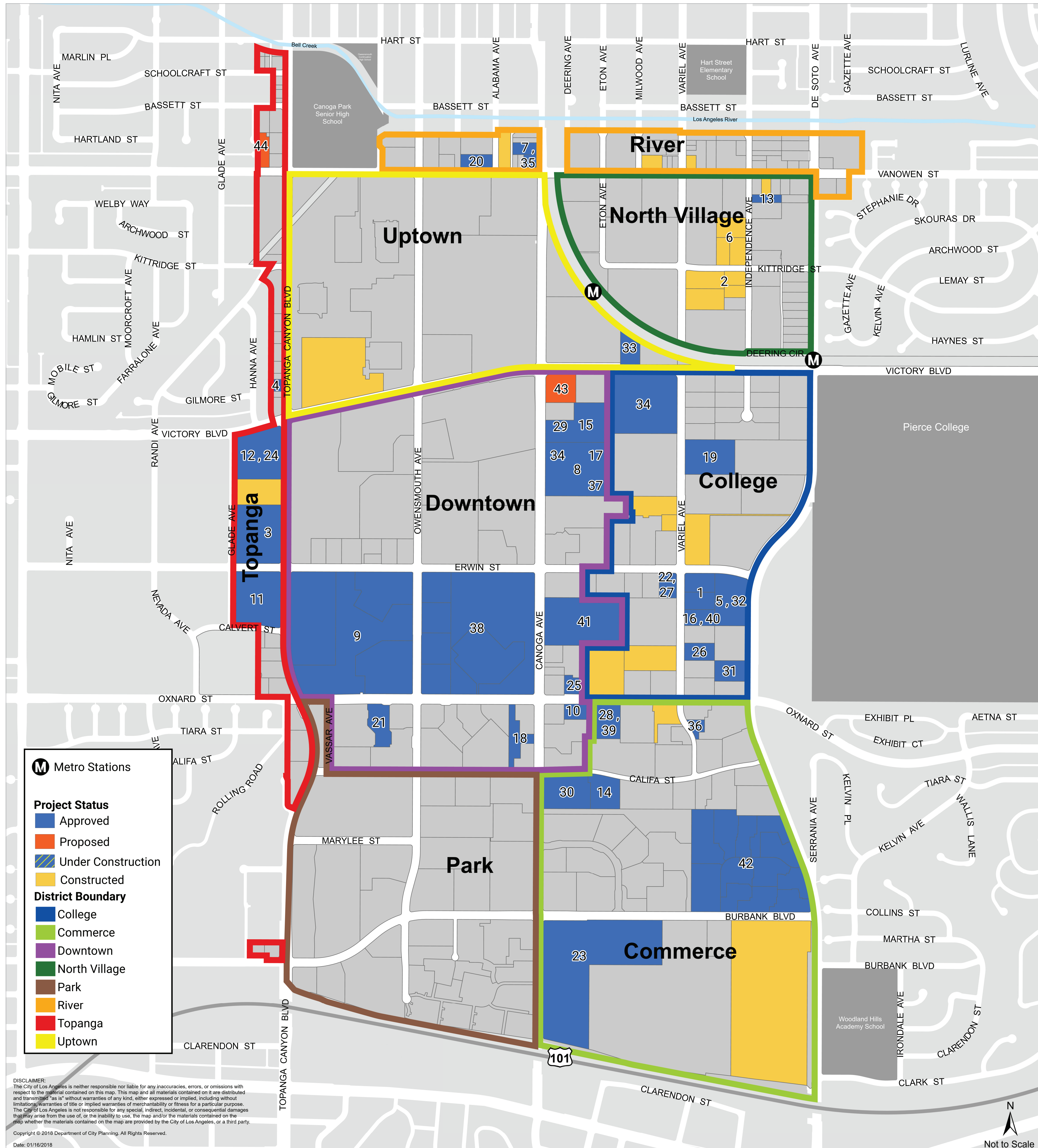
Publicly Accessible Open Space
753,446 square feet (5.7 acres)

¹ For projects approved under WC 2035 SP.

² This is the average of 1.3 spaces per residential unit.

SIGNIFICANT APPROVED AND PROPOSED PROJECTS

Warner Center 2035 Plan

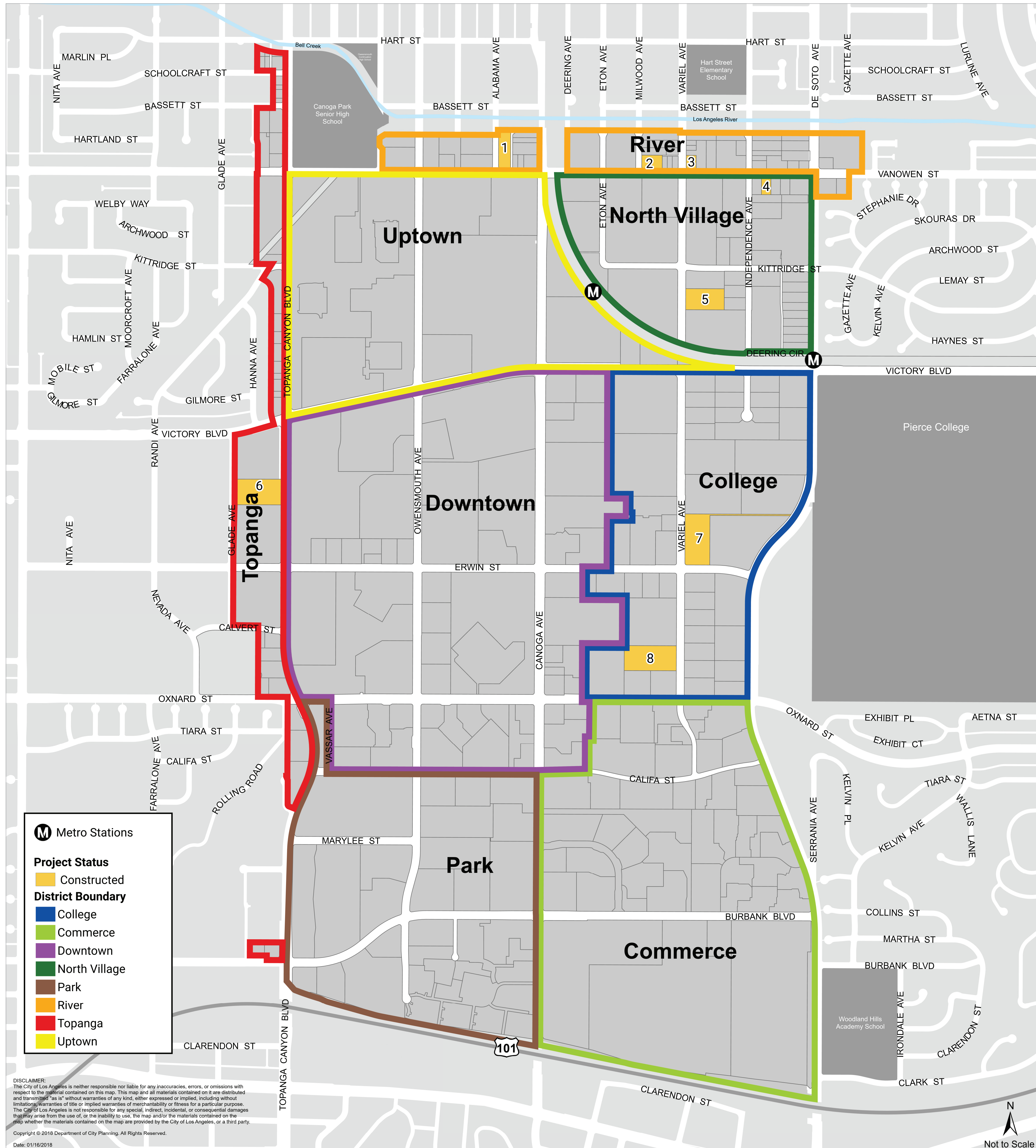


Address	Status	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Total Bicycle Parking	Publicly Accessible Open Space (PAOS) Square-Feet
1 6140 Variel Ave	Approved	259	289,877	51,684	518	191	113	17,840
2 21050 Kittridge St	Approved	395	436,058	--	509	--	192	18,688
3 6245 Topanga Canyon Blvd	Approved	--	33,574	--	--	--	--	--
4 6443 Topanga Canyon Blvd	Approved	--	4,175	--	--	--	--	--
5 6109 De Soto Ave	Approved	358	300,212	69,598	452	133	428	22,900
6 21001 Kittridge St	Approved	275	310,490	--	405	--	158	21,361
7 21401 Vanowen St	Approved	154	139,100	6,560	206	8	183	8,337
8 6336 Canoga Ave	Approved	--	43,541	--	--	--	--	--
9 6100 Topanga Canyon Blvd	Approved	1,432	1,545,000	1,726,000	1,432	4,223	2,199	59,941
10 21322 Oxnard St	Approved	--	5,883	--	--	--	--	--
11 6111 Topanga Canyon Blvd	Approved	--	1,617	--	--	--	--	--
12 6355 Topanga Canyon Blvd	Approved	--	192	--	--	--	--	--
13 6738 Independence St	Approved	5	2,440	--	--	--	7	--
14 21300 Califa St	Approved	194	210,988	211,131	288	263	208	14,076
15 6366 Canoga Ave	Approved	650	671,510	71,946	603	603	366	57,991
16 6110 Variel Ave	Approved	--	17,520	--	--	--	--	--
17 6324 Canoga Ave	Approved	--	--	8,043	--	--	--	--
18 5919 Canoga Ave	Approved	--	--	10,139	--	42	10	--
19 6330 Variel Ave	Approved	395	437,970	12,350	510	184	226	28,000
20 21515 Vanowen St	Approved	193	161,549	5,446	249	--	133	6,732
21 21800 Oxnard St	Approved	--	--	5,139	--	--	--	--
22 21100 Erwin St	Approved	--	--	46,880	--	--	--	--
23 5500 Canoga Blvd	Approved	498	877,955	1,000,732	1,009	1,160	579	231,445
24 6355 Topanga Canyon Blvd	Approved	--	--	6,784	--	--	--	--
25 21333 Oxnard St	Approved	--	--	5,239	--	--	--	--
26 6036 Variel Ave	Approved	221	182,071	35,081	234	28	163	8,321
27 21100 Erwin St	Approved	--	--	4,595	--	--	--	--
28 21300 Oxnard St	Approved	184	154,000	156,152	226	211	185	16,743
29 6400 Canoga Ave	Approved	--	--	68,826	--	232	79	--
30 5850 Canoga Ave, Suite 120	Approved	--	--	2,892	--	--	--	--
31 6033 - 6039 De Soto Ave	Approved	160	161,001	35,650	110	56	59	9,038
32 6109 De Soto Ave	Approved	8	19,669	19,669	--	--	--	--
33 21201 Victory Blvd	Approved	221	170,789	44,479	188	12	155	9,392
34 21200 Victory Blvd	Approved	--	--	--	--	--	--	--
35 21401 Vanowen St	Approved	50	37,491	3,901	38	8	47	--
36 5940 Variel Ave	Approved	--	--	4,879	--	--	--	--
37 6300 Canoga Ave	Approved	--	--	2,555	--	--	--	--
38 21555 Oxnard St	Approved	--	--	416,689	--	262	--	--
39* 21300 Oxnard St	Approved	301	296,487	--	229	--	288	16,392
40 6110 Variel Ave	Approved	--	--	3,801	--	--	--	--
41 6100 Canoga Ave	Approved	852	1,005,536	162,512	1382	120	444	84,566
42 21041 Burbank Blvd	Approved	1,009	1,175,513	1,458,755	1,627	3,921	1,134	121,683
43 6464 Canoga Ave	Proposed	276	267,573	4,045	Pending	Pending	Pending	Pending
44 22015 Vanowen St	Proposed	211	139,108	1,200	Pending	Pending	Pending	Pending

* Warner Center's first 100% affordable housing project utilizing Mayor Bass' Executive Directive 1 (ED 1).

SIGNIFICANT PROJECTS CONSTRUCTED

Warner Center 2035 Plan



1 21425 Vanowen Street



2 21121 Vanowen Street*



3 6800 Variel Avenue



4 20944 Vanowen Street



5 6606 Variel Avenue



6 6263 Topanga Canyon Boulevard



7 6200 Variel Avenue

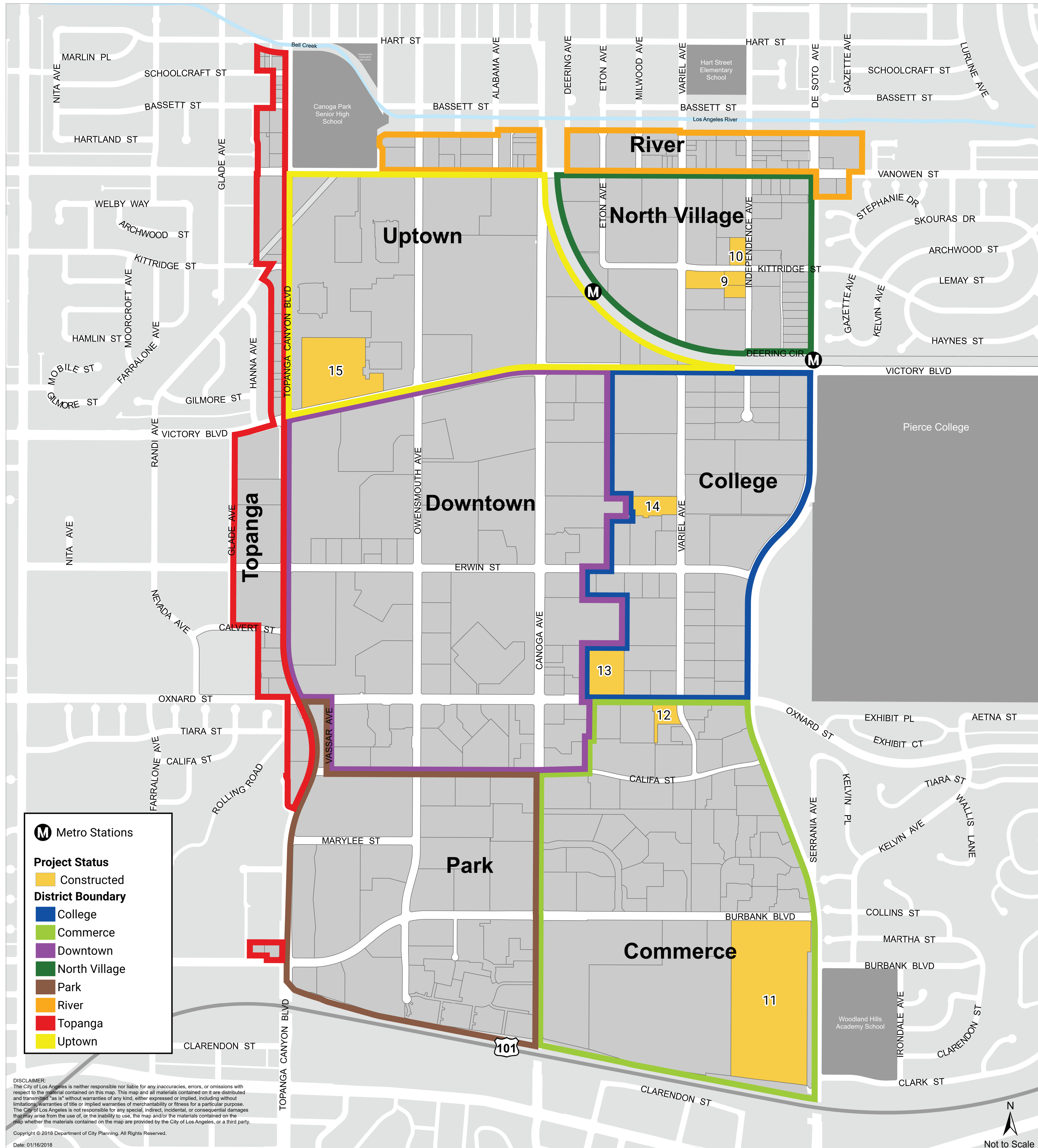


8 6041 Variel Avenue

* Warner Center's first Homekey project under Mayor Bass' Executive Directive No. 1 (ED 1). This is a permanent housing project consisting of 101 residential units for people experiencing homelessness.

SIGNIFICANT PROJECTS CONSTRUCTED

Warner Center 2035 Plan



9 21050 Kittridge



10 21001 Kittridge



11 5601 De Soto



12 5957 Variel



13 21221 Oxnard



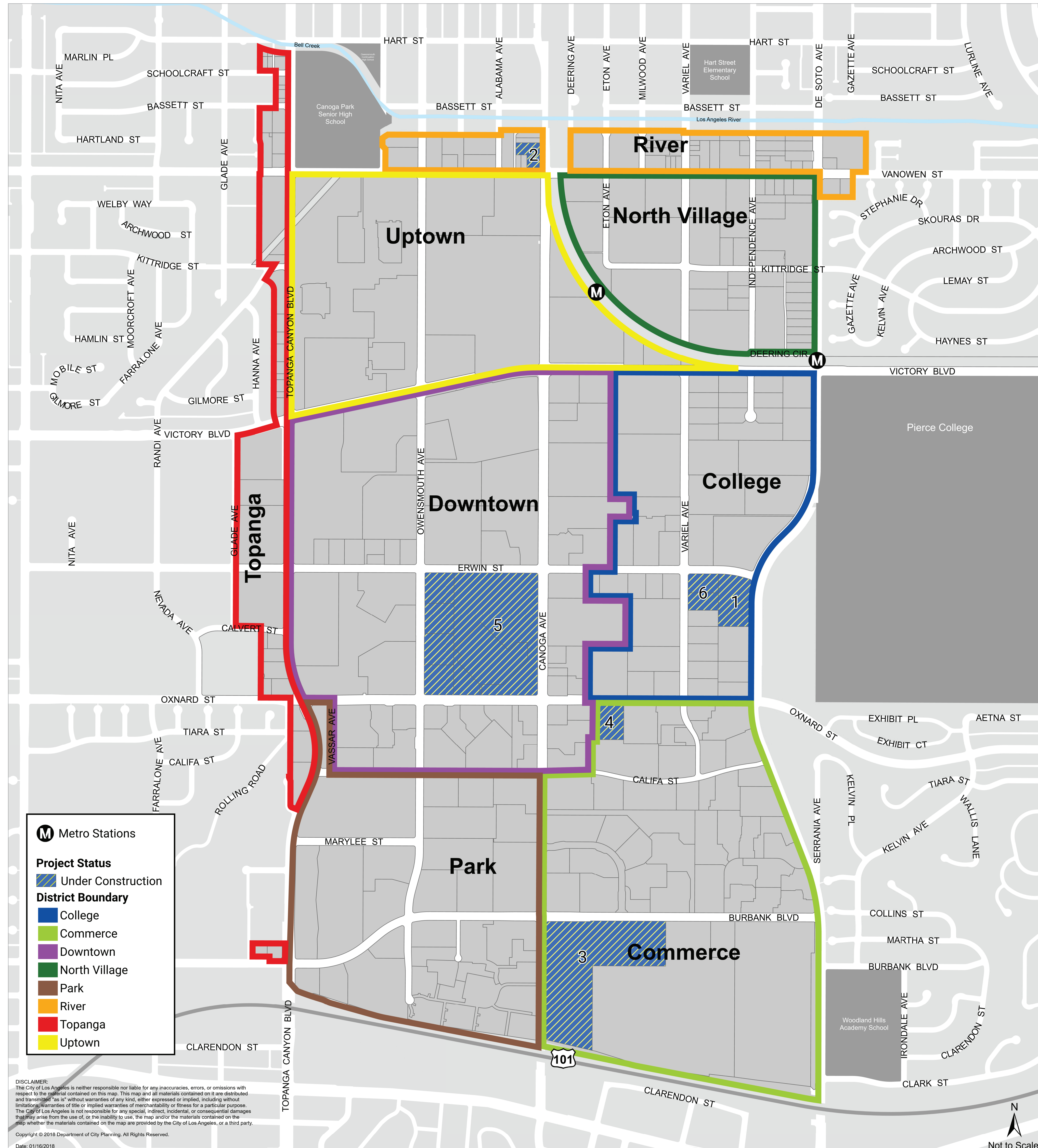
14 6279 Variel



15 21851 Victory Blvd

PROJECTS UNDER CONSTRUCTION

Warner Center 2035 Plan



1 6109 De Soto Avenue



2 21401 Vanowen Street



3 5500 Canoga Avenue



4 21300 Oxnard Street*



5 21555 Oxnard Street

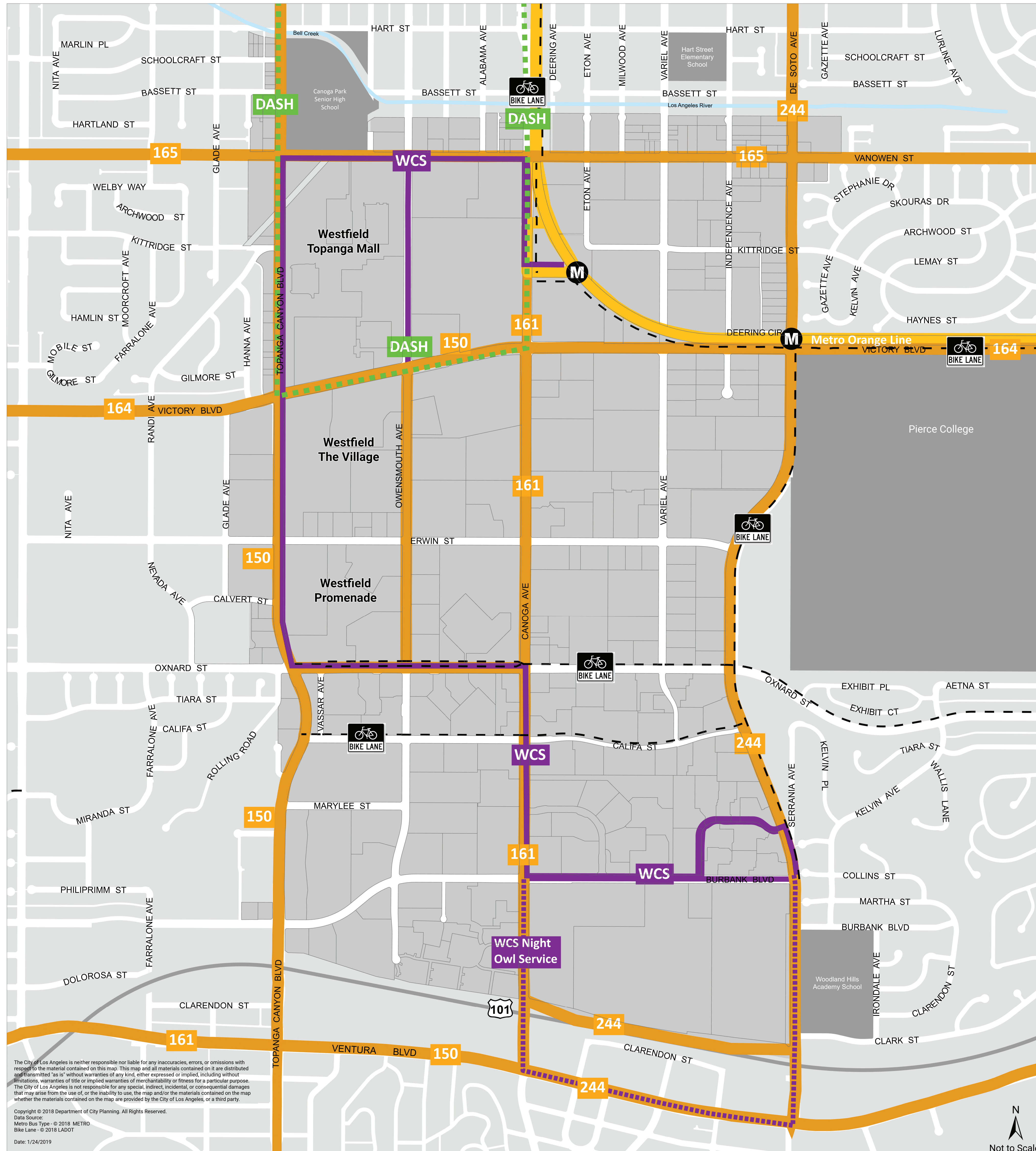


6 6140 Variel Avenue

* Warner Center's first 100% affordable housing project utilizing Mayor Bass' Executive Directive 1 (ED 1).

MOBILITY AND TRANSPORTATION

Warner Center 2035 Plan



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 Data Source:
 Metro Bus Type - © 2018 METRO
 Bike Lane - © 2018 LADOT
 Date: 1/24/2019

Not to Scale

BACKGROUND AND OVERVIEW

Warner Center 2035 Plan

The Warner Center 2035 Specific Plan (WC 2035 Plan) is a 1.5 square-mile Regional Center. Every five years, the Department of City Planning, with the assistance of the Department of Transportation, shall prepare a report on the status of development permitted by the WC 2035 Plan. As a part of the status report, the Department of City Planning shall seek input from the public regarding the implementation of the Plan. The City Planning Commission, after reviewing the status report, shall recommend to the City Council any actions necessary to ensure that the City's implementation of the Plan complies with its requirements and stated intents.

WE ARE HERE



1993–2013

Past

June 30, 1993
Original Warner Center Plan Adoption

Ordinance No. 168,873

Ordinance No. 168,984

2008 Baseline Development Condition¹

6,200 Residential Units

9,100,000 SF of Residential Floor Area

16,100,000 SF of Non-Residential Floor Area



2013–2018

Prior 5-Year Report

December 25, 2013
Adoption of WC 2035 Plan

Ordinance No. 182,766

Policies, Programs, and Implementation

Affordable Housing Linkage Fee (Ordinance No. 185,342) effective February 17, 2018

Council District 3 Inclusionary Housing Motion (May 4, 2018)

Plan Implementation Board (PIB) established by Ordinance No. 185,618, effective June 13, 2018

Approved Projects

4,593 Net Residential Units

5,340,587 Net SF of Residential Floor Area

34,633 Net SF of Non-Residential Floor Area



2018–2023

Current 5-Year Report

Policies, Programs, and Implementation

Transportation Management Organization (TMO) – Warner Connects launched on January 10, 2019

First Amendment to Warner Center 2035 Specific Plan (Ordinance No. 186,498) effective March 10, 2020

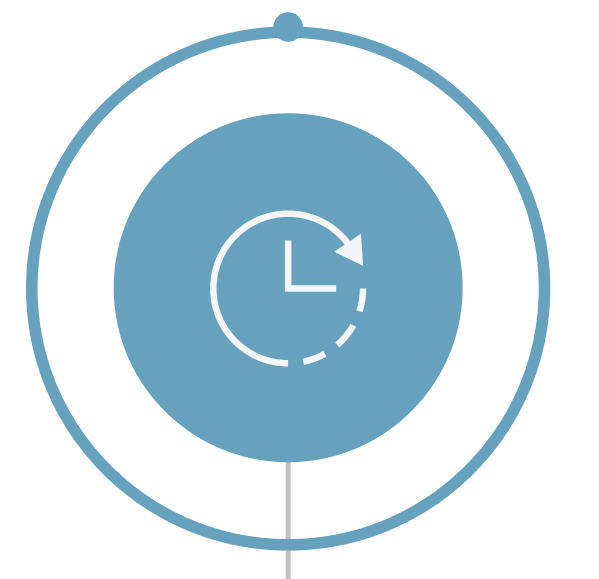
Executive Directive No. 1 (ED 1) effective December 16, 2022 paving the way for Warner Center's first 100% affordable housing project and Homekey project

Approved Projects

11,397 Net Residential Units

12,776,449 Net SF of Residential Floor Area

2,917,495 Net SF of Non-Residential Floor Area



2024–2035

Future

Full Plan Restudy²

24,000 Residential Units;

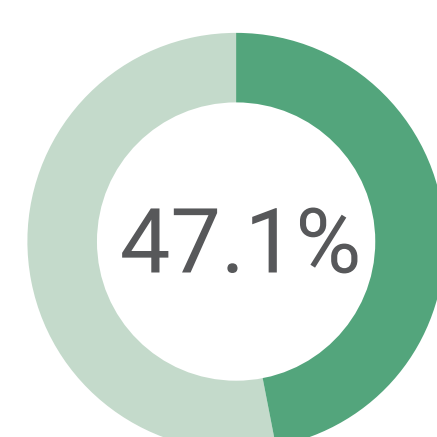
or

30 Million SF of Residential Floor Area;

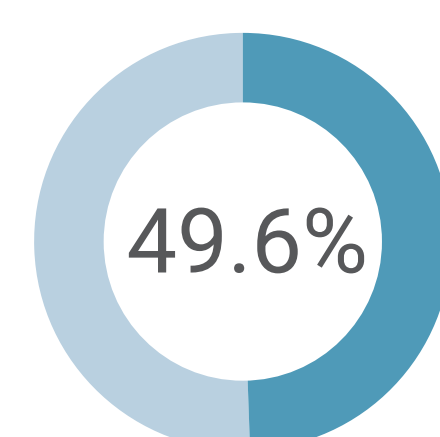
or

28 Million SF of Non-Residential Floor Area

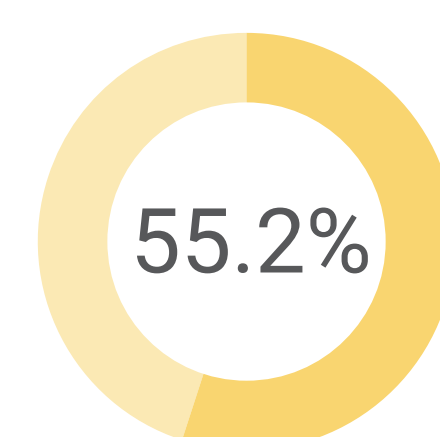
Percent of Development Built Under Plan Maximum³



Residential Units
12,265 / 26,048 units

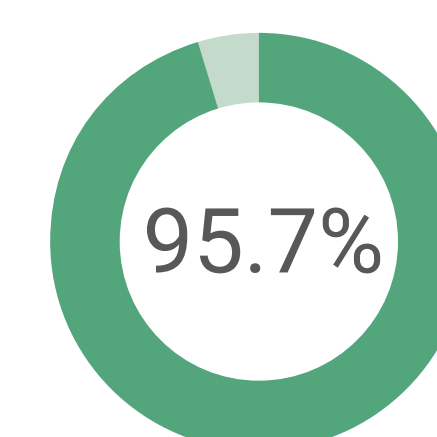


Residential Floor Area
16,157,082 / 32,600,000 SF

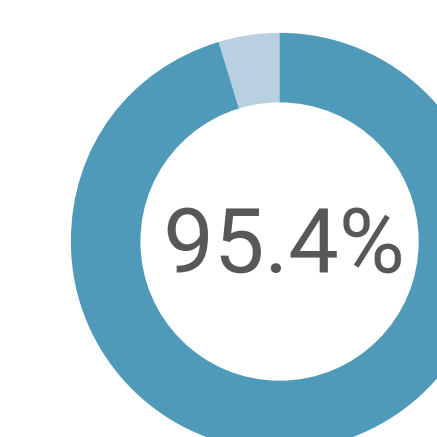


Non-Residential Floor Area
16,619,535 / 30,100,000 SF

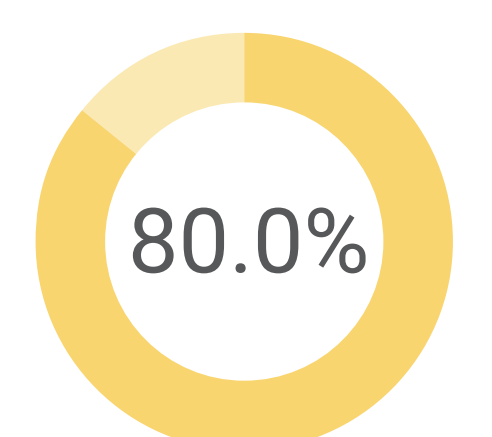
Percent of Development Built Prior to Transportation Study⁴



Residential Units
12,265 / 12,816 units



Residential Floor Area
16,157,082 / 16,933,333 SF



Non-Residential Floor Area
16,619,535 / 20,766,667 SF

¹ Development that existed in the Warner Center Plan area in 2008 and analyzed in the WC 2035 Plan Program Environmental Impact Report.

² Full Plan Restudy occurs when one of the listed thresholds is reached as stated in WC 2035 Plan.

³ Plan Maximum refers to the maximum development analyzed by WC 2035 Plan Program Environmental Impact Report.

⁴ A Transportation Restudy occurs at specific benchmarks (1/3 development intervals) as described in WC 2035 Plan.