



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, January 23, 2025
Time: After 8:30 a.m.*
Place: Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing:

Public Meeting Held on October 23, 2024

Appeal Status: Not Applicable

Summary: A five-year status report on development in the Warner Center 2035 Specific Plan area for the five-year period from December 25, 2018 to December 25, 2023.

RECOMMENDED ACTIONS:

1. Approve the Warner Center 2035 Specific Plan Five-Year Status Report for the period between December 25, 2018 and December 25, 2023 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan.
2. 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.

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Case No.: CPC-2008-3470-SP-GPA-ZC-SUD-BL
CEQA No.: ENV-2008-3471-EIR; SCH No. 1990011055
Incidental Cases: None
Related Cases: None
Council No.: 3 – Blumenfield
Plan Area: Canoga Park - Winnetka - Woodland Hills – West Hills
Specific Plan: Warner Center 2035
Certified NC: Woodland Hills – Warner Center; Canoga Park
GPLU: Regional Center
Commercial
Zone: Various
Applicant: City of Los Angeles

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Claudia Rodriguez, Senior City Planner

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SUMMARY

The Warner Center 2035 Specific Plan (also referred to as the WC2035 Plan or the Plan) (Ordinance No. 182766) became effective on December 25, 2013, replacing the prior Warner Center Specific Plan (Ordinance No. 168873), which was adopted on June 30, 1993. The WC2035 Plan Section 10.4.2 states that a report is required to be prepared every five years from the anniversary date of the original adoption of the Plan in order to provide the public with an official record of the Plan's progress. The Department of City Planning (the Department), with the assistance of the Department of Transportation (DOT), shall prepare and submit to the City Planning Commission a report on the status of development permitted by the WC2035 Plan and make it available to the public.

The City Planning Commission, after review of the Department's 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. Pursuant to Section 10.4.2.(j), the City Council may review the City Planning Commission's action and the Department's report and consider any actions necessary to ensure that the implementation of the Plan complies with its requirements and stated intents.

On March 28, 2019, the City Planning Commission approved the first WC2035 Plan Five-Year Status Report for the period between December 25, 2013 and December 25, 2018 with recommendations to the City Council, which was then considered at their meeting on October 8, 2019. Refer to the section titled "Next Steps" of the staff report for the Department's response to the City Planning Commission's recommended actions to City Council.

This report details a second WC2035 Plan Five-Year Status Report spanning five years from December 25, 2018 to December 25, 2023 ("Second WC2035 Plan Five-Year Status Report").

This Five-Year Status Report¹ includes the following information:

1. A detailed summary of each Project developed under the Plan spanning from December 25, 2018 to December 25, 2023.
2. The cumulatively approved floor area for both Residential and Non-Residential Projects developed under the Plan since its adoption.
3. The cumulatively approved dwelling units for Residential Projects developed under the WC2035 Plan.
4. The cumulatively built development for both Residential and Non-Residential Projects under the WC2035 Plan.
5. A detailed summary of the input received at and subsequent to the public information meetings held on October 23, 2024.
6. The progress toward implementation of transportation improvements, including the total monies collected into the Warner Center Mobility Trust Fund.
7. A detailed summary of all public improvements developed under the WC2035 Plan during the five-year period.

¹ Section 10.4.2 of the Warner Center 2035 Specific Plan requires that each five-year status report provide information on items numbered 1 through 10, excluding item number 4. Item number 4 was added to signify changes in the market relative to approved data versus built data.

8. The total number of parking spaces developed within the Plan area during the five-year period.
9. Total monies collected into the Warner Center Cultural Amenities Trust Fund.
10. Inventory of all adopted Development Agreements in effect within the WC2035 Plan area.

BACKGROUND

The Warner Center 2035 Specific Plan has been designed as a unique urban planning formula for the Warner Center regional center within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area in the west San Fernando Valley. It is intended to spur additional housing, job growth, and economic development, as well as to provide a blueprint regarding development regulations and to provide certainty to the community that developments will provide the necessary public benefits and mitigations as prescribed by the Plan and its associated Program Environmental Impact Report² (EIR). The Plan is intended to facilitate the creation of an urban center where people can live, work, and play. To that end, the WC2035 Plan encourages the development of a concentration of a mix of uses that are within walking distance of one another so people can easily walk rather than drive.

The WC2035 Plan looks to development as fundamental to supporting the regional transportation investment with the Metro Orange Line and as a result seeks to create a vibrant Transit Oriented District based upon sustainability, community connectedness, “complete streets” that accommodate alternatives to the car, accessible public transit, and promotion of innovative businesses, job diversity, and a safe and friendly pedestrian environment. The transit-oriented development approach is consistent with the City’s Sustainable City Plan and in turn will help the six-county Region³ in attaining its adopted goals and targets to reduce greenhouse gas emissions by concentrating development near transit infrastructure.

To accomplish these goals, the WC2035 Plan adopts a growth strategy that encourages and incentivizes infill development and redevelopment of existing properties; promotes structural development to reinforce a pattern of Districts with centers or nodes of greater Residential density and commercial/industrial activity connected by public transit; creates a framework of transit, pedestrian, and bicycle systems that provides alternatives to automobile use; establishes connectivity networks, including new streets and pedestrian adapted pathways, within and between the established eight districts⁴ of the Plan; creates a network of publicly-accessible open spaces to encourage public gathering and pedestrian activity; incentivizes and distributes land uses to enable a variety of economic, workplace, residential, recreational, and civic activities; develops a system of activity nodes and active streets throughout the Plan area, which directs future development to provide uses and patterns to activate the surroundings with outdoor public gatherings and pedestrian activity; provides a comprehensive parking strategy that limits the over-production of parking and encourages both existing and proposed parking to be shared amongst many developments; and establishes a system of public spaces, activity nodes and active streets

² *The Warner Center 2035 Specific Plan Program EIR was certified on April 23, 2013 and recertified on October 23, 2013 to allow for the implementation of the Warner Center 2035 Specific Plan covering approximately 924 acres as the “proposed project” bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west.*

³ *Six-County Region refers to the following southern California counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura.*

⁴ *The Warner Center 2035 Specific Plan comprises eight districts, which include the College District, the Commerce District, the Downtown District, the North Village District, the Park District, the River District, the Topanga District, and the Uptown District.*

frontages throughout the Plan area, which requires future development to provide uses and circulation patterns that activate the surroundings with outdoor public gatherings and pedestrian activity.

The Warner Center 2035 Specific Plan Program EIR, adopted in 2013 with a horizon year of 2035, anticipates that the total Residential area within the Plan area could increase from 9.1 million square feet in 2008 to 32.6 million square feet by 2035, while the total Non-Residential area could increase from 16.1 million square feet to 30.1 million square feet by 2035. Total dwelling units could increase from a Baseline Development Condition⁵ of 6,200 in 2008 to a maximum of 26,048 in 2035. The Baseline Development Condition was determined through an analysis of the Southern California Association of Governments 2008 Regional Transportation Plan and City of Los Angeles Department of City Planning data. It is provided in the Warner Center 2035 Specific Plan Program EIR, Tables ES-1 and 2-1. At the time of certification of the Program EIR, it was anticipated that most, if not all, of the future development anticipated for the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area would occur in the Warner Center Specific Plan area.

The Warner Center EIR addresses potential impacts and provides mitigation measures for the following categories: Aesthetics/Views; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population, Housing, and Employment; Public Services including Fire Protection, Police Protection, Schools, Parks, and Libraries; Transportation, Circulation, and Parking; and Utilities and Service Systems, including Wastewater, Water Supply, Solid Waste, Electricity, and Natural Gas.

The Program EIR is intended to function as both a project-specific EIR for those projects that are consistent with the proposed Specific Plan and as a programmatic EIR for those projects that do not fall within the assumptions made in the Program EIR. For those projects that could result in significant impacts not disclosed in the Program EIR, additional environmental review is required. Projects are approved in Warner Center primarily through the Project Permit Compliance and Administrative Clearance processes. For Projects that do not result in significant impacts not identified in the Program EIR, mitigation measures from the Program EIR are incorporated into Project approvals to address potential impacts.

The WC2035 Plan authorizes the collection of a Mobility Fee⁶ from Project applicants. The Mobility Fee is deposited into a special Warner Center Mobility Trust Fund for the implementation of Transportation Mitigation Plans (TMP), other mobility measures, and improvements identified by the Plan. The Warner Center 2035 Specific Plan Implementation Board (PIB) is responsible for the implementation of various requirements of the Plan, including, but not limited to streetscape, roadway, and transit improvements.

The Cultural Amenities Development Fee⁷, also authorized by the WC2035 Plan, is intended to be used to fund cultural amenities in Warner Center. The Warner Center Cultural Amenities

⁵ Baseline Development Condition is defined in the Warner Center 2035 Specific Plan as “the existing development in the Plan area as of 2008, expressed in terms of Non-Residential floor area, Residential floor area, and Residential dwelling units,” which is detailed in Section 10.2 of the Plan.

⁶ Mobility Fee is defined under the Warner Center 2035 Specific Plan as “money a Project applicant is required to pay to the Warner Center Mobility Trust Fund, the amount of which is based on trip generation of building floor area or residential units and floor area ratio, pursuant to the terms of this Plan (see Section 7 and Appendix D).”

⁷ Warner Center Cultural Amenities Fee is defined in the Warner Center 2035 Specific Plan as “a fee designed to specify that the cultural arts fees collected for Projects in the Plan area are to be collected into a specific fund, known as the Warner Center Cultural Amenities Trust Fund, to be used for cultural arts and

Committee established by the WC2035 Plan is responsible for the disbursement of the Warner Center Cultural Amenities Trust Fund and, in coordination with the Department of City Planning and the Department of Cultural Affairs, the creation of the Warner Center Cultural Amenities Master Plan.

Built into the WC2035 Plan is a monitoring process including an official accounting of Project approvals, five-year status reports, and transportation restudies at one-third intervals of achieving the Build-out Limitation benchmarks identified in the EIR. The Build-out Limitation is the projected level of development within the Plan area as expressed in Residential floor area and Non-Residential floor area, number of dwelling units, at the end of the year 2035, which projection serves as the build-out scenario for the Plan area. When the Build-out Limitation of the WC2035 Plan is reached, any Project proposing development that goes beyond any of the three limits⁸ shall be permitted a Basic Development Right Project with Density limitations specified for the R3 zone pursuant to LAMC Section 12.10, Floor Area Ratio (FAR) limitations specified for commercial or industrial zones in Height District No. 1 pursuant to the Los Angeles Municipal Code (LAMC) Section 12.21.1-A, and height limitations specified for Height District No. 1-L pursuant to LAMC Section 12.21.1-A. All other use, environmental, mobility, and area provisions of the Plan shall continue to apply to all Basic Development Right Projects. All such Projects shall prepare a separate environmental analysis, including a Mobility analysis, prior to issuance of Project approvals.

In the following section, the ten topics for the five-year status report identified in the WC2035 Plan Section 10.4.2(h)⁹ will be discussed for the second five-year period from December 25, 2018 to December 25, 2023.

DISCUSSION

1. Detailed Summary of Projects

The following summary contains three categories of project approvals.

- Table 1a lists those projects that received an approval letter from the Planning Department between 2013-2018 and have been subsequently built.
- Table 1b lists those projects that received an approval letter from the Planning Department between 2019-2023 and have been subsequently built.
- Table 2 lists those projects that have received an approval letter from the Planning Department between 2013-2023 and are currently under various stages of construction.

In accordance with WC2035 Plan Section 10.4.2(h)(1), the status report shall include a detailed summary of each Project developed under the Plan during the five-year period including, but not limited to, square footage, height, residential unit count, on-site improvements and off-site improvements. This analysis can be found in Exhibit A of this report. Since the adoption of the WC2035 Plan, there have been fifteen significant projects that were approved under the WC2035 Plan and built to-date. This includes thirteen projects that were approved during the first five-year status report period of December 25, 2013 through December 25, 2018 (Table 1a) and two

amenities with the Plan area only. The parameters of the collection of the Fee are established in Section 9 of the WC2035 Plan.”

⁸ *The limits under the Plan include: 26,048 residential dwelling units, 32,600,000 Residential floor area, and 31,100,000 Non-Residential floor area.*

⁹ *Section 10.4.2 of the Warner Center 2035 Specific Plan requires that each five-year status report provide information on nine items. A tenth item was added for purposes of signifying changes in the market relative to approved data versus built data.*

projects that were approved during the second five-year status report period of December 25, 2018 through December 25, 2023 (Table 1b).

Table 1a: Thirteen Significant Projects Approved during First Five-Year Status Report Period and subsequently Built

Name	Address	Residential Units	Residential Floor Area	Non-Residential Floor Area	Planning Approval	Certificate of Occupancy
Mira Apartments	21425 Vanowen St	174	155,556	--	02/22/2016	06/24/2020
Yaya Apartments	21121 Vanowen St	101	93,702	3,777	11/14/2017	08/11/2022
CHB Condominiums	6800 Variel St	18	35,116	--	08/07/2018	05/14/2020
Skye at Warner Center	20944 Vanowen St	38	46,970	1,250	05/22/2017	03/04/2024
Vert	6606 Variel Ave	277	308,009	--	05/02/2017	09/22/2021
The Q Topanga	6263 Topanga Canyon Blvd	343	360,115	24,649	08/30/2017	11/05/2021
The Q Variel	6200 Variel Ave	241	257,890	50,338	10/11/2016	12/09/2020
The Essence Warner Center	6041 Variel Ave	274	285,787	74,701	08/02/2016	04/26/2022
Kaiser Permanente Addition	5601 De Soto Ave	--	--	45,290	03/02/2018	04/14/2021
Home2 Suites by Hilton	5957 Variel Ave	--	--	100,691	07/26/2018	07/18/2022
The Vela on Ox	21221 Oxnard St	379	415,780	125,402	08/28/2014	07/15/2019
The Variel	6233 – 6279 Variel Ave	336	342,815	60,866	06/07/2018	08/31/2022
Westfield Topanga Expansion	21851 Victory Blvd	--	--	215,607	04/18/2016	03/08/2023

Table 1b: Two Significant Projects Approved During the Second Five-Year Status Report Period and subsequently Built

Name	Address	Residential Units	Residential Floor Area	Non-Residential Floor Area	Planning Approval
Bell Warner Center	21050 Kittridge St	395	436,058	--	4/25/2019
--	21001 Kittridge St	275	310,490	--	10/18/2019

Notably of the fifteen projects listed above, one includes Warner Center's first Homekey development (21121 W Vanowen Street) which will provide housing for people currently experiencing homelessness.

During the second five-year status reporting period, there were approximately six projects that were approved and are currently under construction. Four of these projects represent mixed-use developments with the number of residential units ranging from 203 to 498. The other two projects include Warner Center's first all-affordable housing development (21300 W. Oxnard Street) with

301 residential units; and the other project includes a private football training facility and an existing office tower (21555 W. Oxnard Street).

Table 2: Projects Approved since 2013 and Under Construction

Address	Residential Units	Residential Floor Area	Non-Residential Floor Area	Planning Approval
6109 De Soto Ave	358	300,212	69,598	7/2/2019
21401 Vanowen St	203	176,591	10,461	10/27/2017
5500 Canoga Ave	498	877,955	1,000,732	8/10/2021
21300 Oxnard St	301	296,487	--	7/13/2022
21555 Oxnard St	--	--	50,000	10/5/2023
6140 Variel Ave	259	289,877	51,684	3/4/2020

Exhibit A provides information regarding all Projects approved by the Department of City Planning during the second five-year status report period. In addition to the information stated above, it includes detailed project-level information on automotive parking, bicycle parking, Publicly Accessible Open Space¹⁰ (PAOS), required street improvements, and paid or anticipated Mobility Fee.

2. Planning Department Cumulatively Approved Floor Area

The WC2035 Plan Section 10.4.2(h)(2) requires that the five-year status report include cumulatively approved floor area for both Residential and Non-Residential Projects developed under the Plan. Cumulatively approved floor area includes the existing Baseline Development Condition¹¹ of 2008, and development approved in the Plan area subject to the previous Warner Center Specific Plan. Additionally, it includes projects that were built prior to the effective date of the WC2035 Plan and projects that were built subsequent to the effective date.¹²

This is outlined in Table 3, representing the cumulatively approved floor area under the Plan area, along with the total floor area approved during the first five-years of the Plan (December 25, 2013 through December 25, 2018) and the total floor area approved under the second five-years of the Plan (December 25, 2018 through December 25, 2023).

¹⁰ *Publicly Accessible Open Space (PAOS) under the Warner Center 2035 Specific Plan is defined by "active or passive open space that is accessible to the public from at least 6 a.m. to 10 p.m., 7 days a week. Examples of such space shall include, but not be limited to park space, plazas, landscaped setbacks connected to other open spaces, outdoor dining areas, walkways, bicycle ways and parkways associated with public or private streets." PAOS standards and requirements are in Section 6.2.2 of the Plan.*

¹¹ *Baseline Development Condition of 2008 is defined in the Warner Center 2035 Specific Plan as "the existing development in the Plan area as of 2008, expressed in terms of Non-Residential floor area, Residential floor area, and residential dwelling units," which is detailed in Section 10.2 of the Plan.*

¹² *For the purposes of addressing potential impacts and providing mitigation measures, the Warner Center 2035 Specific Plan PEIR includes analysis of cumulatively approved floor area which includes the 2008 Baseline Development Condition, development approved in the Plan area subject to the previous Warner Center Specific Plan, and projects that were built after the effective date of the Warner Center 2035 Specific Plan.*

Notably, during the second five-year period, three significant projects expired¹³ resulting in a minor reduction in the overall cumulatively approved data.¹⁴ Totals for these expired developments are also summarized in the following table representing the cumulative approved floor area in the Plan area. Please see Table 5 below for the cumulative approved dwelling units.

Table 3: Cumulatively Approved Floor Area

	Residential Floor Area	Non-Residential Floor Area
Baseline Development Condition (2008)	9,100,000 sf	16,100,000 sf
Development Approved Not Subject to WC2035 Plan, Post-2008 (Net Change)	2,229,078	-238,541
Development Approved Subject to WC2035 Plan, 12/25/2013 through 12/25/2018 (Net Change)	3,048,551	334,040
Development Approved Subject to WC2035 Plan, 12/25/2018 through 12/25/2023 (Net Change)	8,435,120	3,088,270
Development Expired After 12/25/2018	-936,000	-266,276
Cumulatively Approved Floor Area as of 12/25/2023	21,876,449	19,017,495

The cumulatively approved floor area reported under the first Five-Year Status Report was 14,440,587 square feet of Residential floor area, or 44.3% of the Build-out Limitation of 32,600,000 square feet. For Non-Residential floor area, the cumulatively approved floor area was 16,134,633 square feet, or 53.6% of the Build-out Limitation of 30,100,000 square feet.

In comparison, the cumulatively approved floor area for the second Five-Year Status Report is 21,876,449 square feet of Residential floor area, or 67.1% of the Build-out Limitation of 32,600,000 square feet. For Non-Residential floor area, the cumulatively approved floor area is 19,017,495 square feet, or 63.2% of the Build-out Limitation of 30,100,000 square feet.

Lastly, there were two developments which were filed days prior to the second Five-Year Status Report cutoff date of December 25, 2023 and have not yet been approved. The total for these proposed projects is summarized below. For purposes of comparison to the thresholds for Full Plan Restudy and Build-out Limitation, the floor area for the approved and proposed development have been totaled in the category "Approved Plus Proposed Development."

Table 4: Approved Plus Proposed Development

	Residential Floor Area	Non-Residential Floor Area
Development Proposed Subject to WC2035 Plan, Not Approved as of 12/25/2023 (Net Change)	267,573	-82,529 ¹⁵
Approved Plus Proposed Development	22,144,022	18,934,966
Full Plan Restudy	30,000,000 sf	28,000,000 sf

¹³ According to Section 10.3.1 and 10.3.2 of the Plan, if an approved project expires, floor area and dwelling units shall be deleted from the cumulatively approved data for dwelling units and floor area. A project expires three years after the Planning Department issues an approval letter if it is not utilized.

¹⁴ The three expired approved projects resulted in a reduction of 981 residential units, 936,000 square feet of Residential floor area, and 266,276 square feet of Non-Residential floor area.

¹⁵ These two proposed developments results in a reduction of Non-Residential floor area because the floor area for the existing land uses to be demolished is greater than what is being proposed.

Build-out Limitation (2035 Projection)	32,600,000 sf	30,100,000 sf
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The Approved Plus Proposed Development is 22,144,022 square feet of Residential floor area, or 67.9% of the Build-out Limitation of 32,600,000 square feet. For Non-Residential floor area, the Approved Plus Proposed Development is 18,934,966 square feet, or 62.9% of the Build-out Limitation of 30,100,000 square feet.

3. Cumulatively Approved Dwelling Units

Table 5: Cumulatively Approved Dwelling Units

	Dwelling Units
Baseline Development Condition (2008)	6,200
Development Approved Not Subject to WC2035 Plan, Post-2008 (Net Change)	2,214
Development Approved Subject to WC2035 Plan, 12/25/2013 through 12/25/2018 (Net Change)	2,500
Development Approved Subject to WC2035 Plan, 12/25/2018 through 12/25/2023 (Net Change)	7,664
Development Expired After 12/25/2018	-981
Cumulatively Approved Dwelling Units as of 12/25/2023	17,597

Reporting on cumulatively approved dwelling units for residential projects developed under the WC2035 Plan is required by WC2035 Plan Section 10.4.2(h)(3). The categories above are the same as previously defined in the section on Cumulatively Approved Floor Area. The cumulatively approved dwelling units reported under the first Five-Year Status Report was 10,793 dwelling units, or 41.4% of the Build-out Limitation of 26,048 dwelling units. In comparison, the cumulatively approved dwelling units reported under the second Five-Year Status Report are 17,597, or 67.6% of the Build-out Limitation of 26,048 dwelling units.

Table 6: Approved Plus Proposed Development

	Dwelling Units
Development Proposed Subject to WC2035 SP, Not Approved as of 12/25/2023 (Net Change)	487
Approved Plus Proposed Development	18,360 ¹⁶
Full Plan Restudy	24,000
Build-out Limitation (2035 Projection)	26,048

For purposes of comparison to the thresholds for Full Plan Restudy and Build-out Limitation, approved and proposed development has been totaled for dwelling units. The Approved Plus Proposed Development is 17,936 dwelling units, or 68.9% of the Build-out Limitation of 26,048 dwelling units.

4. Cumulatively Built Development

This section provides cumulatively built data for both Residential and Non-Residential Projects that were constructed or, are currently under construction in the WC2035 Plan area. Incorporated

¹⁶ The number of approved plus proposed development reflects the cumulatively approved number of dwelling units plus the number of dwelling units proposed but not yet approved.

into this data is the existing Baseline Development Condition¹⁷ of 2008, and development approved in the Plan area subject to the previous Warner Center Specific Plan. This data also includes projects that were built prior to the effective date of the WC2035 Plan and projects that were built subsequent to the effective date.¹⁸

This information is outlined in the following table sorted by the total Residential floor area, Non-Residential floor area, and number of dwelling units built.

Table 7: Cumulatively Built Development

	Residential Floor Area	Non-Residential Floor Area	Dwelling Units
Baseline Development Condition (2008)	9,100,000 sf	16,100,000 sf	6,200
Built Development	7,057,082 sf	519,535 sf	6,065
Cumulatively Built Development as of 12/25/2023	16,157,082 sf	16,619,535 sf	12,265

At the conclusion of the second Five-Year Status Report reporting period (December 25, 2023), there were:

- 16,157,082 square feet of Residential floor area built, or 49.6% of the Build-out Limitation of 32,600,000 square feet of Residential floor area.
- 16,619,535 square feet of Non-Residential floor area, or 55.2% of the Build-out Limitation of 30,100,000 square feet of Residential floor area.
- 12,265 dwelling units, or 47.1% of the Build-out Limitation of 26,048 dwelling units.

Based on the cumulative built data reported, the Warner Center 2035 Specific Plan is about halfway from reaching the Plan's Built-out Limitation¹⁹ to necessitating a Full Plan Restudy and any necessary environmental analysis.

5. Public Input

In accordance with WC2035 Plan Section 10.4.2(h)(4), the status report shall include a detailed summary of input received at a public information meeting. The Department of City Planning hosted a public meeting on October 23, 2024 at the Marvin Braude Constituent Service Center located at 6262 Van Nuys Boulevard in Van Nuys, California. The Department distributed approximately 15,500 written notices of the meeting via First Class Mail to owners and tenants within a 100-foot radius from the boundaries of the WC2035 Plan area on October 7, 2024.

¹⁷ *Baseline Development Condition of 2008 is defined in the Warner Center 2035 Specific Plan as "the existing development in the Plan area as of 2008, expressed in terms of Non-Residential floor area, Residential floor area, and residential dwelling units," which is detailed in Section 10.2 of the Plan.*

¹⁸ *For the purposes of addressing potential impacts and providing mitigation measures, the Warner Center 2035 Specific Plan PEIR includes analysis of cumulatively approved floor area and number of dwelling units which includes the 2008 Baseline Development Condition, development approved in the Plan area subject to the previous Warner Center Specific Plan, and projects that were built after the effective date of the Warner Center 2035 Specific Plan.*

¹⁹ *Build-out limitation is the projected level of development within the Plan area at the end of the year 2035, which projection serves as a build-out scenario for the Plan area, expressed in terms of Non-Residential floor area, Residential floor area, residential dwelling units, as set forth in Section 10.2 of the WC2035 Plan.*

According to sign-in sheets and written comments, the meeting was attended by at approximately 25 members of the public.

The format of the meeting included seven stations with exhibit boards where staff from the Department of City Planning and the Department of Transportation, and Warner Connects (Warner Center's Transportation Management Organization) were available to provide information and answer questions. Each station showcased information about the WC2035 Plan and on development in the Warner Center Specific Plan area. Attendees were encouraged to submit written input by completing a comment sheet, voice an in-person statement to city planning staff, write their comments on easels at each station, and/or submit additional comments via email or mail.

For members of the public who could not attend the public meeting, the exhibit boards and the public meeting written notice were made available for download on the Department of City Planning's website²⁰ along with instructions on submitting public comments. All public comments received are contained in Exhibit C. Please refer to Exhibit B to view a copy of the exhibit boards, public meeting notice, and a digital image of the information posted on the city planning's website.

In total, the Department of City Planning received 40 written comments or inquiries from at least 35 unique individuals. The following is a summary of the input received.

Summary of Public Comments

Infrastructure and Transportation

- Traffic congestion – Implementation of the Warner Center 2035 Specific Plan has created excessive development in Warner Center causing an increase in traffic congestion in and surrounding the Warner Center 2035 Plan area.
- Insufficient mobility options – There is a lack of public transit, bicycle lanes, and pedestrian connections.
- Lack of on-site parking – There should be more parking required for developments so that residents do not park on the street.
- Insufficient utility and/or infrastructure improvements – Several requests to provide additional streetlights, traffic signals (i.e. left-turn and right-turn lanes, and stop signs, etc.), traffic safety improvements (i.e. speed bumps, crosswalk pavement markings, etc.), and general improvements to the 101 Freeway on- and off-ramps connecting to the Warner Center Plan area. Special attention should be provided to the public right-of-way surrounding the Westfield Topanga and Village Shopping Centers.
- Insufficient public services and amenities – Request to provide additional police services, public amenities, park space and/or greenspace.

Housing Affordability

- Inclusionary Housing – There is general support for affordable housing in the Warner Center Plan area and inclusionary housing should be required.

²⁰ The exhibit boards, public meeting notice, and instruction on how and where to submit a public comment were made available on the Warner Center 2035 Specific Plan's landing page: <https://planning.lacity.gov/plans-policies/overlays/warner-center-2035-specific-plan>

General criticism of WC2035 Plan implementation

- Environmental impacts – There are general concerns regarding environmental impacts due to high density developments (i.e. traffic congestion, crime, lack of traffic safety and public amenities, etc.)
- Development Standards – Do not allow unlimited density and building height. Urban site design should focus on pedestrian-orientation, larger front yard setbacks, landscaping and streetscape. There is little or no interconnection of Publicly Accessible Open Space (PAOS) between private developments. There is a lack of PAOS or, PAOS is inaccessible to the public.
- Cultural Amenities – There is a lack of cultural arts in private developments and public spaces in the Warner Center 2035 Plan area.

Other

- General inquiries regarding development of the “Promenade Site” and the “Rams Site.”
- General comments requesting a virtual attendance option for the October 23, 2024 Warner Center public meeting.
- Concern there is a lack of homeownership.
- There is a lack of public knowledge about contamination from the former Aerojet Rocketdyne site and more needs to be done to remediate the site.

Commentary on Public Input

The primary concerns of residents and stakeholders are increased traffic congestion, insufficient mobility options, insufficient parking requirements, insufficient public services and amenities, support for affordable housing, and general concerns about development standards. Other concerns were related to general comments about implementation of the WC2035 Plan, the Promenade site and the Ram site, virtual attendance option, and contamination from historic land use of rocket engine manufacturing.

The Warner Center 2035 Specific Plan PEIR addresses transportation, circulation, and parking impacts in Section 4.12 and mitigation measures were adopted to address these impacts to the transportation system. Furthermore, it is expected that within a year, the City will have passed the first one-third development threshold, which will trigger a transportation restudy per Section 10.5.1 of the WC2035 Plan and will provide an opportunity to address any unforeseen impacts to the transportation system. The WC2035 Plan also provides that any new significant development improves and dedicates the public right-of-way fronting the development (i.e. land dedications, street trees and lighting, utilities, etc.).

Public Services, including fire protection, police protection, schools, parks, and libraries are addressed in the EIR in Section 4.11. Mitigation measures, including impact fees, were adopted to address impacts to ensure that service levels are maintained with the addition of personnel and facilities as necessary to meet anticipated demand. The planning and development of any new facilities, however, must occur through the various agencies as appropriate, including the Los Angeles Fire Department, the Los Angeles Police Department, the Los Angeles United School District, the Department of Recreation and Parks, and the Los Angeles Public Library.

Regarding affordable housing, in the last year, Warner Center received a number of residential projects that are either all-affordable or provide an affordable housing component, each at various

stages of development. This is a direct result of the City of Los Angeles' Executive Directive No. 1 (ED 1), which was signed by Mayor Karen Bass and became effective on December 16, 2022 and most recently revised on July 1, 2024. This Directive authorizes eligible projects which provide 100% affordable housing and/or temporary housing expedited services in case processing and building permit clearances, and approvals through a ministerial process. Affordable housing in Warner Center can also be attributed to the recent series of amendments to the California State Density Bonus Law allowing more flexibility to provide affordable housing and to be processed ministerially. There are currently 402 affordable housing units in Warner Center that are built or, are under construction with approximately 47 affordable units under discretionary review.

As it pertains to development standards, projects are required to comply with development standards as prescribed by the WC2035 Plan. This includes a front yard setback of a 12 foot minimum to a 15 foot maximum (in some cases the maximum is 20 feet) and 30% of this area must be landscaped. Although the Plan permits unlimited height and density (except for the Park District), the building envelope is limited to the floor area ratio (FAR). Projects are required to provide a minimum percentage of Non-Residential floor area that is based on the total FAR of projects. This helps to further limit the building envelope of a project. Additionally, projects must comply with street standards corresponding to land dedications and improvements in the public right-of-way.

Publicly Accessible Open Space (PAOS) is publicly available open space on private development that is open to the public. All applicable projects are required to provide PAOS and comply with an exhaustive list of standards per WC2035 Plan Section 6.2.2.2, which include maintaining accessibility to the public at minimum from 6 a.m. to 10 p.m., daily.

As it relates to urban site design concerns, in accordance with WC2035 Plan Section 6.2.6.3, prior to approval each project²¹ requires consultation with the City's Urban Design Studio on whether or not the proposed Project is consistent with the Urban Design Guidelines set forth in Appendix F of the Plan and the Supplemental Urban Design Standards required in Section 6.2.6.2. In addition, most projects are reviewed by the Neighborhood Council and revised in accordance with neighborhood council recommendations.

There currently are no planned or developed cultural projects in Warner Center and surrounding areas. This is because Section 9.6 of the WC2035 Plan states that no monies can be spent on cultural arts until a Warner Center Cultural Amenities Master Plan is adopted. This Master Plan will serve as an implementation guide with principals and standards. In 2023, the Department of City Planning hired a consultant to create a Cultural Amenities Master Plan. Concurrent to this process, city planning staff is working with Council District 3 to appoint a Warner Center Cultural Amenities Committee. Once the Master Plan is adopted and the Committee is established, cultural arts will be implemented in Warner Center.

The Promenade Project, which was entitled in August 2020, is a proposed redevelopment of the existing 34-acre Westfield Promenade Shopping Center. The Project would specifically include up to 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, up to 572 hotel rooms, and an Entertainment and Sports Center approximately 320,050 square feet and 15,000 seats in size. The City has not received information indicating this project will move forward or not.

²¹ *Certain projects are not required to comply with urban site design guidelines and standards under the WC2035 Plan. These projects are processed ministerially and are limited to a change of use and minor vertical or horizontal additions.*

The Rams Project received an administrative approval in October 2023. It is a redevelopment of the former Anthem Blue Cross 32-acre site to a private football training facility. Under the WC2035 Plan Section 5.3.2, projects that do not involve adding more than 50,000 square feet of net floor area are processed ministerially. The project encompassed a horizontal addition to an existing office building expanding the existing office use. This included converting and improving a portion of the existing surface parking to a one-story training facility (private gymnasium) and an outdoor practice field (private recreational facility) with accessory uses (i.e., locker rooms, dining hall, meeting rooms). The floor area net increase is 50,000 square feet.

Regarding requests for a virtual attendance option of the October 23, 2024 public meeting, the Department of City Planning met the requirements of WC2035 Plan Section 10.4.2 for hosting a public meeting to showcase and seek public input about the second Five-Year Status Report. The exhibit boards were also shared on the Department of City Planning's website²² along with instructions on submitting public comment. All members of the public who inquired about a virtual attendance option were provided with the website address to download and review the exhibit material as well as given instructions on submitting public comment.

Lastly, the former Aerojet Rocketdyne site is vacant and is currently undergoing site remediation and other cleanup efforts under the jurisdiction of the Los Angeles Regional Water Quality Control Board (Los Angeles Board). All work plans for remediation and cleanup efforts are made available on the Los Angeles Board's website²³. In recognition of potential on-site contaminants as a result of historic industrial land uses of rocket engine and related systems manufacturing, the WC2035 Plan PEIR incorporated mitigation measures to address on-site hazards or hazardous material found on any project site in Warner Center. These mitigation measures require site-specific hazard assessment to identify any potential hazards and if needed, recommend any further on-site assessment. If further assessment is recommended, then on-site testing is completed and a Phase 3 Mitigation Plan is designed and implemented to the satisfaction of the appropriate regulatory agency, prior to any building permit issuance.

6. Implementation of Transportation Improvements

WC2035 Plan Section 10.4.2(h)(5) requires that the status report include the progress toward implementation of transportation improvements, including physical street improvements, high occupancy vehicle (HOV) facilities and transit improvements, which serve or benefit this Plan area. Additionally, the status report shall include the total monies collected into the Warner Center Mobility Trust Fund.

On June 24, 2018, Metro introduced the Warner Center Shuttle, a designated bus line serving the Warner Center area. Since commencing bus operations, the bus line has grown from ten bus stop locations to five additional stops for late night service only. The Warner Center Shuttle runs every twenty minutes traveling between the Canoga Orange Line Station and Kaiser Hospital via Westfield Topanga/The Village and the Warner Center Business Park with local bus line connections to Chatsworth, Tarzana, and North Hollywood via the Orange Line. See Exhibit B2 for a current transit map of Warner Center.

During the second five-year period, a contract was awarded to Steer Davies Gleave, now known as Steer, to develop a Transportation Management Organization (TMO) for Warner Center. On

²² The exhibit boards, public meeting notice, and instruction on how and where to submit a public comment were made available on the Warner Center 2035 Specific Plan's landing page: <https://planning.lacity.gov/plans-policies/overlays/warner-center-2035-specific-plan>

²³ Please refer to the Los Angeles Boards' website for more information and to contact them directly with questions: <https://geotracker.waterboards.ca.gov/>.

January 10, 2019, the Warner Connects TMO was officially launched, including an online web portal at www.warnerconnects.org, which includes a trip planner. The launch wrapped up nine months of stakeholder outreach by LADOT, City Planning, and the Council Office to determine the appropriate direction and work plan for the organization. Since then, Warner Connects has become an informational resource to help residents, employees, and visitors connect with a wide variety of transportation options through an online presence and neighborhood events. The organization also serves as a resource for employers, developers, and property managers who need to comply with local and regional transportation demand management practices and requirements, and works closely with those groups to assist them in addressing the area's more pressing transportation issues.

Lastly, during the second five-year status reporting period, the monies collected into the Warner Center Mobility Trust Fund 59H²⁴ total to \$2,403,660.70 and are tabulated as follows:

Table 8: Monies Collected into the Warner Center Mobility Trust Fund 59H

Date	Address	Mobility Fee Paid
5/13/2019	5957 Variel Ave	\$443,245.70
5/30/2019	6279 Variel Ave	\$57,872.00
10/22/2020	21851 Victory Blvd	\$1,304,798.00
9/14/2021	6738 Independence Ave	\$4,246.00
3/17/2022	21100 Erwin St	\$29,496.00
9/16/2022	5919 Canoga Ave	\$20,155.00
1/12/2023	5850 Canoga Ave, Suite 120	\$20,511.00
9/28/2023	6300 Canoga Ave	\$16,704.00
11/22/2023	21300 Oxnard St	\$60,848.00
2/22/2024	21555 Oxnard St	\$445,785.00
4/11/2024	21401 Vanowen St	\$17,449.00
4/11/2024	21401 Vanowen St	\$110,094.00
Total		\$2,531,203.70

7. Public Improvements Developed

Reporting on all public improvements developed under the WC2035 Plan during the five-year period is required by WC2035 Plan Section 10.4.2(h)(6). On June 13, 2018, the City Council approved Ordinance No. 185,618 establishing the Warner Center 2035 Plan Implementation Board (PIB). The PIB is tasked with creating a program to prioritize the spending of funds on many improvements in Warner Center, as described previously. On March 6, 2020, the City Council adopted a motion authorizing ten traffic improvement locations and prioritizations, which involved collaboration of DOT, the Office of Councilmember Bob Blumenfield, and the PIB. Five of these prioritized improvements are in the Warner Center Plan area:

- De Soto Avenue and Oxnard Street
- Canoga Avenue and Erwin Street
- Burbank Boulevard and Canoga Avenue
- Oxnard Street and Variel Avenue
- Burbank Boulevard and De Soto Avenue

The type of improvements that were completed were traffic signal upgrades, installation of left-turn arrows, enhanced pedestrian crosswalks, installation of new traffic signals, and ADA-

²⁴ The Warner Center Mobility Trust Fund 59H was established by Ordinance No. 184,837 to collect Mobility Fees pursuant to the WC2035 Plan.

compliant curb ramps. Other than project-specific improvements that are described in Exhibit A, and other improvements identified in the preceding section, there were no other public improvements made during the five-year period.

8. Parking Spaces Developed

WC2035 Plan Section 10.4.2(h)(7) requires that the status report include the total number of parking spaces developed within the Plan area during the five-year period. For projects that have been approved during the five-year period, a total of 10,215 Residential parking spaces, 11,657 Non-Residential parking spaces, and 7,394 bicycle parking spaces have been approved. The average number of parking spaces approved per Residential unit has been 1.3. The WC2035 Plan requires that all Projects with more than 200,000 square feet of floor area are required to provide designated stalls for scooters, mopeds, and motorcycles for at least five percent of regular building occupants, as well as five percent of parking spaces as designated EV charging outlets for electric-run autos, bicycles, scooters, and/or motorcycles.

Table 9: Parking Spaces for Approved Projects

Residential Parking Spaces	10,215
Non-Residential Parking Spaces	11,657
Bicycle Parking Spaces	7,394

9. Warner Center Cultural Amenities Trust Fund

In accordance with WC2035 Plan Section 10.4.2(h)(8), the status report shall include a detailed summary of the total monies collected into the Warner Center Cultural Amenities Trust Fund, Fund 59J including specifics on the planned and developed cultural projects funded in Warner Center and surrounding areas by those monies.²⁵

There currently are no planned or developed cultural projects funded in Warner Center and surrounding areas. WC2035 Plan Section 9.5 calls for the creation of a Warner Center Cultural Amenities Committee or Similar Body or Authority. The committee is responsible for the disbursement of the Warner Center Cultural Amenities Trust Fund within the Plan area. WC2035 Plan Section 9.6 stipulates that no monies collected into the Warner Center Cultural Amenities Trust Fund shall be spent until after a Cultural Amenities Master Plan is adopted.

In 2023, the Department hired a consultant to create a Cultural Amenities Master Plan. As a next step, the Warner Center Cultural Amenities Master Plan will be adopted once it is completed, and subsequently a Warner Center Cultural Amenities Committee will be established.

10. Development Agreements

Reporting on all Development Agreements adopted under the WC2035 Plan during the five-year period is required by WC2035 Plan Section 10.4.2(h)(9). There have been no Development Agreements adopted during the five-year period.

CURRENT AND ON-GOING EFFORTS

²⁵ On March 24, 2017, Ordinance No. 184,838 authorized the creation of the Warner Center Cultural Amenities Trust Fund, Fund 59J, to collect Cultural Amenities Fees pursuant to the WC2035 Plan.

The Warner Center 2035 Plan is an ambitious and complex specific plan that is approximately ten years old. Consequently, implementation of the Plan is still evolving as the Department of City Planning finds ways to develop more efficient and consistent case processing, including coordination with other City Departments. In recent years, the Department has made the following series of improvements in the implementation of Warner Center case processing:

Dedicated Warner Center Unit

The Department created a dedicated Warner Center unit in May 2017 for the processing of Warner Center cases. This effort has directly eliminated the backlog of cases from an influx of case filings in 2018. Additionally, the Warner Center unit maintains tracks all Warner Center cases, which has assisted in case organization and reducing case processing times.

Development Services Case Management and Inter-Departmental Coordination

Certain types of projects are strongly encouraged to go through the Development Services Management process, with multiple City Departments reviewing project plans prior to submission of a project, to work through various city agency requirements and to ensure a smooth process. Additionally, Warner Center staff is ensuring that other City Departments are utilizing WC2035 Plan standards where they supersede other City provisions.

Case Filings, Condition Clearances, Building Permit Clearances

The Warner Center Unit works closely with the Van Nuys Development Services Center (DSC), Department of City Planning public counter to ensure a streamline process with case filings, condition clearances, and building permit clearances.

Street Trees / Protected Trees

Projects are now required to consult with the Urban Forestry Division of the Bureau of Street Services regarding plans for street trees and protected trees prior to project submission to avoid the loss of healthy street trees and to ensure proposed plans adequately address protection and/or replacement of street trees and protected trees.

Low Impact Development (LID)

Projects are now required to consult with LA Sanitation regarding low-impact development shortly after Project submission to ensure proposed plans incorporate appropriate LID measures that are best suited to the Plan's aesthetic and sustainability objectives.

Department of City Planning and Department of Transportation Inter-Departmental Coordination

Warner Center staff regularly coordinates with our counterparts at LADOT in the implementation of the Warner Center 2035 Specific Plan, including the Mobility Fee, transportation demand management programs, and transportation mitigation measures.

Department of City Planning and Department of Building & Safety Inter-Departmental Coordination

Warner Center staff frequently coordinates with the Building & Safety, Zoning on certain land use classifications to ensure proposed land uses are permitted under the WC 2035 Plan. Other functions include working with Building & Safety to calculate the Mobility Fee by ensuring the

structural inventory on a building permit, which is an itemized list of floor area per occupancy type, matches the City Planning Determination of Conditional Approval.

Mobility Fee Amendment

On January 14, 2020, Ordinance No. 186,498 was adopted by City Council authorizing the first amendment to the WC 2035 Plan, updating and clarifying the way mobility fees and in-lieu credits for transportation mitigation measures are calculated and applied to projects within the Plan area.

Plan Implementation Board

The Warner Center Unit staff participate with the Warner Center Plan Implementation Board (PIB), which is responsible for the implementation of various requirements of the Plan, including, but not limited to streetscape, roadway, and transit improvements. The Board is tasked with creating a program to prioritize the spending of funds on many improvements in Warner Center and is currently working on the implementation of ten intersection improvements, which benefit the Warner Center Plan area. The PIB has been meeting regularly in recent months, approximately every month. Planning staff provides updates and reports during these meetings.

Publicly Accessible Open Space (PAOS)

In order to maintain accessibility to the public, projects are now conditioned to provide PAOS that is unfettered by fences, gates, enclosures or borders of any kind. PAOS, which is open space designed to be open and available to the public no less than from 6 a.m. to 10 p.m., daily. Prior to any City Planning approval, applicants are required to demonstrate compliance with this standard in their project plans and later covenanted prior to any building permit issuance.

Urban Design Review

To ensure a high level of project design in Warner Center, every proposed project receives an individual review by the Department's Urban Design Studio. This service affords the project team with specific, detailed suggestions to elevate building design in Warner Center.

NEXT STEPS

Warner Center Cultural Amenities Committee and Warner Center Cultural Amenities Master Plan

The Warner Center Cultural Amenities Committee is responsible for the disbursement of the Warner Center Cultural Amenities Trust Fund and, in coordination with the Department of City Planning and the Department of Cultural Affairs, the creation of the Warner Center Cultural Amenities Master Plan. In accordance with the WC2035 Plan, a Master Plan will be developed and adopted.

Warner Center Cultural Amenities Fee Collection

Council District 3 is actively coordinating across Departments to ensure that the collection of fees into the Warner Center Cultural Amenities Trust Fund will be fully implemented.

Transportation Management Organization: Warner Connects

The Transportation Management Organization (TMO), Warner Connects, serves as an informational resource to help residents, employees, and visitors connect with a wide variety of transportation options through an online presence and neighborhood events. The organization also is a resource for employers, developers, and property managers who need to comply with local and regional Transportation Demand Management practices, and works closely with those groups to assist them in addressing the area's more pressing transportation issues. The Department of Transportation holds virtual meetings on an as needed basis with the consultant Steer, and the TMO Board has been meeting approximately once every two months.

Transportation Restudy

Within a year, it is anticipated that the first one-third development threshold will be passed, triggering a transportation restudy per Section 10.5.1. A focused transportation restudy could assess current development trends in Warner Center and consider changes to mitigation measures should any unforeseen impacts to the transportation system be identified.

Project Phasing

The Department is continuing to strengthen and clarify conditions of approval for phased Projects in order to ensure that phased Projects fully comply with the Specific Plan.

As community-wide Warner Center issues are brought to light, they will be addressed through the Canoga Park – Winnetka – Woodland Hills – West Hills community plan update implementation programs.

Mapping of PAOS

One of the intents of the Warner Center 2035 Specific Plan is to create a network of publicly accessible open space to encourage public gatherings and pedestrian activity. In order to see this through, Warner Center staff has prepared a list of PAOS within the Plan boundaries which, will subsequently be mapped out and made available to the public. As a long term goal, the completed PAOS will be viewable on ZIMAS (the City of Los Angeles' Zoning Information and Map Access System).

Department's Response to CPC 2019 Recommended Actions

On March 28, 2019, the City Planning Commission approved the first Five-Year Status Report for the period between December 25, 2013 and December 25, 2018 with recommendations to the City Council, which was then considered at their meeting on October 8, 2019. Below lists the CPC recommended actions and the Department's progress toward its implementation:

- a. Direct the Department of City Planning to continue inter-departmental coordination efforts with the Department of Cultural Affairs and other City Departments.

As mentioned throughout this report, the Department continues to have inter-departmental coordination with the Department of Cultural Affairs and other City Departments in various capacities in order to implement the WC2035 Plan.

- b. That Council District 3 appointed members of the Warner Center Cultural Amenities Committee pursuant to WC2035 Plan Section 9.5.

This effort is forthcoming as the Department in coordination with the Department of Cultural Affairs works to create a Warner Center Cultural Amenities Master Plan as required pursuant

to Section 9.6 of the WC2035 Plan. Once it is adopted, Council District 3 will appoint members to the Warner Center Cultural Amenities Committee.

- c. Support measures to require or incentivize affordable housing in the Warner Center Specific Plan area.

Executive Directive No. 1 (ED 1) was signed by Mayor Karen Bass and became effective on December 16, 2022 authorizing eligible projects which provide 100% affordable housing and/or temporary housing expedited services in case processing and building permit clearances, and approvals through a ministerial process.

On October 30, 2023, City Planning issued a ministerial approval authorizing Warner Center's first all-affordable housing development consisting of 301 residential units, located at 21300 Oxnard Street. Currently, a second development is underway to convert an existing 101 residential unit apartment building to permanent housing for people experiencing homelessness.

In addition to ED 1, there are two Warner Center projects currently being reviewed that are proposing an affordable housing component:

1. Under the City's local Density Bonus ordinance, one project will restrict 21 residential units for Very Low Income Households, located at 6464 N Canoga Avenue (CPC-2023-8233-DB-SPP-VHCA).
 2. Pursuant to Measure JJJ, the second project is utilizing the City's Transit Oriented Communities Incentive Program (TOC) to restrict 26 residential units for Very Low Income Households, located at 22015 W Vanowen Street (Case No. DIR-2024-163-TOC-SPP-VHCA).
- d. Explore the possibility of an incentive-based approach to encourage local hire, prevailing wage, and other labor standards similar to the Measure JJJ / Transit Oriented Communities Program (LAMC Section 11.5.11).

As mentioned above, there are three Warner Center projects that utilized an incentive-based approach similar to Measure JJJ/Transit Oriented Communities Program. The first is an ED 1 ministerial project, permitting Warner Center's first all-affordable housing development consisting of 301 residential units. The project was able to provide 100% affordability through the use of three incentives, which included minor deviations from non-residential floor area, floor-to-floor height, and ground floor limitations on parking.

Similarly, pursuant to the City's local Density Bonus ordinance, a second project proposes an affordability component offering a mixed-income, mixed-use project with 26 residential units restricted for Very Low Income Households. In return, the project proposes two incentives to allow minor deviations in non-residential floor area and building height.

Lastly, as of January 2024, Warner Center received its first TOC project proposing 211 residential units, including 26 Very Low Income units. In exchange for providing a percentage of affordable housing, the project proposes two incentives to deviate from LAMC requirements for transitional height and open space.

CONCLUSION

The status report as submitted complies with the requirements of the WC2035 Plan. The City Planning Commission, after review of the Department's 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. The City Council may review the City Planning Commission's action and the Department's report and consider any actions necessary to ensure that the implementation of the Plan complies with its requirements and stated intent

EXHIBIT A

Detailed Summary of Warner Center 2035 Specific Plan Projects

Case Number	Approved	Address	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Residential Bicycle Parking Short-term	Residential Bicycle Parking Long-term	Non-Residential Bicycle Parking Short-term	Non-Residential Bicycle Parking Long-term	Publicly Accessible Open Space (PAOS) Square-feet	Height	On-Site Improvements (in footnotes)	Off-Site Improvements (in footnotes)	WC2035 Mobility Fee Paid (or Estimate)
ADM-2021-3515-OVR-WC	7/30/2021	2100 Erwin St	N/A	N/A	46,880	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2018-7428-SPP	8/10/2021	5500 Canoga Blvd	498	877,955	1,000,732	1,009	1,160	104	208	99	168	231,445	P1: 95ft; P2: 30 ft; P3: 35 ft; P4: 340ft	Canoga Avenue - 16-foot parkway - 4-foot easement Burbank Boulevard - 8-foot sidewalk - 8-foot parkway - 6-foot easement New Street - 6-foot sidewalk - 8-foot parkway - 36-foot roadway - 64-foot right-of-way	Canoga Avenue - 52-foot roadway - 12-foot wide strip of land dedication to complete a 64-foot right-of-way Burbank Boulevard - 35-foot roadway - 2-foot wide strip of land dedication to complete a 45-foot right-of-way	P1: Not Required
ADM-2021-6176-OVR-WC	11/5/2021	6355 Topanga Canyon Blvd	N/A	N/A	6,784	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
ADM-2021-7710-OVR-WC	11/5/2021	21333 Oxnard St	N/A	N/A	5,239	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2021-6274-SPP-HCA	12/9/2021	6036 Variel Ave	221	182,071	35,081	234	28	14	131	3	15	8,321	P1: 105 ft	Variel Avenue - 8-foot sidewalk - 8-foot parkway - 8-foot easement	Vanowen Street - 32-foot roadway - 40-foot right-of-way	\$642,073 (Estimate)
ADM-2021-9689-OVR-WC	2/10/2022	21100 Erwin St	N/A	N/A	4,595	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$29,496
DIR-2016-3812-SPP; VTT-74522	7/13/2022	21300 Oxnard St	184	154,000	156,152	226	211	12	117	24	32	16,743	P1: 84ft, 85ft; P2: 186ft	Oxnard Street - 8-foot sidewalk - 8-foot parkway - 4-foot easement - 2-foot street lighting and tree easement	Oxnard Street - 40-foot roadway - 9-foot wide strip of land dedication along Oxnard St to complete a 52-foot wide right-of-way - 8-foot wide landscaped parkway and meandering concrete sidewalk up to the easement line.	\$1,509,420 (Estimate)
ADM-2022-4764-OVR-WC	12/8/2022	6400 Canoga Ave	N/A	N/A	68,826	N/A	232	N/A	N/A	43	36	N/A	P1: 61.5 ft	Canoga Avenue - 8-foot sidewalk - 8-foot parkway - 4-foot easement	Canoga Avenue - 40-foot roadway - 52-foot right-of-way	\$610,106 (Estimate)
ADM-2022-5558-OVR-WC	12/8/2022	5850 Canoga Ave, Suite 120	N/A	N/A	2,892	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$20,511
DIR-2019-3481-SPP-DI	12/20/2022	6033 - 6039 De Soto Ave	160	161,001	35,650	110	56	20	39			9,038	P1: 97 ft	De Soto Avenue - 8-foot sidewalk - 16-foot parkway - 12-foot easement	De Soto Avenue - 56-foot roadway - 68-foot right-of-way	Not Required
ADM-2022-7181-OVR-WC	1/20/2023	6109 De Soto Ave	8	19,669	19,669	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2018-7402-SPP	2/7/2023	21201 Victory Blvd	221	170,789	44,479	188	12	15	134	2	4	9,392	P1: 99ft	Victory Boulevard - 8-foot sidewalk - 16-foot parkway - 12-foot easement	Victory Boulevard - 56-foot roadway - 68-foot right-of-way	\$281,690 (Estimate)
ADM-2022-8953-OVR-WC	5/5/2023	21200 Victory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
ADM-2022-8584-OVR-WC	7/25/2023	21401 Vanowen St	54	37,491	3,901	38	8	7	30	5	5	N/A	P1: 85 ft	N/A	N/A	\$110,094
ADM-2023-4707-OVR-WC	8/1/2023	5940 Variel Ave	N/A	N/A	4,879	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
ADM-2023-4991-OVR-WC	8/7/2023	6300 Canoga Ave	N/A	N/A	2,555	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$16,704
ADM-2023-3738-OVR-WC	10/5/2023	21555 Oxnard St	N/A	N/A	416,689	N/A	262	N/A	N/A	21	17	N/A	P1: 188 ft, 4 in, 12 ft, 7 in	N/A	N/A	\$445,785

Case Number	Approved	Address	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Residential Bicycle Parking Short-term	Residential Bicycle Parking Long-term	Non-Residential Bicycle Parking Short-term	Non-Residential Bicycle Parking Long-term	Publicly Accessible Open Space (PAOS) Square-feet	Height	On-Site Improvements (in footnotes)	Off-Site Improvements (in footnotes)	WC2035 Mobility Fee Paid (or Estimate)
ADM-2023-6353-DB-SPP-HCA-WC-ED1	10/30/2023	21300 Oxnard St	301	296,487	N/A	229	N/A	26	262	N/A	N/A	16,392	P1: 83 ft; P2: 91 ft	Oxnard Street - 8-foot sidewalk - 8-foot parkway - 4-foot easement - 2-foot street lighting and tree easement	Oxnard Street - 40-foot roadway - 9-foot wide strip dedication along Oxnard St to complete a 52-foot wide half right-of-way - 8-foot wide landscaped parkway and meandering concrete sidewalk up to the easement line.	P1: \$60,848.00
ADM-2023-6955-OVR-WC	12/12/2023	6110 Variel Ave	N/A	N/A	3,801	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2020-5379-SPP-VHCA-1A; AA-2020-5375-PMLA-VHCA-1A	1/18/2024	6100 Canoga Ave	852	1,00,536	162,512	1382	120	37	363	22	22	84,566	P1: 156 ft; P2: 152 ft; P3: 154 ft	Canoga Avenue - 8-foot sidewalk - 8-foot parkway - 4-foot easement	Canoga Avenue - 40-foot roadway - 2-foot wide strip of land dedication to complete a 52-foot right-of-way	\$2,067,190 (Estimate)
DIR-2017-1708-SPP-1A; VTT-74891-1A	1/13/2021; 4/20/2021	21041 Burbank Blvd	1,009	1,175,513	1,458,755	1,627	3,921	87	576	177	294	121,683	P1: 83ft; P2: 88ft; P3: 243ft, 239ft; P4: 85 ft; P5: 88ft; P6: 86 ft; P7: 222 ft; P8: 350ft, 35ft	De Soto Avenue - 8-foot sidewalk - 16-foot parkway - 12-foot easement Burbank Boulevard - 8-foot sidewalk - 16-foot parkway - 12-foot easement Warner Center Lane (Private) - 10-foot sidewalk - 6-foot parkway - 36-foot roadway - 64-foot right-of-way - 20-foot radius property easement returns at intersections of Burbank Blvd and De Soto Ave	De Soto Avenue - 56-foot roadway - 18-foot wide strip of land dedication to complete a 68-foot right-of-way and 20-foot radius property line return to be dedicated at intersection Burbank Boulevard - 35-foot roadway - 2-foot wide strip of land dedication to complete a 45-foot right-of-way	\$8,136,131 (Estimate)

EXHIBIT B

PUBLIC MEETING MATERIALS

B1. October 23, 2024 Public Meeting Notice



Los Angeles Department of City Planning
Project Planning Bureau
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

PRESORTED
FIRST-CLASS MAIL
US POSTAGE
PAID
LOS ANGELES, CA
PERMIT 12932



Notice of Public Meeting

Warner Center 2035 Specific Plan 2nd Five Year Status Report

Wednesday, October 23, 2024

5:30 PM - 7:30 PM

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
1st Floor Conference Room 1B
Van Nuys, CA 91401

Notice of Public Meeting

Warner Center 2035 Specific Plan 2nd Five Year Status Report



City Planning Case: CPC-2008-3470-SP-GPA-ZC-SUD-BL

Environmental Case: ENV-2008-3471-EIR

Council District: 3 - Blumenfield

Summary

The Warner Center 2035 Specific Plan (WC 2035 Plan or Plan) became effective on December 25, 2013. It is a 1.5 square-mile Regional Center located in the Canoga Park- Winnetka- West Hills Community Plan. The area is divided into eight districts, each with distinct development regulations. The Plan is intended to spur housing, job growth, and economic development through a concentration of a mix of uses that are within walking distance of one another so people can easily walk rather than drive.

Every five years, the Warner Center 2035 Specific Plan requires the Department of City Planning, with the assistance of the Department of Transportation to prepare a five-year status report on the status of development permitted by the WC 2035 Plan and make it available to the public.

The Department of City Planning would like to take this opportunity to invite members of the public to attend a public meeting to provide input regarding the implementation of the Warner Center 2035 Plan.

The purpose of the meeting shall be to:

- Review the goals and objectives of the Warner Center 2035 Plan.
- Learn about the progress made in implementing the Plan.
- Provide feedback on development and public improvements.

Public Meeting

The public meeting is a formal opportunity for the public to provide comments on the implementation of the Warner Center 2035 Specific Plan. This public meeting will be held entirely in person. Visit planning.lacity.gov/about/commissions-boards-hearings for general information about public meetings and the exhaustion of administrative remedies.

Written Comments

In lieu of attending, comments may be submitted by email to sheila.toni@lacity.org or mail a hardcopy to Sheila Toni to the address listed to the right.

Sheila Toni
6262 Van Nuys Blvd, Room 430
Van Nuys, CA, 91401
sheila.toni@lacity.org
(818) 374-5062

Accommodations

Accommodations: 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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may be provided upon a written request submitted a minimum of 72 hours in advance to: sheila.toni@lacity.org. Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Como entidad cubierta bajo el Título II de la Ley de Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por discapacidad. Intérpretes de lenguaje de señas, aparatos de asistencia auditiva u otros servicios, como la traducción entre inglés y otros idiomas, también se pueden proporcionar mediante solicitud por escrito presentada con un mínimo de 72 horas de anticipación a: sheila.toni@lacity.org. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento a traducir como un archivo adjunto a su correo electrónico.

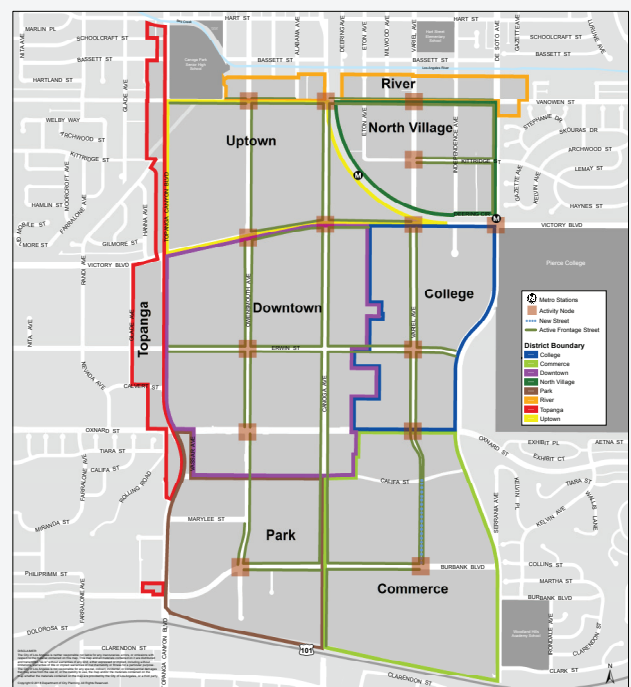


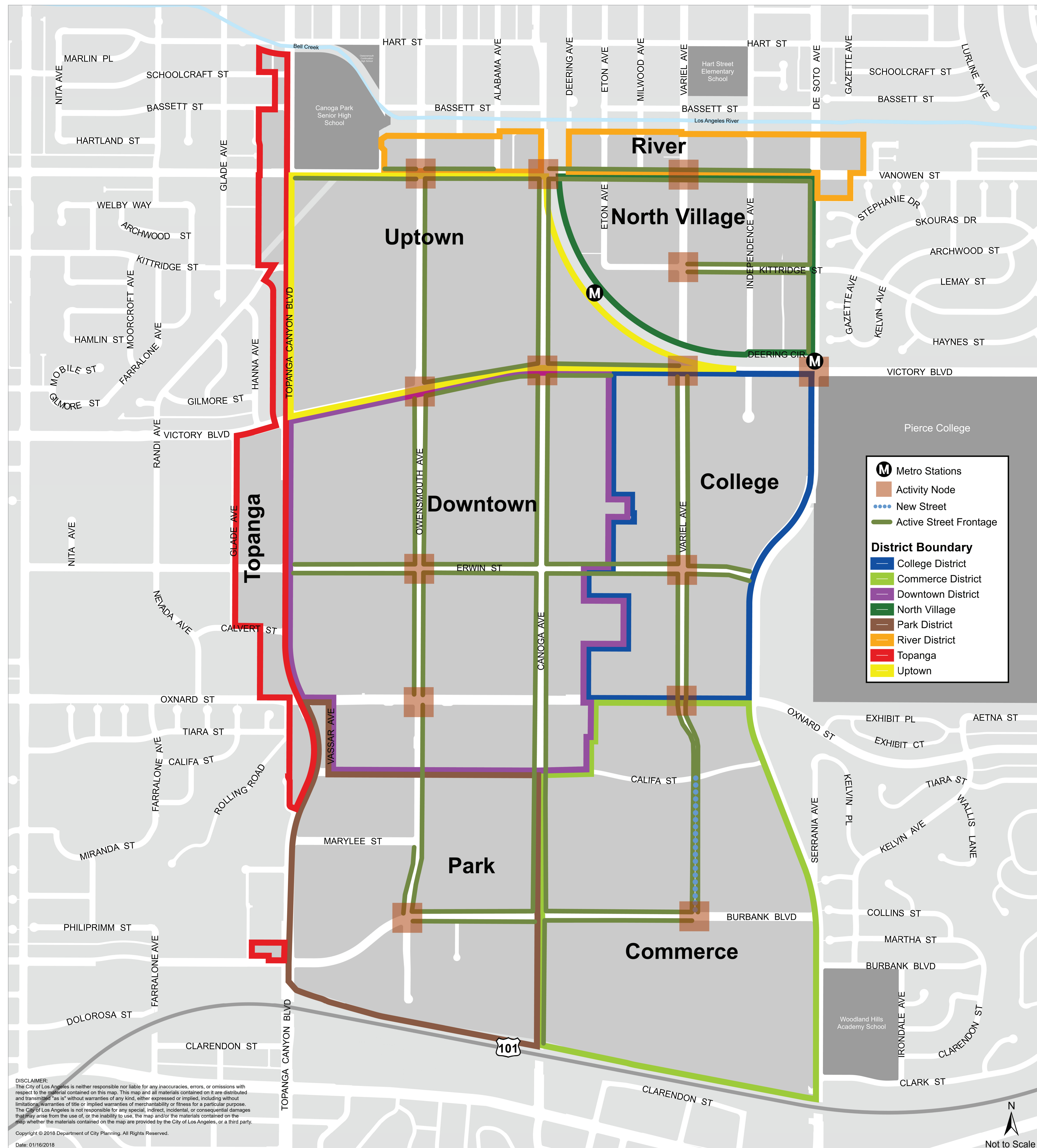
EXHIBIT B

PUBLIC MEETING MATERIALS

B2. Presentation Boards

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

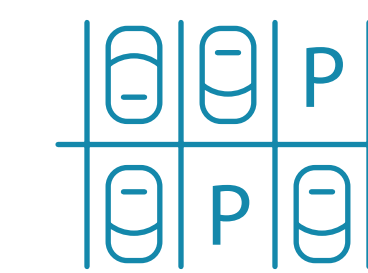
	Net Residential Units	Net Residential Floor Area	Net Non-Residential Floor Area
Current Built or Approved Development	17,597	21,876,449	19,017,495
Change since 2008*	11,397	12,776,449	2,917,495
Projects Submitted to the City but Not Yet Approved	487	406,681	5,245

* 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



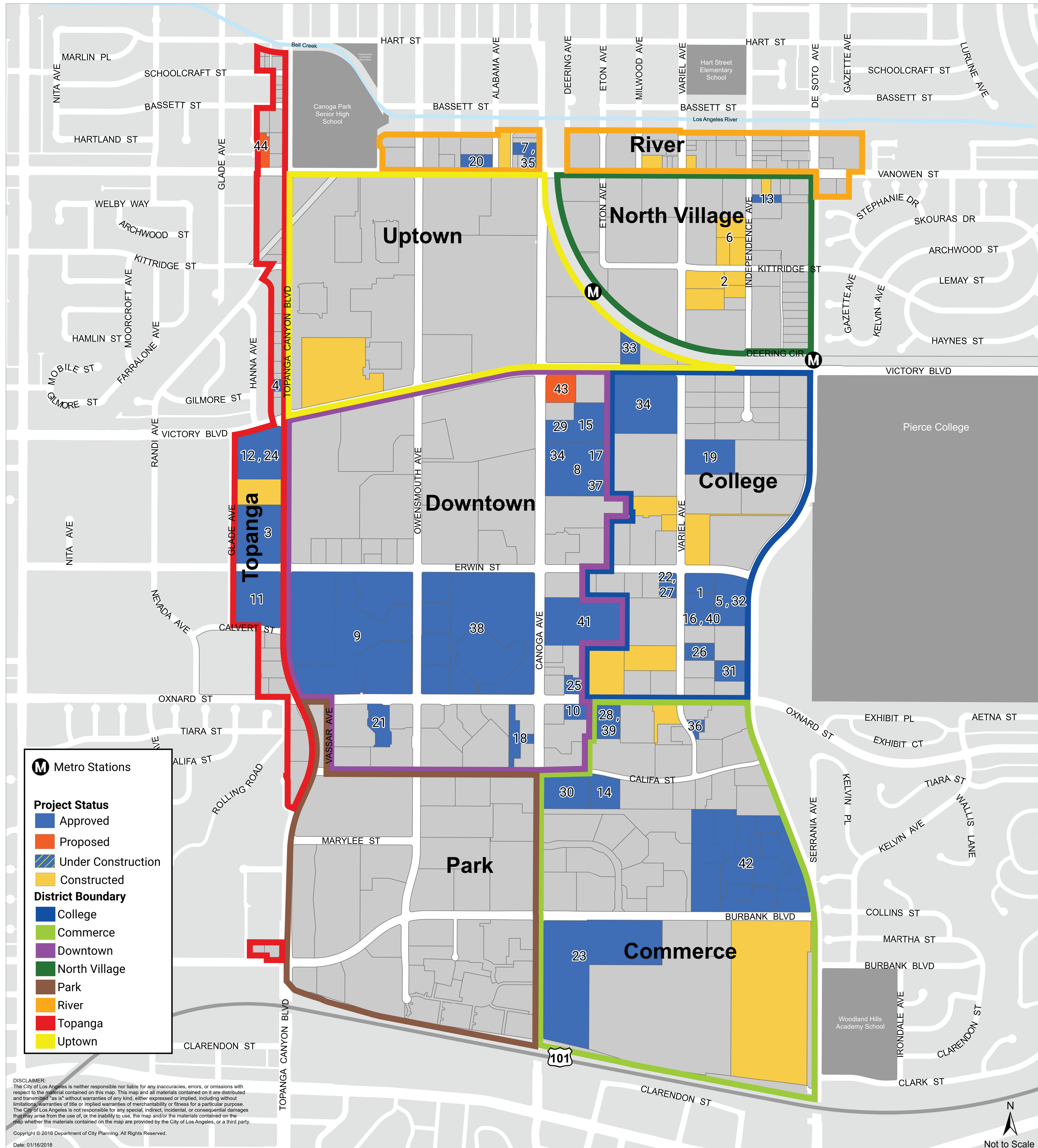
Publicly Accessible Open Space
753,446 square feet (5.7 acres)

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

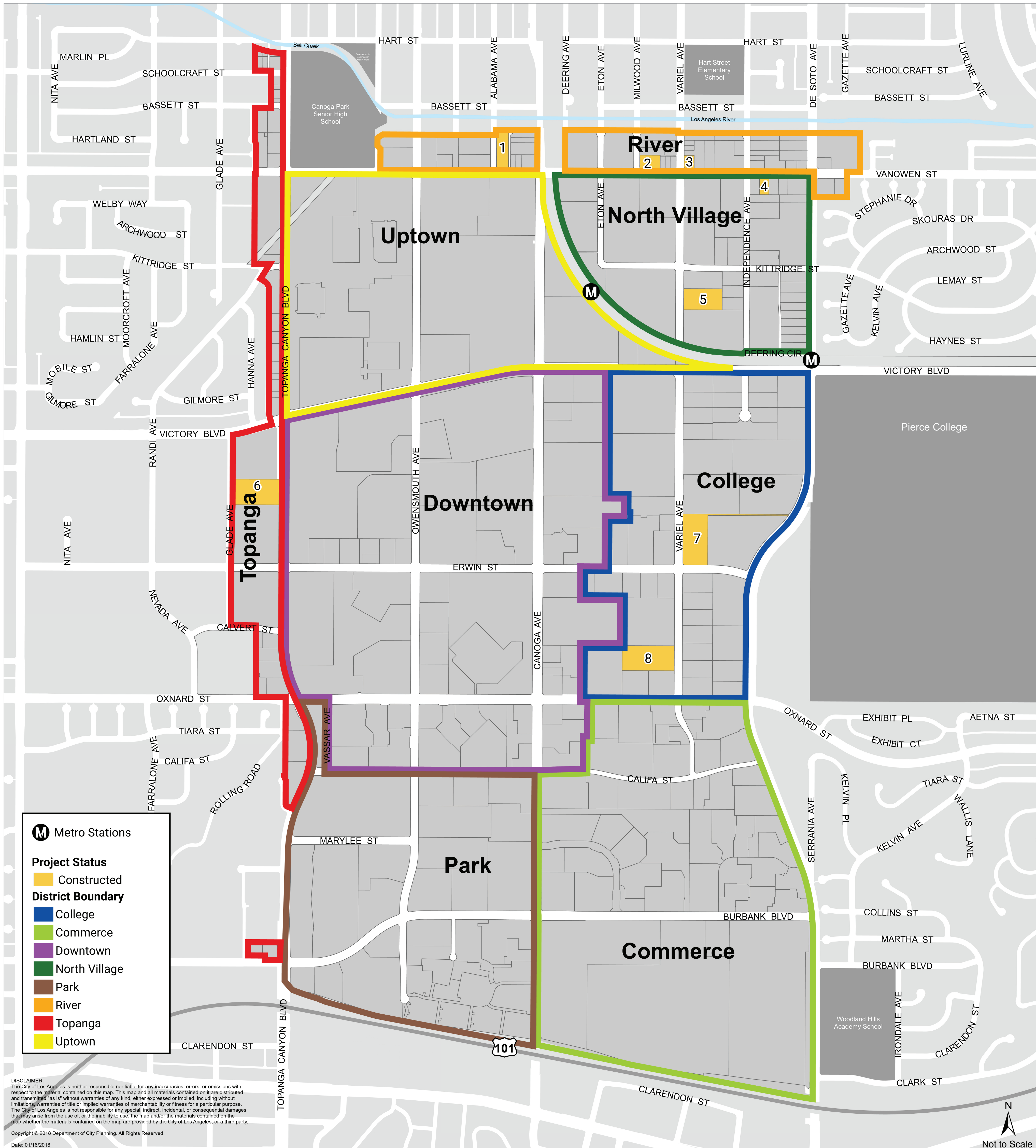


Address	Status	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Total Bicycle Parking	Publicly Accessible Open Space (PAOS) Square-Feet
1 6140 Variel Ave	Approved	259	289,877	51,684	518	191	113	17,840
2 21050 Kittridge St	Approved	395	436,058	--	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	1,00,536	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

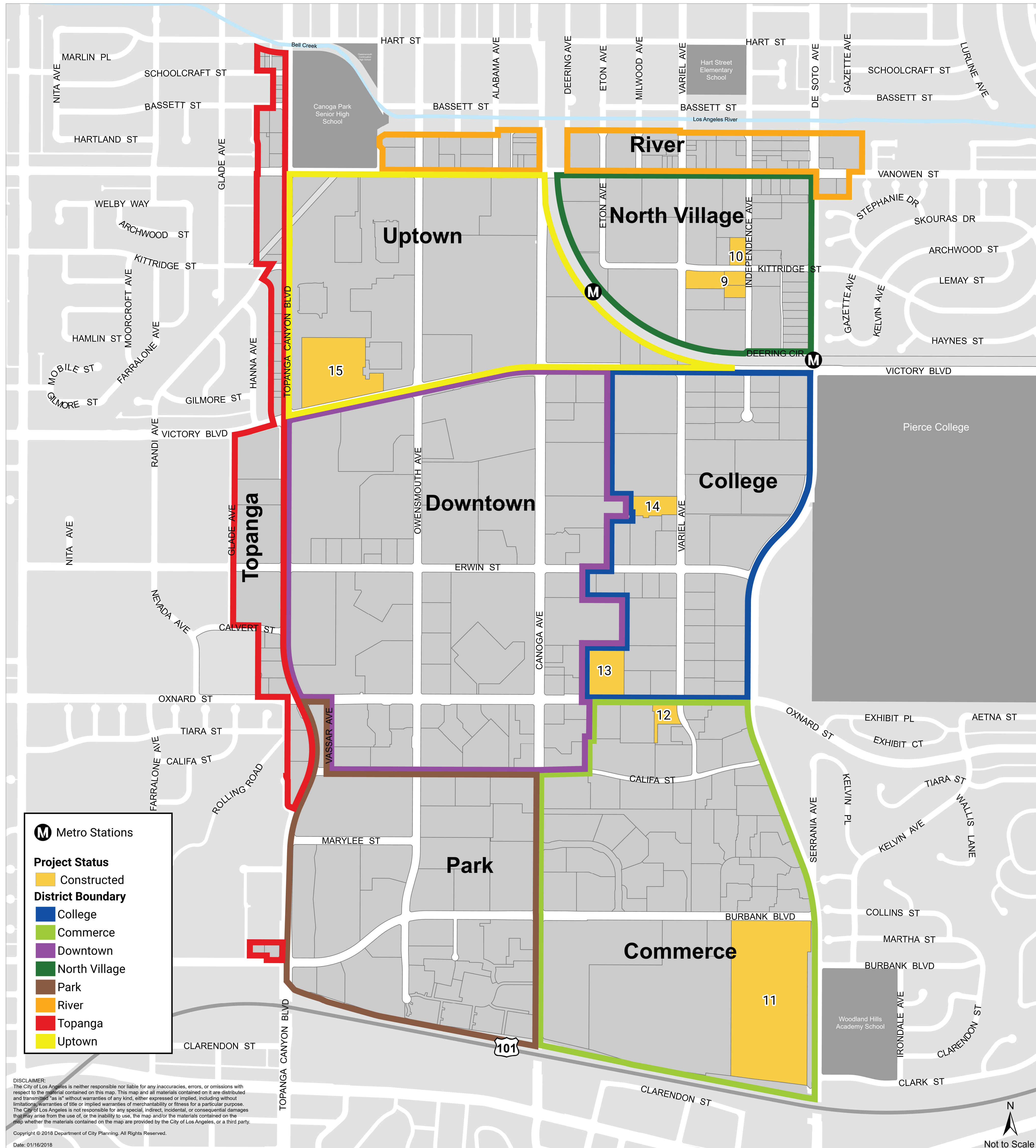


8 6041 Variel Avenue

* 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



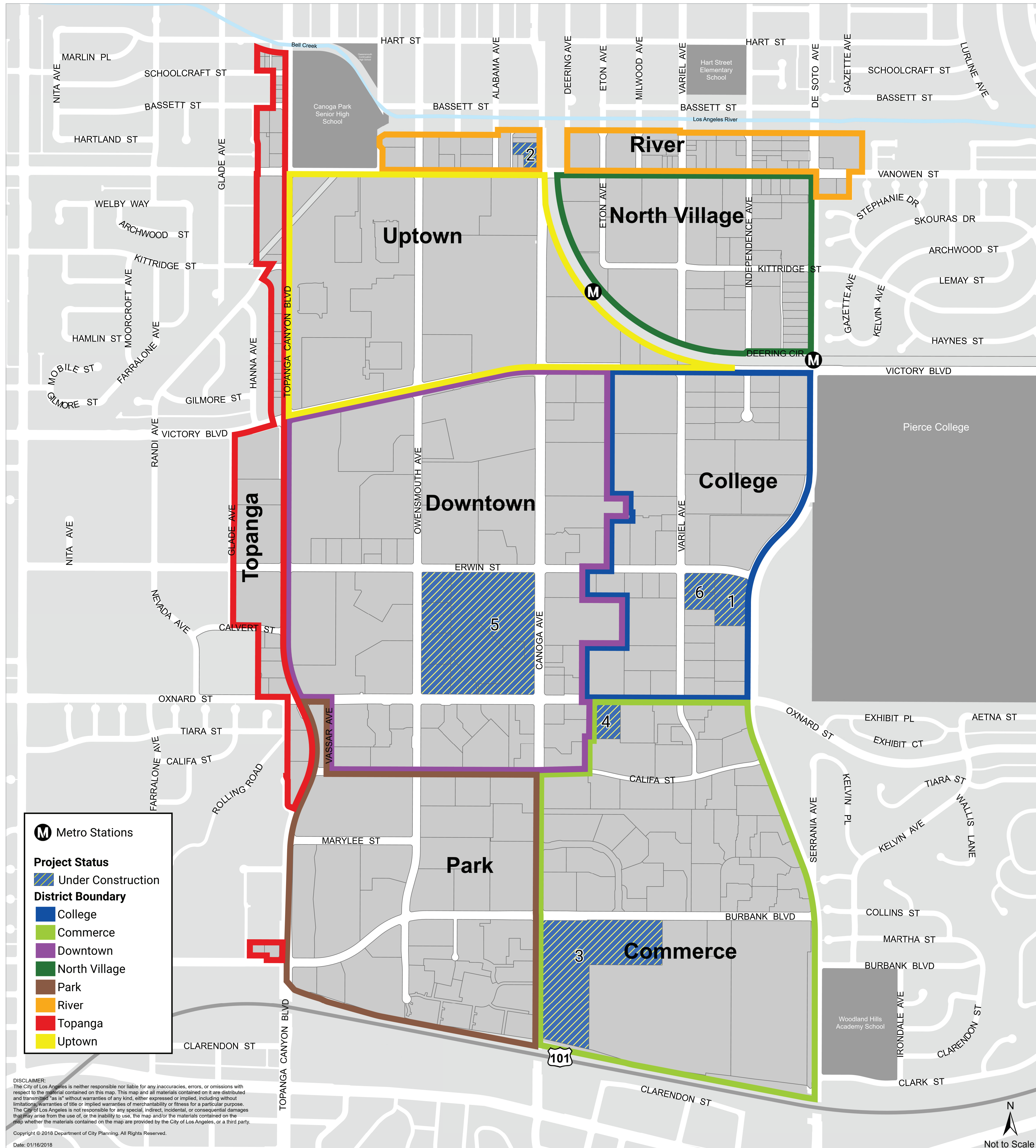
14 6279 Variel



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

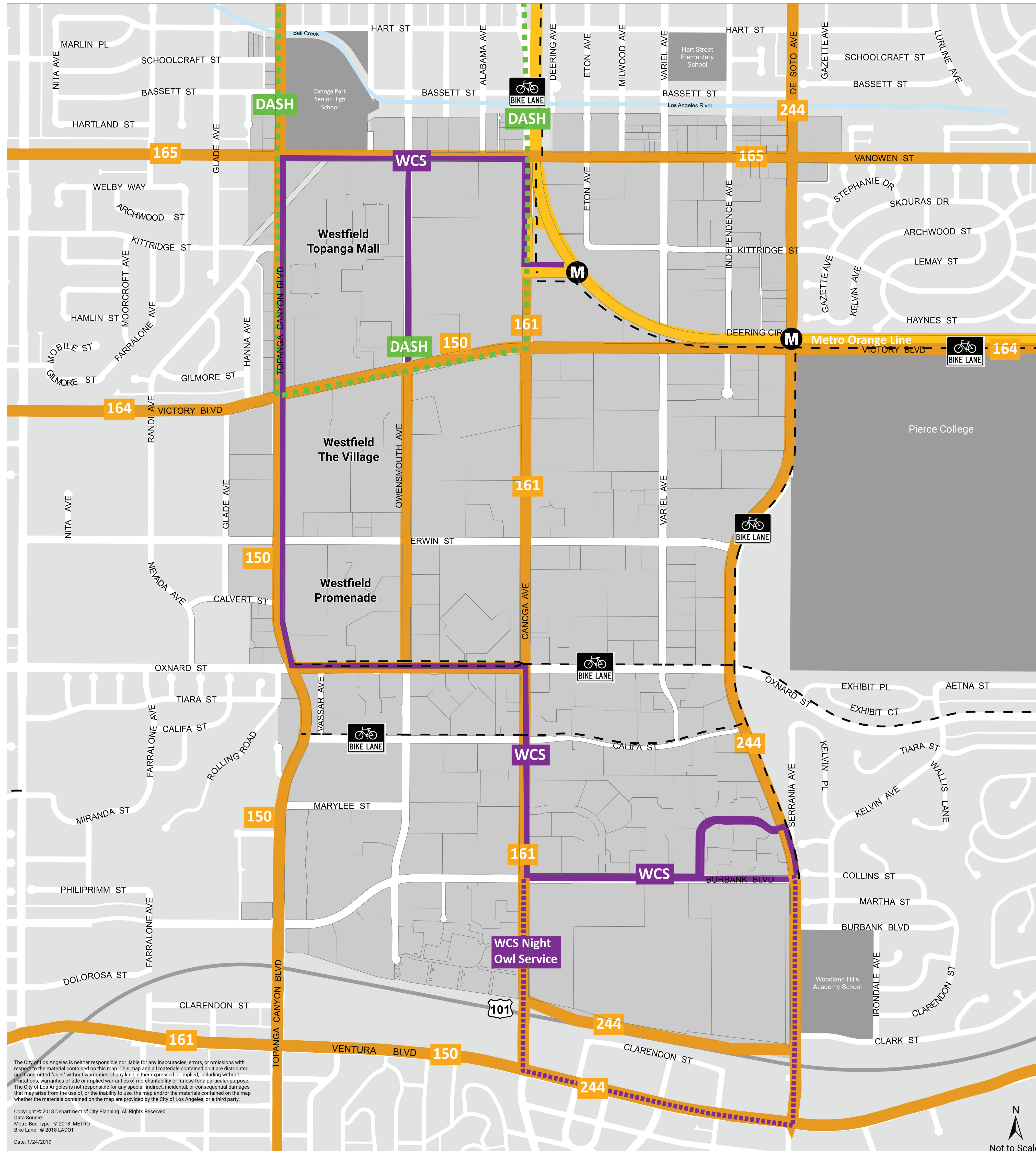


6 6140 Variel Avenue

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

MOBILITY AND TRANSPORTATION

Warner Center 2035 Plan



M Metro Stations

--- Bike Lane

Metro Bus Type

Orange Line Metro Local and Limited

Yellow Line Metro Orange Line

Purple Line Warner Center Shuttle (WCS)

Dashed Purple Line WCS Night Owl Service

Proposed Route

Green Dashed Line Dash - Canoga Park

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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

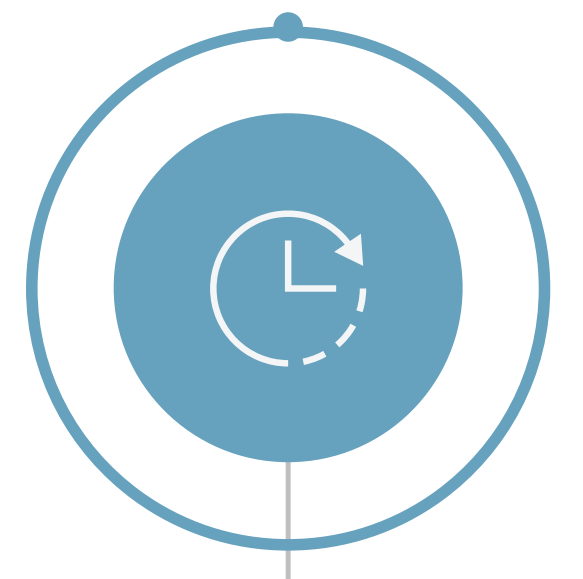
Executive Directive No. 1 (ED 1) effective December 16, 2022 paving the way for Warner Center's first 100% affordable housing project and Homekey project

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;

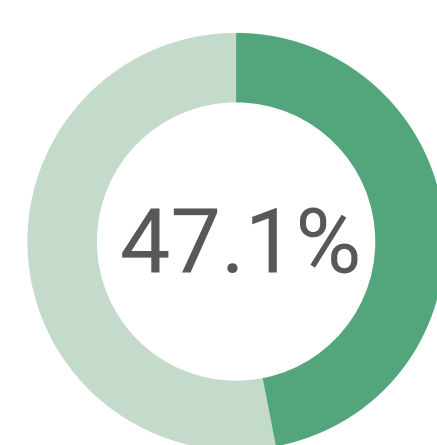
or

30 Million SF of Residential Floor Area;

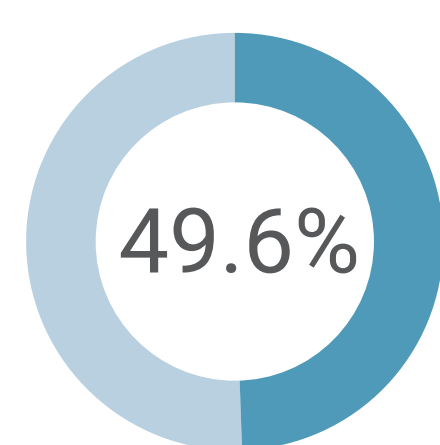
or

28 Million SF of Non-Residential Floor Area

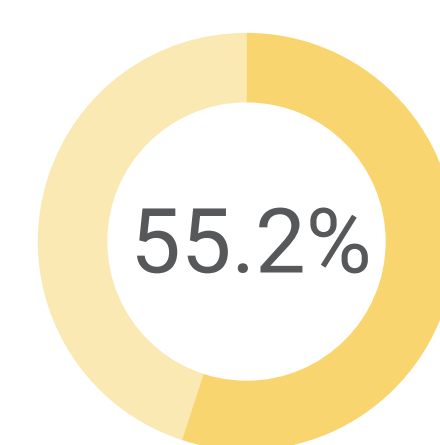
Percent of Development Built Under Plan Maximum³



Residential Units
12,265 / 26,048 units

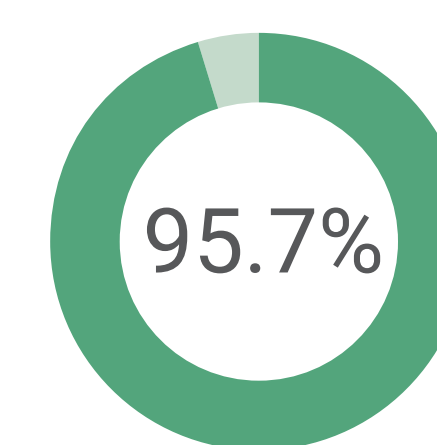


Residential Floor Area
16,157,082 / 32,600,000 SF

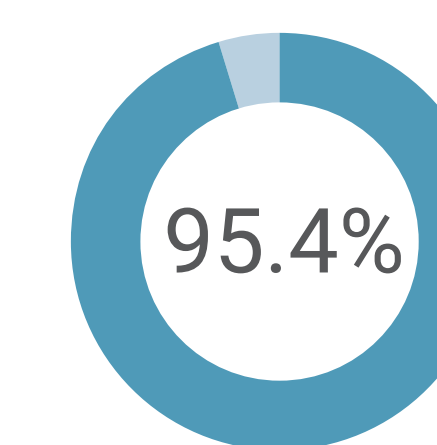


Non-Residential Floor Area
16,619,535 / 30,100,000 SF

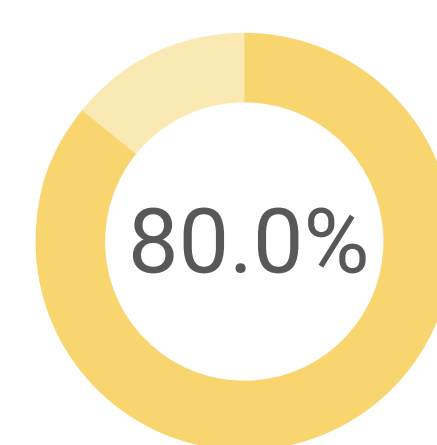
Percent of Development Built Prior to Transportation Study⁴



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.

EXHIBIT B

PUBLIC MEETING MATERIALS

B3. Department of City Planning, Warner Center 2035 Specific Plan's webpage posting of presentation boards and instructions on how to submit public comments.



Warner Center 2035 Specific Plan

Staff Contact:
 Sheila Toni
 (818) 374-5062
 Sheila.Toni@lacity.org

Shane Strunk
 (213) 675-6022
 Shane.Strunk@lacity.org
Council District(s):
 3

Community Plan Area(s):
 Canoga Park - Winnetka - Woodland Hills - West Hills

Area Planning Commission(s):
 South Valley

Warner Center 2035 SP Five-Year Status Report

Every five years, the Warner Center 2035 Specific Plan (WC 2035 SP) requires the Department of City Planning, with assistance of the Department of Transportation, to prepare a five-year status report on the status of development permitted by the WC 2035 SP and make it available to the public.

The Department of City Planning hosted a [public meeting](#) on October 23, 2024. The purpose of the meeting was to showcase and seek public input on development in the Warner Center Specific Plan area over the last five years. Please click on [WC 2035 SP Information Boards](#) to view information that was showcased.

If you would like to provide public comment and/or receive future notifications on this matter, please email Sheila Toni at Sheila.Toni@lacity.org or mail a hardcopy to the following address:

Sheila Toni
 WC 2035 SP 2nd 5-Year Status Report
 6262 Van Nuys Boulevard, Room 430
 Van Nuys, CA, 91401

Please submit your public comment by November 27, 2024.

Regulations



Plan Text



Ordinance No. 182766



Ordinance No. 182765



Ordinance No. 174061



Ordinance No. 173071



Ordinance No. 173072



Ordinance No. 171529



Ordinance No. 170004



Los Angeles Municipal Code
 11.5.7

Maps



Maps



Ordinance No. 182766



Ordinance No. 182764



Ordinance No. 173071

Application Information

- [WC 2035 Cultural Amenities Webpage](#)
- [ZI Ordinance No. 1870](#)
- [Applicability Matrix](#)
- [Warner Center Project Permit Compliance Application](#)
- [Warner Center Filing Instructions for Signs](#)
- [WC2035 Preliminary Mobility Fee Calculation Form with 2024 Fee Table](#)
- [Mobility Fee Rate Table 2024](#)
- [LEED Checklist \(Excel\)](#)
- [Allowed Uses in Warner Center](#)
- [For all Filing Forms, click here](#)



Council File Search

HELPFUL LINKS

- [Social Media Policy](#)
- [City of Los Angeles](#)
- [City Departments, Agencies, and Bureaus](#)
- [2020 Census](#)
- [Community Resource Guide](#)
- [Site Map](#)

CONTACT US

- [Locations and Hours](#)
- [Appointments](#)
- [Media Inquiries](#)



EXHIBIT C

PUBLIC INPUT REGARDING IMPLEMENTATION OF THE WARNER CENTER 2035 SPECIFIC PLAN

C1. Emailed Comments Received



Sheila Toni <sheila.toni@lacity.org>

Warner Center 2035 project

1 message

Ana DeMattos <anademattos@sbcglobal.net>

Wed, Oct 23, 2024 at 1:55 PM

Reply-To: Ana DeMattos <anademattos@sbcglobal.net>

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>, "c03.foryou@lacity.org" <c03.foryou@lacity.org>

I'm afraid this email is too late for the meeting tonight. However I would like for one of you to get back to me about changing the speed limit on Owensmouth Ave or let me know how to go about putting in speed bumps.

I am at [5720 Owensmouth and](#) I am one of several of my neighbors who feel it is unbelievably hard to get out of our driveways when we have to turn either left or right. There are way too many people on Owensmouth between Burbank and and Califa in the Warner Center who always speed on this section of the road. We have 2 entrances where we have very big blind spots, curves on the road, and cannot see oncoming traffic especially if they are speeding, even 35mph is too much speed...people are driving 40-42 miles per hour here,

Both sides of this street involve large townhouse complexes with many people. we have so many parked cars on the street that seeing oncoming speeding traffic is very dangerous.

We need to have an inspector come see these driveway, change the speed limit to 25 or 30 and have larger red curbs painted next to the driveways so its easier to see!!.

With all the new projects and practice games for the Rams coming,...something has to be done.

If you can send someone out to talk to me about it or I can go talk to them I would be glad to explain, please let me know.

Sincerely,

Ana De Mattos

[5720 Owensmouth ave](#)

[woodland Hills](#)

818-371-9676



RE: Your Input is Needed on the Warner Center 2035 Specific Plan

1 message

Bob Moore <bob@tekjobs.com>
To: councilmember.blumenfield@lacity.org
Cc: sheila.toni@lacity.org

Councilmember, Sheila,

Cancel the WC 2035 Plan

The WC 2035 plan has led to excessive development, and now we're learning that the requirement for developers to include low-income apartments is voluntary. This undercuts the goal of the plan.

If you truly value the input of your constituents, meetings should start at 6:30 p.m., allowing working people the opportunity to participate—5:30 p.m. is too early for many workers.

I appreciate the opportunity to email you and share my concerns.

Bob Yovannone aka Bob Moore

[22276 Buenaventura St](#)

[Woodland Hills, CA 91364](#)

818 704 7722 Landline 9 - 4 PT

bob@tekjobs.com

From: Councilmember Bob Blumenfield <councilmember.blumenfield@lacity.org>

Sent: Tuesday, October 22, 2024 5:46 PM

To: Bob Yovannone <bob@tekjobs.com>

Subject: Your Input is Needed on the Warner Center 2035 Specific Plan

Dear Friend:

It is no accident that over the past ten years we have been seeing the transformation of Warner Center into a live, work, play neighborhood as well as the West Valley's premier destination for shopping and dining. The investments in housing and commercial buildings we have been seeing since I took office in 2013 are a direct result of the modern standards in the building rules I shepherded into law that specify the requirements for development. This book of rules, aka the Warner Center 2035 Specific Plan (WC 2035), requires the Department of City Planning (DCP) to prepare a five year status report on the progress of development permitted under the plan, which will be available to the public.

The WC 2035 plan was adopted in 2013 after years of community input about how and where to permit development. It relies on having one master Environmental Impact Report (EIR) for the area rather than having each project do their own. It made Warner Center the friendliest and fastest place to develop in Los Angeles.

Since it was adopted, the neighborhood has celebrated success after success. From new housing to new global headquarters, Warner Center is seeing expansive growth. The effects of the Warner Center plan are being felt across Warner Center itself, creating more growth and a higher standard of living across the entire West Valley.

Notice of Public Meeting

Warner Center 2035 Specific Plan 2nd Five Year Status Report

Wednesday, October 23, 2024

5:30 PM - 7:30 PM

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
1st Floor Conference Room 1B
Van Nuys, CA 91401

This Wednesday, October 23rd from 5:30-7:30PM at the Marvin Braude Constituent Service Center, the City's Planning Department will be holding a public meeting for residents to provide input regarding the implementation of the Warner Center 2035 Specific Plan. The purpose of the meeting is to:

- Review the goals and objectives of the Warner Center 2035 Plan.
- Learn about the progress made in implementing the Plan.
- Provide feedback on development and public improvements.

If you are unable to make it in person, comments may be submitted by email to City Planner Sheila Toni at sheila.toni@city.org. As always, if you have any questions about Warner Center, reach out to my office at [818.271.2345](tel:8182712345).



Make a Plan to Vote



Use your power
to **Vote For It**
this Election!

Visit [PLAN.LAVOTE.GOV](https://plan.lavote.gov)
today to make your plan to vote. >



Elections are just two weeks away and the stakes are extremely high — not just on the National level, but right here at home. There are critical elections on the ballot and candidates that offer very different perspectives. How we move forward on homelessness, public safety, development and much more will be impacted by these elections.

The deadline to register to vote was October 21st, but facilities allow same-day registration and voting. While state law doesn't require voters to show identification before casting their ballots, those doing same-day registration must provide a government ID or the last four digits of their social security number. Voting centers can be found [here](#).

If you can't vote in person, please fill out, and return, your mail-in ballot. Those ballots can be placed in any of [400 drop boxes](#) around the county or sent to the registrar's office via mail.

The [LA County Registrar-Recorder/County Clerk](#) is the official source for accurate and unbiased election information and voting resources. Voting is the cornerstone of our democracy. Make sure your voice is heard in this upcoming election— our future depends on it.

[Celebrating the 40th Anniversary of Last Chance for Animals](#)





Councilmember Blumenfield was represented at Last Chance For Animals (LCA) recent annual gala celebrating 40 years since their founding in 1984 by actor Chris DeRose. LCA's roots began in dedicated activists employing non-violent strategies modeled after social movements led by such leaders as Mahatma Gandhi and Martin Luther King, Jr. using peaceful protest with determined resolve.

The gala honored South Korean Member of Parliament Jeoungae Han and two other members of the South Korean National Assembly for their successful effort to ban the dog meat trade. Blumenfield's efforts led to the ban on the sale of dog meat back in 2019. This historic move underscores a profound shift towards empathy, and the recognition of animals as sentient beings who deserve protection and respect.

Locally, LCA was instrumental in getting the Los Angeles City Council to unanimously pass Councilmember Blumenfield's "Cruelty Is Not My Culture" Motion led by John Popoch on his staff (see link below).

Reseda Skate Facility Public Artwork Presentation



PUBLIC NOT

COMMUNITY MEETING

CITY OF LOS ANGELES

COUNCILMAN BOB BLUMENFIELD

DEPARTMENT OF CULTURAL AFFAIRS AND

DEPARTMENT OF RECREATION & PARKS

INVITE YOU TO VIRTUAL COMMUNITY PRESENTATION

RESEDA SKATE FACILITY

ARTIST: STEPHANIE MERCADO

Join Zoom Meeting: <https://us02web.zoom>

On Wednesday, October 30th at 6PM, the Department of Cultural Affairs (DCA) will be hosting a virtual presentation of the artwork proposed by artist Stephanie Mercado to be displayed at the Re engage in dialogue with the artists. Click [here](#) to join the meeting.

[Save the Date-Community Forum on Silicosis](#)



COMMUNITY MEETING ON SILICOSIS

**SATURDAY, NOVEMBER 9
TAXCO THEATRE
7242 OWENSMOUTH AVE, C**

**For workers (and their families) who
work with
artificial stone**

- Discussion on what silicosis is
- Health and safety workshop
- Medical registration
- Resources for workers

**TEXT 213-800-4729 FOR
UPDATES**



LA CITY COUNCILWOMAN, 7TH DISTRICT
MONICA RODRIGUEZ





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NLSLA |

Neighborhood Legal Services
of Los Angeles County



With the alarming increase in silicosis cases in the San Fernando Valley and across California, Councilmember Blumenfield is leading proactive measures to safeguard our most vulnerable workers, leaders, and community groups will be hosting a forum on Saturday, November 9th at the Taxco Theater in Canoga Park to provide resources to workers who work in stone cutting and manufacturing. For more information, contact Legislative Deputy Adrian Salcedo at adrian.c.salcedo@lacity.org.

Microchip your Furry Friend



Did you know?



1 in 3 family pets will get lost



6/10 microchips are registered

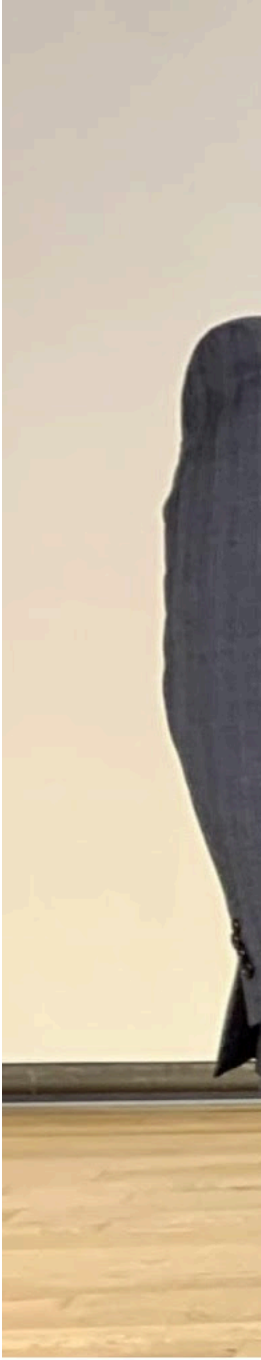
In 2023, LA Animal Services reunited 3,246 pets with their families

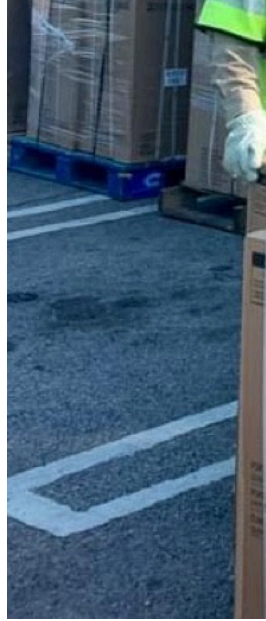
Microchips don't replace a tag and collar, but they can make all the difference when it comes to getting your pet back home to you!

laanimalservices.com/microchipping | 888-452-7381

If your companion animal is not microchipped, visit any of our six LA Animal Services shelters to have your pet microchipped for \$15. For more information, visit laanimalservices.com/microchipping.

Around Town

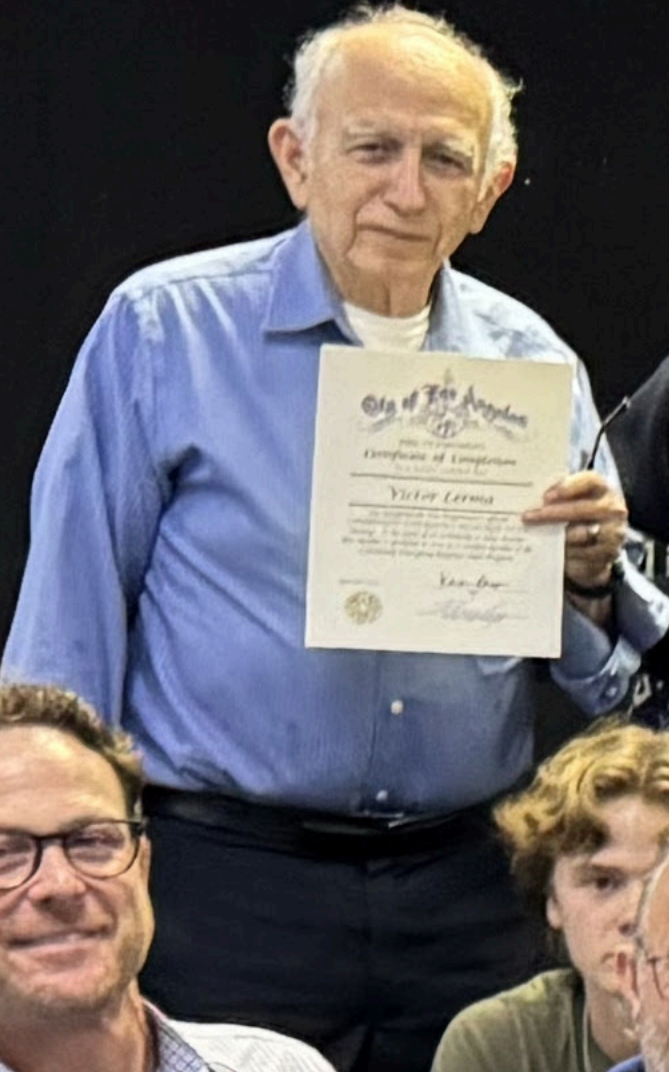




Councilmember Blumenfield was joined by Los Angeles Department of Water & Power Commission President Richard Katz, Los Angeles Department of Aging General Manager Jaime Pacheco-Orozco, and ONEge



Over the weekend, Councilmember Blumenfield and Hope the Mission led a community cleanup in Tarzana on the street adjacent to the Sunflower Cabin Community. Team Blumenfield, Hope the Mission staff, Bel





Winnetka Field Deputy Aaron Carrera, along with dozens of residents, completed a seven week training course with LAFD to become Community Emergency Response Team (CERT) certified for disasters. Sponsor

Community Events and Resources



HALLOWEEN

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Winnetka

OCTOBER

26

Saturday
4PM - 8PM

84
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RESEDA'S FALL MOVIE NIGHT

Saturday, October 26, 2024
Event Begins @ 6:00pm

Reseda Park
18411 Victory Blvd.
Reseda, CA 91335

CANDY & TREATS

REFRESHMENTS

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www.resedacouncil.org



Reseda
Neighborhood
Council



**NITHYA
RAMAN**

L.A. City Councilmember
4th District

BOB BLUMENFIELD
COUNCILMEMBER

Winnetka Cham

Trunk
or
Treat!

F U F G C

Food, Fun & Games
Costume Contest
Candy and Prizes

SUNDAY, OCT. 27TH,

Winnetka Bowl Parking
20122 Vanowen Ave.

Presented by
The Winnetka Chamber of Commerce

Free!



Free supplies last.

*While



Volunteers



PLEASE JOIN
BEAUTIFY TARZANA

TARZANA

SUNDAY OCTOBER

- Meet at the Tarzana Post Office
- 5609 Yolanda Avenue, Tarzana, CA 91356
- Look for the volunteers sign
- We will provide vests, tools, and gloves
- Students participating receive 1 hour of community service credit

MUST REGISTER IN ADVANCE
OR EMAIL TarzanaVCC@gmail.com

Tarzana Clean-Up Supported by



THE 24TH ANNUAL
DÍA DE LA
FAMILIA

3
November
10am - 5pm

CHILDREN'S ART PAVILION
CULTURAL PROCESSION
FOOD TRUCKS

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for information
sponsorship





This week's photo, from 1959, is from the Valley Times Collection, of members of Job's Daughters Bethel 100 of Canoga Park preparing for a Halloween fashion show. Learn more about the photo [here](#).

[Open this email in a Web browser.](#)

Councilmember Bob Blumenfield

200 N Spring Street, Room 465, Los Angeles, CA 90012

[Unsubscribe](#)



Sheila Toni <sheila.toni@lacity.org>

Warner Center Public Meeting Notice Enclosed

Brad Rosenheim <brad@raa-inc.com>

Sun, Oct 13, 2024 at 2:00 PM

To: Sheila Toni <sheila.toni@lacity.org>

Cc: Shane Strunk <shane.strunk@lacity.org>, "Ms. Alicia Weintraub" <alicia@raa-inc.com>, "Ms. Sarah F. (Wolfson) Golden" <sarahg@raa-inc.com>, Jessica Pakdaman <jessica@raa-inc.com>, "Mr. Craig Bullock" <craig@raa-inc.com>, "Mr. Christopher A. Murray" <chris@raa-inc.com>

Hi Sheila,

Thanks very much for forwarding the notice. Is there a report that can be sent out prior to the meeting on the 23rd?

Thanks again, see you then.

Brad

--

Brad M. Rosenheim
Rosenheim & Associates, Inc.
[21600 Oxnard Street, Suite #630](mailto:brad@raa-inc.com)
[Woodland Hills, CA 91367](mailto:brad@raa-inc.com)
brad@raa-inc.com
P: 818-716-2780
F: 818-593-6184

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[Quoted text hidden]

<Warner Center 2035_ Public Meeting Notice.pdf>



Sheila Toni <sheila.toni@lacity.org>

Warner Center 5 year update.

Carl Steinberg <CARL_STEINBERG@msn.com>
To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Mon, Oct 14, 2024 at 6:24 PM

sheila.toni@lacity.org

Hello Sheila, Is there a staff report or any other substantive document available for the 10/23 WC 5-year update? If there is, please forward a link to me.

Thank you,

Carl Steinberg

Sent from [Outlook](#)



Warner Center 2035_ Public Meeting Notice.pdf
4902K



Sheila Toni <sheila.toni@lacity.org>

Warner Center 2035 Status Meeting

Curt M <curt0487@msn.com>

Fri, Oct 11, 2024 at 6:27 PM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Ms Toni,

Thank you for making me aware of this status meeting. I will be traveling and unable to attend but am taking this opportunity to send my observations.

I've lived on Erwin Street in the center of the Warner Center Area since 2010. More than 8 large developments have been added over the years adding traffic and noise and increasing travel times for short distances. I have always hoped that the neighborhood would realize its potential as a self-contained, walkable community. Unfortunately, it falls short in several ways:

- The sidewalks on Erwin, Oxnard, Canoga are safety hazards. They are uneven, broken, upended by tree roots and require repair.
- The streets themselves in this neighborhood are never cleaned. Why don't we have regular street cleaning service as in the rest of the city.
- The streets are unsafe for biking and the bike lane options are minimal. One needs to ride on the busted up side walks to feel safe from the cars speeding down Canoga, Owensmouth or Canoga
- All of the new developments are rentals. Why are there no new condominiums or other homes that can be purchased?
- With all of the new development, there has been NO additional public transportation added to the Warner Center area. There is no way to quickly and comfortably get to any of the venues that are often advertised using public transportation in less than 2 hours. Examples are Dodger Stadium, the Broad Museum or SoFi Stadium. We in the West Valley pay Measure M taxes and are seeing nothing in return.

Those are my observations. Please submit them as feedback at your meeting.

Regards,
Curt McClam



Sheila Toni <sheila.toni@lacity.org>

Warner 2035 Specific Plan Answers Olease

1 message

Felice Blair <yenem@aol.com>

Tue, Oct 15, 2024 at 4:36 PM

To: sheila.toni@lacity.org

Cc: Bob Blumenfield <councilmember.blumenfield@lacity.org>, City Council <seth.samuels@lacity.org>, d.weiss@whcouncil.org, Tracey Rosen Woodland Hills Warner Center Neighborhood Council <t.rosen@whcouncil.org>

Hi Sheila,

As active & interested participants of the Warner Center Specific Plan in past years, we find it difficult & inconvenient to travel 12 miles to Van Nuys, from our Warner Ctr. residences of many years.

It is important the planner(s) of this meeting accommodate all on ZOOM or in person on a weekend day factoring seniors who cannot drive after dark, 9-5 working parents who can & can't afford babysitters, & non ambulatory ADA persons. Most concerned city/state officials hold Townhall Meetings in convenient, locations & more often on hybrid/ZOOM. Warner Ranch Park would have been ideal! Everyone brings a beach chair .. voila!

The goal is to provide a community friendly Warner Center atmosphere. Do you know there are seniors who do not have computers, iPhones/androids, iPads etc. to respond to concerns via email & wish to share feedback.

The community is observing Rams get a " pass!"

My concerns are:

Who will change this venue to include & meet the needs of residents of Warner Center?

1. The Rockedyne 47 acre contaminated parcel. What are the lawsuits & the future plan if there is one.
2. The Promenade - When will construction begin? What is the plan?
3. Who oversees residential daytime noise & overhead drone compliance for the Rams?
4. Minutes of this meeting- how does one access/where?

Thank you,
Felice Blair & Members,
Greater Warner Center Neighbors
818 585-4464



Sheila Toni <sheila.toni@lacity.org>

Warner Center

1 message

Frank Conn <frankconn@hotmail.com>

Wed, Oct 23, 2024 at 7:10 AM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Sirs

My comments on the status of Warner Center / Plan:

As to "higher standard of living", I have lived in the West Valley for over 50 years. If traffic is considered, then standard of living has significantly decreased! It is a mess and I can see no improvement in the immediate future!

Where does our esteemed leader, Blumenfield live ?

I would guess, nowhere near Warner Center.

Frank Conn



Sheila Toni <sheila.toni@lacity.org>

Written Comment Period Deadline? / Amendable?

1 message

Jeff Bornstein <powcp@aol.com>

Wed, Oct 23, 2024 at 2:15 PM

To: Sheila Toni <sheila.toni@lacity.org>, Veronica Lebron <paralegal@channellawgroup.com>, JEFF BORNSTEIN <powcp@aol.com>

Hi Sheila,

For the meeting tonight, what is the written deadline period terminate?

Also, is there a manner in which the WCSP 2035 can be amended.

Or is this purely recommendation/public comment oriented?

Thanks,
Jeff

Notice of Public Meeting

Warner Center 2035 Specific Plan 2nd Five Year Status Report

City Planning Case: CPC-2008-3470-SP-GPA-ZC-SUD
BL Environmental Case: ENV-2008-3471-EIR
Council District: 3 - Blumenfield



Summary

The Warner Center 2035 Specific Plan (WC 2035 Plan or Plan) became effective on December 25, 2013. It is a 1.5 square-mile Regional Center located in the Canoga Park- Winnetka- West Hills Community Plan. The area is divided into eight districts, each with distinct development regulations. The Plan is intended to spur housing, job growth, and economic development through a concentration of a mix of uses that are within walking distance of one another so people can easily walk rather than drive.

Every five years, the Warner Center 2035 Specific Plan requires the Department of City Planning, with the assistance of the Department of Transportation to prepare a five-year status report on the status of development permitted by the WC 2035 Plan and make it available to the public.

The Department of City Planning would like to take this opportunity to invite members of the public to attend a public meeting to provide input regarding the implementation of the Warner Center 2035 Plan.

The purpose of the meeting shall be to:

- Review the goals and objectives of the Warner Center 2035 Plan.
- Learn about the progress made in implementing the Plan.
- Provide feedback on development and public improvements.

Public Meeting

The public meeting is a formal opportunity for the public to provide comments on the implementation of the Warner Center 2035 Specific Plan. This public meeting will be held entirely in person. Visit planning.lacity.gov/about/commissions-boards-hearings for general information about public meetings and the exhaustion of administrative remedies.

Written Comments

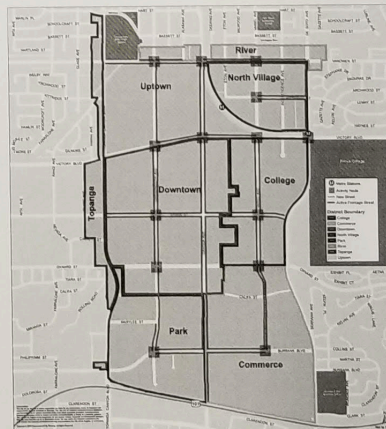
In lieu of attending, comments may be submitted by email to sheila.toni@lacity.org or mail a hardcopy to Sheila Toni to the address listed to the right.

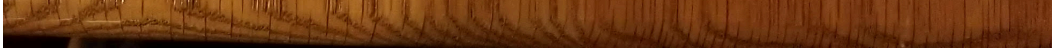
Sheila Toni
6262 Van Nuys Blvd, Room 430
Van Nuys, CA, 91401
sheila.toni@lacity.org
(818) 374-5062

Accommodations

Accommodations: 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. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may be provided upon a written request submitted a minimum of 72 hours in advance to sheila.toni@lacity.org. Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Como entidad cubierta bajo el Título II de la Ley de Estadounidenses con Discapacidades, la Ciudad de Los Angeles no discrimina por discapacidad. Intérpretes de lenguaje de señas, aparatos de asistencia auditiva u otros servicios, como la traducción entre inglés y otros idiomas, también se pueden proporcionar mediante solicitud por escrito presentada con un mínimo de 72 horas de anticipación a: sheila.toni@lacity.org. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento a traducir como un archivo adjunto a su correo electrónico.







Sheila Toni <sheila.toni@lacity.org>

Wednesday meeting

1 message

kdstaxe (null) <kdstaxe@aol.com>
To: sheila.toni@lacity.org

Tue, Oct 22, 2024 at 6:13 PM

Is it possible to view on zoom?

Sent from my iPhone



Sheila Toni <sheila.toni@lacity.org>

Meeting for Warner Center 2035 Specific Plan

Lorraine Priceman <lorrprice@aol.com>

Fri, Oct 11, 2024 at 3:47 PM

To: sheila.toni@lacity.org

Cc: councilmemberblumfield@lacity.org, City Council <seth.samuels@lacity.org>, Felice Blair <yenem@aol.com>

Dear Ms Toni

I live in Warner Center. I am at a loss to understand how having a meeting at 5:30pm in the middle of the week, quite a distance from Warner Center itself and in a difficult to reach location at that time of day, actually fulfills the requirement to prepare a five-year status report unless the input and needs of the community are of no interest to you.

Presumably the status report has something to do with the people who live and work in Warner Center. Is it unrealistic to expect that members of the public who actually reside in Warner Center would be interested in attending this meeting? Neither the location nor the time of the meeting are realistic or convenient to any of us.

Having lived in Warner Center for 25 years and owning property here, I would like to hear the current plan and possibly provide a comment, but there is no way that I can arrive at this meeting in Van Nuys between 5:30 and 7:30 PM. I've attended several meetings regarding various Warner Center plans which have been held at easy to reach locations within Warner Center.

It seems as if no one is really interested in the people who live in Warner Center, either encouraging our participation, listening to our needs in this area or even trying to keep us informed. Possibly the people constructing this plan don't want the residents or property owners to be informed about it.

I'm sure the owner and executives of the Rams organization are well informed as to the 2035 plan. In fact, I'm sure that everything will be done to accommodate them irrespective of the needs of the rest of the community.

Lorraine Priceman
21545 Erwin St. Unit 91
Woodland Hills, CA 91367
818-317-2322



Sheila Toni <sheila.toni@lacity.org>

Warner Center 2035 Plan

1 message

Maria Orefice <mariaorefice@hotmail.com>
To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Wed, Oct 23, 2024 at 2:52 PM

Hello Sheila,

I live in Tarzana and am a constituent of Bob Blumenfield. I am unable to make the meeting today but I would like to comment on parks and community space in the plan.

Currently, when I drive around the Warner Center and see the progress, while much of it is worthwhile, I lament the lack of public parks. The area around Variel Street has become densely populated with many apartments—that's fine—people have to live somewhere. However, I've seen folks walking their dogs only on a sidewalk with no green space for their pets, themselves, or their families. We need more parks to accommodate families, a skatepark for kids and teens, shade, shrubs, and native plants for our community to enjoy and learn about their pollinators and environment. Pocket parks, big and medium parks are required for a healthy and happy community.

Just imagine New York City without Central Park? I shudder at the thought. Los Angeles is an underparked urban environment. Let's create open space for our all of our neighbors and not have developers build on every square inch so that they can deepen their pockets at our expense.

My input in brief—INCORPORATE MORE PARKS INTO THE WARNER CENTER PLAN!

Thank you for listening.

Sincerely,

Maria Orefice
[4866 Topeka Drive](#)
Tarzana



Sheila Toni <sheila.toni@lacity.org>

Warner Center Civic Plan

1 message

Marilyn Fils <msfils@sbcglobal.net>

Tue, Oct 22, 2024 at 7:31 PM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>, "c03.foryou@lacity.org" <c03.foryou@lacity.org>

I'm unable to attend the meeting on Wednesday so here are my thoughts:

Please consider existing residents when developing plans for more building. There are a lot of single family residential neighborhoods around. Help us to keep our neighborhoods safe and quiet.

Please make sure there is adequate parking! Lately it seems buildings are going up with insufficient parking and this is impacting residences as people are parking on neighboring streets.

Please consider adequate street lights/stop signs etc. so the flow of traffic allows for safe and easy travel on our neighborhood streets.

Please avoid 6-8 story buildings, they're an eyesore!!

Please include green space!

I have attended a few meetings where the excuse for inadequate parking and traffic control is because development is near "traffic hubs." Public transportation is neither safe nor convenient--even Mayor Bass has said so! People tend to use their cars and this has to be part of the plans when planning!!!

Last, but not least--Please plan for adequate security. Crime is up in the Valley as you're aware, more density will only increase crime unless there is sufficient protection.

Thank you for listening,

Marilyn Fils

msfils@sbcglobal.net

(818) 398-4010 cell

(818) 456-4767 home



Sheila Toni <sheila.toni@lacity.org>

Warner Center Public Meeting Notice Enclosed

Martin Olinick <olinick@sbcglobal.net>
To: Sheila Toni <sheila.toni@lacity.org>

Fri, Oct 11, 2024 at 9:18 AM

Hi Sheila, just one question, how come you guys are turning our area into a city instead of remaining the area as a suburb? The Rams and other building will turn this into a city and the traffic and the pollution and all the rest of the garbage will come to this area of the valley. Will we have no police because of the position of Mayor. How can you justify all of this?
A very concerned valley member.

Marty

Sent from my iPhone

On Oct 11, 2024, at 9:03 AM, Sheila Toni <sheila.toni@lacity.org> wrote:

[Quoted text hidden]

<Warner Center 2035_ Public Meeting Notice.pdf>



Sheila Toni <sheila.toni@lacity.org>

Warner Center Specific Plan

1 message

Mcspedons <mcspedons@dslextrreme.com>

Wed, Oct 23, 2024 at 9:28 AM

To: sheila.toni@lacity.org

Lots to be excited about provided there are mobility improvements adequate to manage congestion.

The most important place to start is a major upgrade to the 101 / Valley Circle Interchange!! It's impossible to navigate at peak times (including school travel times) and it's getting worse dailybefore any of the new major developments are in place!!

Edward McSpedon
24690 Wooded Vista
West Hills, CA 91307
Sent from my iPhone



Warner Center Public Comments

1 message

Melissa Bumstead <melissabumstead@gmail.com>

Thu, Oct 24, 2024 at 10:53 AM

To: sheila.toni@lacity.org

Sheila,

I tried to send this yesterday and it bounced back. I hope it can still be accepted as a comment.

My group, Parents Against Santa Susana Field Lab, deals with legacy aerospace and nuclear waste developed at the former Rocketdyne site, now slated to be the Warner Center Specific Plan. I'd like to voice my concerns regarding the contamination at the Warner Center Specific Plan location. The site is known for contamination from aerospace work and nuclear research done on the property. To my knowledge, a complete remediation plan for the site has not been made public. Please know that the public is aware of the site's contamination and the risks it poses to human health and wants to partner with the developers, city, and state agencies to ensure a complete cleanup addresses all the health risks from the site's contamination.

Melissa Bumstead

Founder, Co-Director, Parents Against SSFL

(818) 233-0642 | www.ParentsAgainstSSFL.com



[Emmy-Nominated Documentary >](#)

Create your own [email signature](#)



Sheila Toni <sheila.toni@lacity.org>

Warner Center 2035 Plan

Norman Brown <brownintl@yahoo.com>

Wed, Oct 23, 2024 at 4:27 PM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>, "c03.foryou@lacity.org" <c03.foryou@lacity.org>

Dear Mr. Blumenfield and Ms. Toni:

I, and most of my neighbors, are significantly disappointed at the plan allowing huge apartment monstrosities in Warner Center. Permitting eight story buildings with no or little green space between curb and building foundation has done more to destroy what Warner Center can be to attract people to live-work-play in this area than any other aspect. The most disgusting by far are the multiple "Q" apartment buildings, and we expect more to come.

What should be required is the amount of green space frontage should be tied to the number of floors. For each floor over four stories, a minimum of ten to fifteen feet of additional green space in front and, if on a corner, side of building to be constructed. That will help the nature of Warner Center to maintain some of its pre-Warner Center Plan ambience and reduce, though not nearly enough, to offset hideous buildings such as the "Q" structures.

I don't know how much control the Plan has over building quality, but it is obvious the "Q" buildings are on the cheap. For example, the quality of the outside balcony railings facing the street are cheap looking and cheap quality metal junk that detracts from the intended nature of Warner Center. If the city REALLY cares about the kind of place Warner Center will be and increase tax revenue, as I'm sure was intended, more control MUST be taken by the plan. Thank you.

Sincerely,

Norm Brown
Gail Cohen
Jeff Stuart
Stacey Westfall
Mindy Davis
etc
etc
etc
etc



Sheila Toni <sheila.toni@lacity.org>

Traffic impact on Mulholland Blvd-Warner Center Plan and other freeway exits and communities located outside this area

Pamela Evans <pamela@valleyhomescenter.com>
To: sheila.toni@lacity.org

Mon, Oct 14, 2024 at 8:30 PM

Please note: The low-income housing exceptions are huge and are not being considered in this plan. Furthermore, the traffic impact on surrounding areas that have freeway onramps/off-ramps has been ignored. We agreed to allow you to build big in Warner Center when it was single family housing. But now it's 3 homes to every lot or the ability to split lots. creates an even denser situation. Where is this considered???



Sheila Toni <sheila.toni@lacity.org>

What is up. Why is wqrner center plan unlimited height.

1 message

Pamela Evans <pamela@valleyhomescenter.com>

Wed, Oct 30, 2024 at 4:11 PM

To: Sheila.Toni@lacity.org

Please be advised this plan is horrible. It allows unlimited heights. Why is this. And why do you mention the north village and then not make an info on it pertain to that area.

How are you protecting Single Family homes. and what is the density now compared to your explanation. There are no details.



Sheila Toni <sheila.toni@lacity.org>

What is up. Why is wqrner center plan unlimited height.

Pamela Evans <pamela@valleyhomescenter.com>
To: Sheila Toni <sheila.toni@lacity.org>

Thu, Oct 31, 2024 at 11:53 AM

Wasn't this plan approved. I thought you asking for feedback. This plan looks approved. How much square footage is there currently? Versus what is the total build out. per your plan. The number used were old 2012. it's 2024... Where are you at as far your total square footage allowable? Do you understand how much traffic this plan causes to adjoining communities? Do you have any traffic meditation plans other than making the roads singles lanes with bike lanes, and not requiring 1 parking spot per bedroom, versus one parking spot per unit?

Where do guests of all these units park. And, as we live in an isolated world, and provide no parking, so no one can come visit, what are your plans to make a senior center as part of this great warner center plan. As you build traffic, seniors will become trapped. Please address these things.

[Quoted text hidden]

--

Pamela Evans

pamela@valleyhomescenter.com

Calbre#01884087

Obrea#3002198

Cell (818) 216-0591

Fax (818) 704-7715





Sheila Toni <sheila.toni@lacity.org>

Traffic impact on Mulholland Blvd-Warner Center Plan and other freeway exits and communities located outside this area

1 message

Pamela Evans <pamela@valleyhomescenter.com>
To: sheila.toni@lacity.org

Fri, Oct 11, 2024 at 9:58 AM

Please note: The low-income housing exceptions are huge and are not being considered in this plan. Furthermore, the traffic impact on surrounding areas that have freeway onramps/off-ramps has been ignored. We agreed to allow you to build big in Warner Center when it was single family housing. But now it's 3 homes to every lot or the ability to split lots. and Three stories on every main street surrounding this area. So how does that impact traffic studies...



Sheila Toni <sheila.toni@lacity.org>

Warner center planning

1 message

Ray <ray.pizzuti@gmail.com>

Tue, Oct 22, 2024 at 8:17 PM

To: sheila.toni@lacity.org

Hi,

I am out of country now but would like to suggest including a bike path with interconnect to existing which is probably planned.

One thing I know hasn't been done but would be a great improvement is pedestrian bridges over Victory Blvd and possibly other major streets to improve traffic flow. It's used extensively in Las Vegas and here in Bangkok.

-ray



Sheila Toni <sheila.toni@lacity.org>

Warner center specific plan 5 year status report

1 message

S OCarroll <socarroll@sbcglobal.net>

Wed, Oct 23, 2024 at 6:13 AM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Can you email me a copy of the report? Thanks.

— s O'Carroll



Sheila Toni <sheila.toni@lacity.org>

Fwd: Your Input is Needed on the Warner Center 2035 Specific Plan

Sam Aslanian <sam@aslanianarchitects.com>
To: Sheila Toni <sheila.toni@lacity.org>

Tue, Oct 22, 2024 at 5:49 PM

Hello,

How can we watch this online?

As always, should there be any other questions or comments, please feel free to let me know.

Thank you.
Best Regards,

Sam Aslanian Architect

California Registered Architect
LEED Accredited Professional
Principal, Sam Aslanian Architect, Inc.
[19951 Turnberry Drive](http://19951TurnberryDrive.com)
[Tarzana, CA 91356](http://Tarzana,CA91356.com)
Tel: (818) 383-3237
Fax: (818) 301-2703
e-mail: sam@aslanianarchitects.com
www.aslanianarchitects.com

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----- Forwarded message -----

From: **Councilmember Bob Blumenfeld** <councilmember.blumenfeld@lacity.org>
Date: Tue, Oct 22, 2024 at 5:46 PM
Subject: Your Input is Needed on the Warner Center 2035 Specific Plan
To: Sam Aslanian <sam@aslanianarchitects.com>



Dear Friend:

It is no accident that over the past ten years we have been seeing the transformation of Warner Center into a live, work, play neighborhood as well as the West Valley's premier destination for shopping and entertainment. The major investments in housing and commercial buildings we have been seeing since I took office in 2013 are a direct result of the modern standards in the building rules I shepherded into law that specifically apply to Warner Center. The standards in this book of rules, aka the Warner Center 2035 Specific Plan (WC 2035), requires the Department of City Planning (DCP) to prepare a five year status report on the progress of development permitted by the WC 2035 Plan and make it available to the public.

The WC 2035 plan was adopted in 2013 after years of community input about how and where

to permit development. It relies on having one master Environmental Impact Report (EIR) for the area which can be referenced by each project, rather than having each project do their own. It made Warner Center the friendliest and fastest place to develop in Los Angeles.

Since it was adopted, the neighborhood has celebrated success after success. From new housing to new global headquarters, Warner Center is seeing expansive growth. The effects of the Warner Center 2035 plan will expand far beyond the Warner Center itself, creating more growth and a higher standard of living across the entire West Valley.



Notice of Public Meeting
Warner Center 2035 Specific Plan
2nd Five Year Status Report

Wednesday, October 23, 2024
5:30 PM - 7:30 PM
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
1st Floor Conference Room 1B
Van Nuys, CA 91401

This Wednesday, October 23rd from 5:30-7:30PM at the Marvin Braude Constituent Service Center, the City's Planning Department will be holding a public meeting for residents to provide input regarding the implementation of the Warner Center 2035 Plan. The purpose of the meeting is to:

- Review the goals and objectives of the Warner Center 2035 Plan.
- Learn about the progress made in implementing the Plan.
- Provide feedback on development and public improvements.

If you are unable to make it in person, comments may be submitted by email to City Planner Sheila Toni at sheila.toni@lacity.org. As always, if you have any questions about Warner Center, reach out to my office at c03.foryou@lacity.org.



Make a Plan to Vote



Official
Information

Use your power to **Vote For It** this Election!

Visit PLAN.LAVOTE.GOV
today to make your plan to vote. >



Elections are just two weeks away and the stakes are extremely high — not just on the National level, but right here at home. There are critical elections on the ballot and candidates that offer very different perspectives. How we move forward on homelessness, public safety, development and much more will be impacted by these elections.

The deadline to register to vote was October 21st, but facilities allow same-day registration and voting. While state law doesn't require voters to show identification before casting their ballots, those doing same-day registration must provide a government ID or the last four digits of their social security number. Voting centers can be found [here](#).

If you can't vote in person, please fill out, and return, your mail-in ballot. Those ballots can be placed in any of [400 drop boxes](#) around the county or sent to the registrar's office via mail.

The [LA County Registrar-Recorder/County Clerk](#) is the official source for accurate and unbiased election information and voting resources. Voting is the cornerstone of our democracy. Make sure your voice is heard in this upcoming election— our future depends on it.

Celebrating the 40th Anniversary of Last Chance for Animals



Councilmember Blumenfield was represented at Last Chance For Animals (LCA) recent annual gala celebrating 40 years since their founding in 1984 by actor Chris DeRose. LCA's roots began in fighting and exposing the inherent cruelty of animal experimentation/vivisection. In the organization's early years, DeRose led teams of dedicated activists employing non-violent strategies modeled after social movements led by such leaders as Mahatma Gandhi and Martin Luther King, Jr. using peaceful protest with determined resolve to make sure their voices would be heard. LCA has teamed with Blumenfield on a variety of issues.

The gala honored South Korean Member of Parliament Jeoungae Han and two other members of the South Korean National Assembly for their successful effort to ban the dog meat trade. Blumenfield, at the request of the Tarzana Neighborhood Council, pushed the City to urge South Korea, China, and other countries to ban the sale of dog meat back in 2019. This historic move underscores a profound shift towards empathy, and the recognition of animals as sentient beings who deserve protection and respect.

Locally, LCA was instrumental in getting the Los Angeles City Council to unanimously pass Councilmember Blumenfield's "Cruelty Is Not My Culture" Motion led by John Popoch on his staff (seen above with Chris De Rose and MP Han).

Reseda Skate Facility Public Artwork Presentation



PUBLIC NOTICE

COMMUNITY MEETING

CITY OF LOS ANGELES
COUNCILMAN BOB BLUMENFIELD
DEPARTMENT OF CULTURAL AFFAIRS AND
DEPARTMENT OF RECREATION & PARKS

INVITE YOU TO VIRTUAL COMMUNITY PRESENTATION OF THE PROPOSED:

RESEDA SKATE FACILITY PUBLIC ARTWORK

ARTIST: **STEPHANIE MERCADO**

Wednesday, October 30, 2024
6:00 P.M.

Join Zoom Meeting: <https://us02web.zoom.us/j/82848576967>

On Wednesday, October 30th at 6PM, the Department of Cultural Affairs (DCA) will be hosting a virtual presentation of the artwork proposed by artist Stephanie Mercado to be displayed at the Reseda Skate Facility that is currently under construction. This art project is part of the Public Works Improvements Arts Program, administered by DCA and this meeting is an opportunity for the community to meet and engage in dialogue with the artists. Click [here](#) to join the meeting.

[Save the Date-Community Forum on Silicosis](#)



COMMUNITY FORUM ON SILICOSIS

**SATURDAY, NOVEMBER 9, 9AM-12PM
TAXCO THEATER
7242 OWENSMOUTH AVE, CANOGA PARK**

**For workers (and their families) who cut
artificial stone**

- Discussion on what silicosis is
- Health and safety workshop
- Medical registration
- Resources for workers

**TEXT 213-800-4729 FOR
UPDATES**



LA CITY COUNCILWOMAN, 7TH DISTRICT
MONICA RODRIGUEZ



LOS ANGELES COUNTY SUPERVISOR
LINDSEY HORVATH
THIRD DISTRICT



Pacoima
Beautiful

NLSLA
Neighborhood Legal Services
of Los Angeles County



department
of economic
opportunity
COUNTY OF LOS ANGELES

With the alarming increase in silicosis cases in the San Fernando Valley and across California, Councilmember Blumenfield is leading proactive measures to safeguard our most vulnerable workers from this debilitating disease. Blumenfield, local leaders, and community groups will be hosting a forum on Saturday, November 9th at the Taxco Theater in Canoga Park to provide resources to workers who work in stone cutting and manufacturing industries. For more information, please reach out to Legislative Deputy Adrian Salcedo at adrian.c.salcedo@lacity.org.

Microchip your Furry Friend



Did you know?



1 in 3 family pets will get lost



6/10 microchips are registered

In 2023, LA Animal Services reunited 3,246 pets with their families

Microchips don't replace a tag and collar, but they can make all the difference when it comes to getting your pet back home to you!

laanimalservices.com/microchipping | 888-452-7381

If your companion animal is not microchipped, visit any of our six LA Animal Services shelters to have your pet microchipped for \$15. For more information, visit laanimalservices.com/microchipping.

Around Town



Councilmember Blumenfield was joined by Los Angeles Department of Water & Power Commission President Richard Katz, Los Angeles Department of Aging General Manager Jaime Pacheco-Orozco, and ONEgeneration President/CEO Jenna Hauss to give away 400 AC units to local seniors. As heat waves become more frequent and intense, it is imperative to protect our most vulnerable residents by providing the tools and resources to combat extreme heat.



Over the weekend, Councilmember Blumenfield and Hope the Mission led a community cleanup in Tarzana on the street adjacent to the Sunflower Cabin Community. Team Blumenfield, Hope the Mission staff, Believe LA volunteers, and SFV-Santa Clarita members of Kappa Alpha Psi beautified Topham from Wilbur to Reseda.



Winnetka Field Deputy Aaron Carrera, along with dozens of residents, completed a seven week training course with LAFD to become Community Emergency Response Team (CERT) certified for disasters. Sponsored by the Winnetka Neighborhood Council Public Safety Committee and the Los Angeles Fire Department, the CERT program equips community members with essential skills to assist during major emergencies.

Community Events and Resources



HALLOWEEN CARNIVAL

Sponsored by Winnetka Recreation Center and
Winnetka Neighborhood Council

OCTOBER

26

**Saturday
4PM - 8PM**

8401 Winnetka Avenue
Winnetka, CA 91306

FREE TO ALL AGES! ALL ARE WELCOME!

**Haunted House, Costume Contest,
Music, Games, Candy, Prizes, Face
Painting, Crafts & MORE!!**

Made with PosterMyWall.com



RESEDA'S FALL MOVIE NIGHT

Saturday, October 26, 2024
Event Begins @ 6:00pm

Reseda Park
18411 Victory Blvd.
Reseda, CA 91335

CANDY & TREATS

REFRESHMENTS!

**FREE
ADMISSION**

www.resedacouncil.org



Reseda
Neighborhood
Council



**NITHYA
RAMAN**

L.A. City Councilmember
4th District



BOB BLUMENFIELD
COUNCILMEMBER



Winnetka Chamber's 3rd Annual



Food, Fun & Games!
Costume Contest
Candy and Prizes*

SUNDAY, OCT. 27TH, 3-6PM

Winnetka Bowl Parking Lot
20122 Vanowen Ave.

Presented by
The Winnetka Chamber of Commerce.



*While supplies last.



Info@WinnetkaChamberofCommerce.com



PLEASE JOIN A COMMUNITY EFFORT TO
BEAUTIFY TARZANA BY PARTICIPATING IN

TARZANA CLEAN-UP DAY

SUNDAY OCTOBER 27, 2024 8:30AM TO 10:30AM

- Meet at the Tarzana Post Office promptly at 8:30AM
- 5609 Yolanda Avenue, Tarzana
- Look for the volunteers in yellow shirts and vests
- We will provide vests, tools, gloves and bags
- Students participating receive certificates for community service credit

**MUST REGISTER IN ADVANCE BY USING QR CODE
OR EMAIL TarzanaVCC@gmail.com**



THE 24TH ANNUAL MAIN STREET CANOGA PARK

DÍA DE LOS MUERTOS FAMILY FESTIVAL

3

November
10am - 5pm



FREE

On Sherman Way
Between
Topanga & Canoga

CHILDREN'S ART
PAVILION

CULTURAL
PROCESSION

FOOD TRUCKS

CLASSIC CAR SHOW

OFRENDAS

CHALK ART

DANZANTES AZTECAS

FOLKLORICO
DANCERS

LIVE MUSIC

VENDORS

Visit us at www.mainstreetcanogapark.la
for information on vendor registration,
sponsorship opportunities & more!

Historic West Valley



This week's photo, from 1959, is from the Valley Times Collection, of members of Job's Daughters Bethel 100 of Canoga Park preparing for a Halloween fashion show. Learn more about the photo [here](#).

[Open this email in a Web browser.](#)

Councilmember Bob Blumenfield

200 N Spring Street, Room 465, Los Angeles, CA 90012

[Unsubscribe](#)



Warner Center 2035 planning feedback

2 messages

Scott Feder <scott.feder@att.net>
To: sheila.toni@lacity.org

Sun, Oct 27, 2024 at 4:00 PM

I was out of the country during the public hearing and I would like to provide my feedback. Is there a form with questions o can respond to? Thank you.

Scott Feder
1 818 516 1200 (m)

Sheila Toni <sheila.toni@lacity.org>
To: Scott Feder <scott.feder@att.net>

Mon, Oct 28, 2024 at 8:53 AM

Good Morning Scott,

Thank you for your interest in Warner Center. There is no form. You may provide your comments in this email thread.

Please note: the information that was presented at last week's public meeting will be made available to download from our [Warner Center 2035 Specific Plan's landing webpage](#) in a couple of weeks.

The public comment period will remain open until after November 27, 2024. You may wait to submit your comments until you have reviewed this information.

Please let me know if you have any questions.

Sheila



Sheila Toni
Pronouns: She, Her, Hers
City Planner | Warner Center 2035 Specific Plan

Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
T: (818) 374-5062 | Planning4LA.org



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).

[Quoted text hidden]



Sheila Toni <sheila.toni@lacity.org>

Warner Center Street Lights

Sean Linal Peterkin <seanlinal@gmail.com>

Fri, Oct 11, 2024 at 12:24 PM

To: "sheila.toni@lacity.org" <sheila.toni@lacity.org>

Hi Sheila,

I live in the Woodland Hills/Canoga Park area. Recently a lot of new apartments have been built, bringing thousands more people to this area.

I would like to formally request that a left and right turn signal should be placed at every major intersection and crowded street, especially at every light around the Westfield Mall and Village.

Thanks,

Sean



Sheila Toni <sheila.toni@lacity.org>

Warner Center 2035

1 message

Tony Blake <tonyblake125@gmail.com>

Tue, Oct 22, 2024 at 7:56 PM

To: sheila.toni@lacity.org

Dear Sheila

I will not be able to attend tomorrow evening's meeting, but would like to know if there's some way to find out what happened at the meeting. Either via minutes, or a recording. Thanks.

--

Tony Blake

"Imagination is more important than knowledge. Knowledge is limited. Imagination encircles the world."

A. Einstein



Warner Center Public Meeting: Information Available for Download

Urban Growth Advocates <urbanization.advocates@gmail.com>
Reply-To: Urban Growth Advocates <urbanization.advocates@gmail.com>
To: Sheila Toni <sheila.toni@lacity.org>
Cc: Shane Strunk <shane.strunk@lacity.org>

Thu, Oct 31, 2024 at 8:33 AM



Good morning, Sheila and Shane.

I am happy to submit some comments, in regards to the "Plan Overview / Warner Center 2035" boards.

Overall, most developments look decent. However, several properties presented - need major improvement. Here are the details.

[6800 Variel Avenue:](#)

The design is overly primitive. Coloration is ok, but too much Gray color.

Also, these types of  windows are primitive and utilitarian; and have inundated many buildings, unfortunately, in the SF Valley. Remember, windows are an integral component of a building architecture and curb appeal. Therefore, the developers can do better than keep offering these types of primitive  windows!

[6606 Variel Avenue:](#)

The overall design and architecture look decent. But the coloration needs improvement. Again, too much Gray!

[21050 Kittridge Street:](#)

Per my earlier email (a couple of years ago), the actual building architecture -- as well as the design of windows -- have descended from what's been approved by the City. Why was the developer allowed to deviate from the Agreement ?! *Please let me know if you would like me to email you a comparison ("Approved Design vs. Actual").

[21300 Oxnard Street:](#)

Coloration needs improvement. Too much gray! Remember, an excess of Gray color creates a very gloomy, repulsive, and "heavy" feel for a building, deterring walkability and offering very poor aesthetics. Gray color should be replaced with more vibrant, brighter, lighter color(s).

[6140 Variel Avenue / "Q on Erwin":](#)

Absolutely hideous, gloomy coloration - due to Dark-Gray colors. Purely awful! *See comments above, in regards to "Excess of Gray". However, on a positive side: it's pleasing to see that public ROW seems to have pavers, according to the rendering. Please be sure that Pavers are, indeed, approved, -- as they are crucial for Walkability and successful pedestrian-oriented streetscape.

Overall, this general plan should focus on creating a Pedestrian-oriented environment, including proper aesthetics, landscaping, and appropriate streetscape. Plenty of sidewalks / ROW should be provided -- but paving should be Decorative Pavers (as opposed to naked concrete).

Thank you for reviewing my comments.
Please feel free to contact me, should you have any questions or concerns.

Best regards,

--
Alek Friedman, advocate
Urban Development / Smart Growth
Beautification Committee Member (former),
Central Hollywood Neighborhood Council

☎ 323 . 465 . 8511 Day/Office

☎ 213 . 999 . 1273 Cellular

www.ProgrammingAndImaging.com

www.Piano-Alek.com

[LinkedIn.com/in/FriedmanAlexander](https://www.linkedin.com/in/FriedmanAlexander)

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[Quoted text hidden]



Sheila Toni <sheila.toni@lacity.org>

Warner center

1 message

William Rackstraw <wrackstraw@socal.rr.com>

Wed, Oct 23, 2024 at 5:38 PM

To: Sheila.toni@lacity.org

Hello Sheila

My Name is William Rackstraw, I'm unable to attend your meeting.

I was told I could email some suggestions and concerns we have in the surrounding neighborhoods.

I have lived in SFV my whole life. So I have seen a lot of changes. I have lived in my current home for 37 years.

Its located in the south west Winnetka area adjacent to Warner center. So anything that happens in warner center directly impacts our neighborhood.

The biggest concern is traffic. In the morning the traffic at Desoto and Victory is backed up to Vanowen blocking Kittridge ST.

The traffic on East bound Kittridge ST to south Desoto is causing grid lock. too many apartments in an area with only exits to the north and one to the east.

My suggestion: Make Variel a through street to Victory Blvd near the DWP substation. There is already a traffic light at this intersection. Granted they would have to install another traffic light for the bus. This would take some of the pressure off the Desoto intersection for people headed west on Victory Blvd.

The busway also causes the traffic light at Victory and Desoto to not sink with other intersections.

Another Suggestion would be a Grocery store to supply all the new Apartments. Our Options are Smart & Final at Mason & Sherman way, Ralphs at Ventura Blvd & Topanga Blvd (parking here is a joke.) Ralphs at Winnetka and Ventura, Vons at Tampa and Victory. All of which you have to drive to. The old Levits warehouse behind El Toritos. with its own parking lot not shared with another mini mall would be a great location. Put it somewhere The majority of people can walk to from the apartments. Don't put it at the Catalina Boat factory .That would cause too much traffic. Definitely not the Rockwell site.

I know things will never go back to what they were. Hopefully we can plan for a community were people live where the work.

Regards

William Rackstraw



Re: Comment from Woodland Hills resident: Monthly Newsletter - November and December 2024

9 messages

Adrineh Melkonian <adrineh.melkonian@lacity.org> Mon, Dec 16, 2024 at 10:22 AM

To: Laura Frazin-Steele <laura.frazinsteele@lacity.org>, Sheila Toni <sheila.toni@lacity.org>
Cc: Abraham Lamontagne <abraham.lamontagne@lacity.org>, Sasha Kassab <sasha.kassab@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Nora Frost <nora.frost@lacity.org>, Jamie Francisco <jamie.francisco@lacity.org>

fyi

On Mon, Dec 16, 2024 at 10:15 AM Jamie Francisco <jamie.francisco@lacity.org> wrote:

Hello all - We received a comment from a Woodland Hills resident. Thought it would be best to direct it to the Woodland Hills Streetscape Plan team.

Thanks



LOS ANGELES CITY PLANNING

Jamie Francisco

Pronouns: She, Her, Hers

Public Information Director I

Los Angeles City Planning

200 N. Spring St., Room 525, Los Angeles, CA 90012

T: (213) 562-8294 | Planning4LA.org

Planning4LA.org



----- Forwarded message -----

From: **ellen ellencolley.com** <ellen@ellencolley.com>
Date: Fri, Dec 13, 2024 at 9:24 PM
Subject: Re: Monthly Newsletter - November and December 2024
To: planning.media@lacity.org <planning.media@lacity.org>

Dear City Planners,

Our Woodland Hills community is bursting at the seams with all the new developments and high rises, with very inadequate parking spaces for the units.

And not enough trees are being planted, not enough roads are being constructed, and not enough water resources are to be found to support this huge increase in population, or to mitigate the huge increases of air conditioning needs with all these new units, even though the air conditioners will themselves increase the already-excessive heat in Woodland Hills in our summers, and place excessive loads on the power grid, which is already stretched to its limit in the summer.

In addition, we are desperately hoping that the Adler property of two story attractive buildings surrounded by greenery and hundreds of trees at Burbank and De Soto will not be destroyed and replaced by high rises and its hundreds of trees torn down.

Trees are the most important resource to store precious rainwater, provide cooling shade (20 to 30 degrees cooler than asphalt surfaces), prevent rainwater runoff, stabilize hillsides, and reduce crime (study reported on KCET).

Please do not make Woodland Hills more like a Manhattan, as we have sadly heard is being planned. This threatens our very existence.

Woodland Hills already has the distressing description as the hottest community in Los Angeles County.

Sincerely

Ellen

[Get Outlook for iOS](#)

From: Los Angeles City Planning <planning.media-lacity.org@shared1.ccsend.com>

Sent: Friday, December 13, 2024 3:45:52 PM

To: ellen ellencolley.com <ellen@ellencolley.com>

Subject: Monthly Newsletter - November and December 2024

LOS ANGELES CITY PLANNING

MONTHLY NEWSLETTER

Dear Angelenos,

City Council approved several of City Planning's multi-year milestones that are anticipated to improve LA's housing options, sustainability efforts, and community plans. During its Dec. 10 session, City Council approved the [Citywide Housing Incentive Program \(CHIP\) Ordinance](#) and the [Housing Element Sites and Minimum Density Ordinance](#), which are key components of the City's Housing Element Rezoning Program that will need to be in place by February 2025 per state mandate. Council also approved the [Resident Protections Ordinance \(RPO\)](#), which will strengthen citywide tenant protections for individuals facing evictions due to redevelopment, as well as the [Citywide Adaptive Reuse Ordinance \(ARO\)](#), which facilitates the conversion of underutilized commercial buildings to residential use.

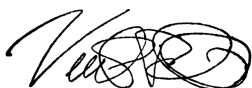
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Sincerely,





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“The Downtown Community Plan update provides clear, standardized tools necessary to address the housing crisis equitably,” said Director of Planning Vince Bertoni. “Downtown Los Angeles faces unique challenges and opportunities as a dense, mixed-use urban center. This update coupled with the New Zoning Code will play a crucial role in shaping its future, promoting sustainable development, preserving historic resources, and enhancing its livability.”

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At the meeting, Council heard over two hours of public comment and discussed revisions to the ordinances including expanding housing opportunities in single family areas near transit. The Council also discussed technical amendments to the Citywide Adaptive Reuse Ordinance including aligning adaptive reuse provisions with the Responsible Hotel Ordinance and restricting residential conversions of existing hotels. Ultimately, the City Council voted to adopt recommendations from the PLUM Committee with minor technical amendments to the Citywide Housing Incentive Program (CHIP) and Housing Element Sites and Minimum Density Ordinance, as well as the amendments to the Citywide Adaptive Reuse Ordinance noted above. An audio recording of the meeting is available [here](#) (an audio recording in Spanish can be found [here](#)).



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The ordinance reflects best practices in addressing climate needs and social factors, and provides multiple pathways to advance site design principles that make our streets and sidewalks more walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction. It will be considered for adoption by the full City Council in 2025.

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Planning Shares Real World Experiences With UCLA's MURP Students



On Fri., Nov. 22, 2024, members of the Department of City Planning met with graduate students from UCLA's Masters in Urban and Regional Planning (MURP) program at

Grand Park as part of Professor Brian D. Taylor's (Ph.D, FAICP) Transportation, Land Use and Urban Form class. During their field trip, nearly 60 students and faculty met with and heard from Planners from the Central Project Planning and Community Planning Divisions and the Urban Design Studio on topics such as the Boyle Heights Community Plan Update and debates over gentrification in the area (led by City Planning Associate Osvaldo Garcia, MURP 2013), the implementation of housing incentive programs such as ED 1 (led by City Planner Chi Dang, MURP 2015), implementation of the Vermont Western Station Neighborhood Area Plan (SNAP) (led by City Planning Associate Yamillet Brizuela, MURP 2020), and updates on the Landscape and Site Design Ordinance and Citywide Adaptive Reuse Ordinance (led by Senior City Planner Michelle Levy of the Urban Design Studio). The opportunity to share real world experiences and practices was made possible by the collaborative efforts of Principal City Planner Jane Choi (MURP 2007), with the hope to continue bridging discussion between universities and working professionals.

OFFICE OF RACIAL JUSTICE, EQUITY, AND TRANSFORMATIVE PLANNING



On Nov. 5, 2024, Americans embraced a core responsibility of democracy: voting in the presidential election. For Angelenos, the recent election represented more than a choice of president, it was also an opportunity to vote on vital propositions and local candidates whose policies impact the quality of everyday life. As the City and country continue to process the results of the election, the Office of Racial Justice, Equity, and Transformative Planning (ORJETP) wants to uplift the importance of building and maintaining strong community connections and staying connected to important causes.

Now more than ever, Los Angeles City Planning and the ORJETP are working to make planning more inclusive and to center the voices of people that have been historically excluded from decision making. In recent years, the Planning Department has prioritized public engagement by offering informational material in multiple languages, holding meetings in person and virtually to maximize attendance, and providing extended office hours to keep an ongoing dialogue with the public. The ORJETP hopes the city can be a place where people can lead enriched civic lives, where they can continue to build community through volunteering, participating in neighborhood council meetings, assisting local school boards, and joining social clubs.

Strong community connections allow Angelenos to engage in meaningful and honest dialogues that contribute to psychological wellbeing and a sense of purpose. The

NOVEMBER METRICS

Hearing and Events



36

Hearings
and Events

29

Public
Hearings Held

7

Community
Events Attended

Development Trends

Applications filed decreased by 27.6% and applications completed decreased by 22.1% between October and November 2024. Proposals for market rate and affordable housing units declined by 81.8% and 35.5% respectively, while the number of affordable units approved by Los Angeles City Planning increased by 69.6% month-over-month.

	October 2024	November 2024	Percent Change Over One Month
Applications Filed*	651	471	-27.6%
Applications Completed*	638	497	-22.1%
Market-Rate Units Proposed	532	97	-81.8%
Market-Rate Units Approved	825	427	-48.2%
Affordable Units Proposed	1,454	938	-35.5%
Affordable Units Approved	1,657	2,811	69.6%

**Data provided is preliminary and subject to change.*

COMMUNITY PLAN UPDATES

Boyle Heights

- The City Council adopted the Boyle Heights Community Plan on Sept. 25, 2024. The plan's final ordinances were referred to the City Attorney to be finalized. The plan is anticipated to go into effect during the 2025 calendar year.
- The PLUM Committee recommended approval of amendments to the Boyle Heights Community Plan on Sept. 17, 2024, following which the City Council also recommended its approval on Sept. 25, 2024. The Plan will then enter the "form and legality" process where its implementing ordinances (zoning regulations) are reviewed and refined by the City Attorney's Office.
- On May 30, 2024, the Mayor approved the City Planning Commission's action and transmitted the Boyle Heights Community Plan for the PLUM Committee and City Council's consideration of the amendments to the Community Plan, Framework Element, Community Plan Text, General Plan Map Land Use Change and Matrices.
- The City Planning Commission disapproved modifications to the City Council adopted amendments to the Boyle Heights Community Plan at its meeting on Jan. 11, 2024.
- The PLUM Committee recommended approval of the Boyle Heights Community Plan with amendments on Dec. 5, 2023, following which the City Council also recommended its approval on Dec. 12, 2023. The City Council's actions on the Boyle Heights Community Plan Update are summarized [here](#).
- Following the Mayor's approval, the Boyle Heights Community Plan has been transmitted to the PLUM Committee for adoption ([Council File 23-0861](#)).
- On Nov. 7, 2023 Los Angeles City Planning held an Open House event in partnership with Council Member Kevin de León - [Council District 14](#), and the Boyle Heights Neighborhood Council, as part of the Boyle Heights Community Plan Update.
- Final Environmental Impact Report (FEIR) was published on Aug. 10, 2023
- [Proposed Plan](#) was unanimously approved by City Planning Commission on April 20, 2023
- Held a public hearing on the Draft Community Plan text, zoning regulations, Draft Land Use Map, and Draft Community Plan Implementation Overlay (CPIO) on Oct. 27, 2022
- Published Draft EIR on July 28, 2022, and the EIR comment period ended on Oct. 11, 2022

Downtown

- The City Council adopted the Downtown Community Plan's final ordinances on Dec. 4, 2024. The ordinances will become operative on Jan. 27, 2025.
- The City Council's PLUM Committee unanimously approved DTLA's final ordinances on Nov. 19, 2024.
- PLUM approved the recommendations within a [report on Campus Style Sites within the IX3 Use District \(CF-22-0617-S3\)](#) and the [report on Community](#)

- [Benefits in Skid Row \(CF-22-0617-S4\)](#) on Oct. 15, 2024.
- The [report on Fashion District IX3 Production Space Requirement \(CF-22-0617-S5\)](#) was received and filed by the City Council's PLUM Committee on Nov. 19, 2024. No actions were taken with respect to the report's recommendations.
- The City Attorney reviewed the Downtown Community Plan Implementing Ordinances and the New Zoning Code. The documents were transmitted to the City Council for final approval.
- Per direction from City Council, transmitted [reports](#) on topics such as Adaptive Reuse, and Public Open Space in September 2023, to inform further refinements to the Community Plan
- The Planning and Land Use Management (PLUM) committee recommended approval of the Community Plan with amendments on April 24, 2023, following which the City Council also recommended its approval on May 3, 2023
- Transmitted [Director of Planning's Memo to PLUM](#) in September 2022, and a [Director of Planning's Supplemental Memo to PLUM](#) in March 2023 describing a few amendments to the CPC Recommended draft
- Transmitted Letter of Determination, Final EIR (FEIR), and CPC's recommended Community Plan to the Mayor and City Council for adoption on Sept. 27, 2022
- City Planning Commission recommended the plan and new zoning for approval in September 2021
- Released revised materials in advance of City Planning Commission hearing, including [Zoning, Plan Text, Land Use Map](#), and [Community Benefits Program](#), in June 2021

[Harbor](#)

- Preparing for the Planning and Land Use Management (PLUM) Committee
- Preparing Final Environmental Impact Report (FEIR)
- The Proposed Harbor Community Plans were considered and recommended for approval by the City Planning Commission on Feb. 8, 2024
- Hosted a virtual information session and public hearing - November 2023
- Released the Draft Environmental Impact Report (DEIR) for public review and comment – September 2023
- Hosted Virtual and In-Person Office Hours – September 2023
- Released the proposed Harbor LA zones and new zoning tutorial video series in September 2023
- Released [Harbor LA StoryMap](#) with new zoning information in December 2021

Hollywood

- On Nov. 13, 2024 City Council continued the consideration of Hollywood's final ordinances to Jan.

7, 2025. The final ordinances are awaiting City Council adoption and are anticipated to be considered in early January.

- Consideration of Hollywood’s final ordinances by the PLUM Committee occurred on Nov. 19, 2024.
- On May 3, 2023, the Los Angeles City Council unanimously adopted the Hollywood Community Plan Update. The City Council also recommended an amendment requested in the motion from [Council District 13](#) (Soto-Martinez) and a follow up report requested in the motion from [Council District 4](#) (Raman). Additional information about the requested amendments is summarized [here](#).
- The implementing ordinances have been reviewed to ensure clarity of regulations and consistency with state law and were transmitted by the City Attorney to the City Council. These ordinances will be back before the City Council in November.

[Southeast Valley](#)

- Ongoing outreach meetings with various stakeholder groups and neighborhood councils across all three community plans to implement our [Outreach Strategy Plan](#) including sharing the General Plan Land Use Maps through the [StoryMap](#), May 2024 - January 2025
- Staff hosted in-person and virtual [office hours](#) on Sept. 17, 19, 23, and 24 for more detailed, one-on-one discussions about the Draft GPLU Designations with stakeholders.
- Drafting Policy Documents, June - December 2024
- [Virtual Historic Resources Workshop](#) with Office of Historic Resources on Nov. 20, 2024 at 6 pm

[Southwest Valley](#)

- Released an interactive [draft Zoning Map](#), [draft Plan Policy text](#), and [updated draft General Plan Land Use Designations map](#) for public release in Spring 2024.
- Ongoing outreach efforts with various stakeholders, including neighborhood councils and community organizations, and hosting virtual office hours to answer questions and hear feedback on the recently released draft documents.
- Staff hosted two Scoping Meetings for the Draft Environmental Impact Report in October.

[Westside](#)

- Conducted Neighborhood Council outreach throughout the summer across the four Community Plan Areas, providing an overview of the Spring 2024 Draft Land Use Maps and the Community Plan process.
- The team hosted a meeting with the Westside Community Plans Advisory Group (WCPAG) on Oct. 29 to provide an overview of the Spring 2024 Draft Land Use Maps, overview of the New Code zoning

#OurLA

Paul Landacre Cabin

Tucked away in the hills of Elysian Heights you can find the cabin of master wood engraver, Paul Landacre and his wife Margaret. The house was registered as [Historic-Cultural Monument \(HCM\) No. 839](#) in 2006. Built in 1909, the house was purchased by Landacre in 1932 and served as his home through his most productive years as an artist. Landacre is considered one of the best artists of his era, having produced highly acclaimed black and white prints through the use of wood blocks. The cabin fell into disrepair in 1963 after the death of the Landacres and stood abandoned and boarded up for many years. In more recent years, thanks to the efforts of architects Monica Oller and Tom Pejic, the house has been restored to its former glory.

A lesser known history of the house is its significance to the Spiritualist movement in LA. Spiritualism was a social movement and religion that arose in the 1840s and had a thriving community in the hills of Elysian Valley known as the Semi-Tropic Spiritualist Association. Before the Landacre ownership, the house served as one of the Semi-Tropic Spiritualist Association's cabins. The house sits on the Semi-Tropic Spiritualists' Tract, land bought by the spiritualists, and is bordered by the Semi-Tropic Park, where the group planned to build shared structures and hosted events. Some sources have tried connecting Landacre to the spiritualist movement but while his lifestyle followed many of their values, the association ceased to exist before the Landacres' move to LA from Ohio.



PROJECT SPOTLIGHT

1100 East 5th Street

The City Planning Commission (CPC) recently recommended approval of an eight-story, mixed-use development located at 1100 East 5th Street in the Arts District Neighborhood. The mixed-use building will include 220 live/work units, of which 11 percent of the units will be deed-restricted for Very Low-Income (VLI) households, and 46,548 square feet of commercial uses. The project includes a flexibility option to replace 20 live/work units with an additional 17,765 square feet of commercial uses, consisting of 200 live/work units, 11 percent of which will be deed-restricted for VLI households, and 64,313 square feet of commercial uses. The flexibility option will utilize the same building parameters as the project and there would be no other changes to the project. Both options will provide 22,275 square feet of open space, including publicly accessible paseos and a courtyard.

Staff Recommendation Report



UPCOMING CALENDAR

December City Planning Commission Meetings

Dec. 19

December Area Planning Commission Meetings

South Los Angeles: Dec. 17

West: Dec. 18

Harbor: Dec. 17

North Valley: Dec. 19

LOS ANGELES
CITY PLANNING

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CITY PLANNING

Adrineh Melkonian

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).

Sheila Toni <sheila.toni@lacity.org>
To: Shane Strunk <shane.strunk@lacity.org>

Mon, Dec 16, 2024 at 12:14 PM

Hi Shane,

Can you print this and place it on my desk?

Sheila Toni

[Quoted text hidden]

Laura Frazin-Steele <laura.frazinsteele@lacity.org> Mon, Dec 16, 2024 at 1:07 PM
To: Adrineh Melkonian <adrineh.melkonian@lacity.org>
Cc: Sheila Toni <sheila.toni@lacity.org>, Abraham Lamontagne <abraham.lamontagne@lacity.org>, Sasha Kassab <sasha.kassab@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Nora Frost <nora.frost@lacity.org>, Jamie Francisco <jamie.francisco@lacity.org>

I am not sure how to get in touch with Ellen.
Her link is to a website and not an email address.
I also am not sure what the Adler site is that she is referencing.
I think there may have been an Adler project in Warner Center?
Any thoughts?



LOS ANGELES
CITY PLANNING

Laura Frazin Steele

Pronouns: She, Her, Hers

City Planner, Project Planning

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

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On Mon, Dec 16, 2024 at 10:23 AM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:
fyi

On Mon, Dec 16, 2024 at 10:15 AM Jamie Francisco <jamie.francisco@lacity.org> wrote:
Hello all - We received a comment from a Woodland Hills resident. Thought it would be best to direct it to the Woodland Hills Streetscape Plan team.

Thanks



LOS ANGELES
CITY PLANNING

Jamie Francisco

Pronouns: She, Her, Hers
Public Information Director I

Los Angeles City Planning

200 N. Spring St., Room 525, Los Angeles, CA 90012
T: (213) 562-8294 | Planning4LA.org
Planning4LA.org



----- Forwarded message -----

From: **ellen ellencolley.com** <ellen@ellencolley.com>
Date: Fri, Dec 13, 2024 at 9:24 PM
Subject: Re: Monthly Newsletter - November and December 2024
To: planning.media@lacity.org <planning.media@lacity.org>

Dear City Planners,
Our Woodland Hills community is bursting at the seams with all the new developments and high rises, with very inadequate parking spaces for the units.
And not enough trees are being planted, not enough roads are being constructed, and not enough water resources are to be found to support this huge increase in population, or to mitigate the huge increases of air conditioning needs with all these new units, even though the air conditioners will themselves increase the already-excessive heat in Woodland Hills in our summers, and place excessive loads on the power grid, which is already stretched to its limit in the summer.
In addition, we are desperately hoping that the Adler property of two story attractive buildings surrounded by greenery and hundreds of trees at Burbank and De Soto will not be destroyed and replaced by high rises and its hundreds of trees torn down. Trees are the most important resource to store precious rainwater, provide cooling shade (20 to 30 degrees cooler than asphalt surfaces), prevent rainwater runoff, stabilize hillsides, and reduce crime (study reported on KCET).
Please do not make Woodland Hills more like a Manhattan, as we have sadly heard is being planned. This threatens our very existence.
Woodland Hills already has the distressing description as the hottest community in Los Angeles County.
Sincerely
Ellen

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From: Los Angeles City Planning <planning.media-lacity.org@shared1.ccsend.com>
Sent: Friday, December 13, 2024 3:45:52 PM
To: ellen ellencolley.com <ellen@ellencolley.com>
Subject: Monthly Newsletter - November and December 2024

VOL VI

November
December
2024



LOS ANGELES CITY PLANNING

MONTHLY NEWSLETTER

Dear Angelenos,

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A handwritten signature in black ink, appearing to be the name "Vicki" followed by a stylized flourish.



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Planning Shares Real World Experiences With UCLA's MURP Students



On Fri., Nov. 22, 2024, members of the Department of City Planning met with graduate students from UCLA's Masters in Urban and Regional Planning (MURP) program at

Grand Park as part of Professor Brian D. Taylor's (Ph.D, FAICP) Transportation, Land Use and Urban Form class. During their field trip, nearly 60 students and faculty met with and heard from Planners from the Central Project Planning and Community Planning Divisions and the Urban Design Studio on topics such as the Boyle Heights Community Plan Update and debates over gentrification in the area (led by City Planning Associate Osvaldo Garcia, MURP 2013), the implementation of housing incentive programs such as ED 1 (led by City Planner Chi Dang, MURP 2015), implementation of the Vermont Western Station Neighborhood Area Plan (SNAP) (led by City Planning Associate Yamillet Brizuela, MURP 2020), and updates on the Landscape and Site Design Ordinance and Citywide Adaptive Reuse Ordinance (led by Senior City Planner Michelle Levy of the Urban Design Studio). The opportunity to share real world experiences and practices was made possible by the collaborative efforts of Principal City Planner Jane Choi (MURP 2007), with the hope to continue bridging discussion between universities and working professionals.

OFFICE OF RACIAL JUSTICE, EQUITY, AND TRANSFORMATIVE PLANNING



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Hearing and Events



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COMMUNITY PLAN UPDATES

Boyle Heights

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- The PLUM Committee recommended approval of amendments to the Boyle Heights Community Plan on Sept. 17, 2024, following which the City Council also recommended its approval on Sept. 25, 2024. The Plan will then enter the "form and legality" process where its implementing ordinances (zoning regulations) are reviewed and refined by the City Attorney's Office.
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- Following the Mayor's approval, the Boyle Heights Community Plan has been transmitted to the PLUM Committee for adoption ([Council File 23-0861](#)).
- On Nov. 7, 2023 Los Angeles City Planning held an Open House event in partnership with Council Member Kevin de León - [Council District 14](#), and the Boyle Heights Neighborhood Council, as part of the Boyle Heights Community Plan Update.
- Final Environmental Impact Report (FEIR) was published on Aug. 10, 2023
- [Proposed Plan](#) was unanimously approved by City Planning Commission on April 20, 2023
- Held a public hearing on the Draft Community Plan text, zoning regulations, Draft Land Use Map, and Draft Community Plan Implementation Overlay (CPIO) on Oct. 27, 2022
- Published Draft EIR on July 28, 2022, and the EIR comment period ended on Oct. 11, 2022

Downtown

- The City Council adopted the Downtown Community Plan's final ordinances on Dec. 4, 2024. The ordinances will become operative on Jan. 27, 2025.
- The City Council's PLUM Committee unanimously approved DTLA's final ordinances on Nov. 19, 2024.
- PLUM approved the recommendations within a [report on Campus Style Sites within the IX3 Use District \(CF-22-0617-S3\)](#) and the [report on Community](#)

[Benefits in Skid Row \(CF-22-0617-S4\)](#) on Oct. 15, 2024.

- The [report on Fashion District IX3 Production Space Requirement \(CF-22-0617-S5\)](#) was received and filed by the City Council's PLUM Committee on Nov. 19, 2024. No actions were taken with respect to the report's recommendations.
- The City Attorney reviewed the Downtown Community Plan Implementing Ordinances and the New Zoning Code. The documents were transmitted to the City Council for final approval.
- Per direction from City Council, transmitted [reports](#) on topics such as Adaptive Reuse, and Public Open Space in September 2023, to inform further refinements to the Community Plan
- The Planning and Land Use Management (PLUM) committee recommended approval of the Community Plan with amendments on April 24, 2023, following which the City Council also recommended its approval on May 3, 2023
- Transmitted [Director of Planning's Memo to PLUM](#) in September 2022, and a [Director of Planning's Supplemental Memo to PLUM](#) in March 2023 describing a few amendments to the CPC Recommended draft
- Transmitted Letter of Determination, Final EIR (FEIR), and CPC's recommended Community Plan to the Mayor and City Council for adoption on Sept. 27, 2022
- City Planning Commission recommended the plan and new zoning for approval in September 2021
- Released revised materials in advance of City Planning Commission hearing, including [Zoning, Plan Text, Land Use Map](#), and [Community Benefits Program](#), in June 2021

[Harbor](#)

- Preparing for the Planning and Land Use Management (PLUM) Committee
- Preparing Final Environmental Impact Report (FEIR)
- The Proposed Harbor Community Plans were considered and recommended for approval by the City Planning Commission on Feb. 8, 2024
- Hosted a virtual information session and public hearing - November 2023
- Released the Draft Environmental Impact Report (DEIR) for public review and comment – September 2023
- Hosted Virtual and In-Person Office Hours – September 2023
- Released the proposed Harbor LA zones and new zoning tutorial video series in September 2023
- Released [Harbor LA StoryMap](#) with new zoning information in December 2021

[Hollywood](#)

- On Nov. 13, 2024 City Council continued the consideration of Hollywood's final ordinances to Jan.

7, 2025. The final ordinances are awaiting City Council adoption and are anticipated to be considered in early January.

- Consideration of Hollywood’s final ordinances by the PLUM Committee occurred on Nov. 19, 2024.
- On May 3, 2023, the Los Angeles City Council unanimously adopted the Hollywood Community Plan Update. The City Council also recommended an amendment requested in the motion from [Council District 13](#) (Soto-Martinez) and a follow up report requested in the motion from [Council District 4](#) (Raman). Additional information about the requested amendments is summarized [here](#).
- The implementing ordinances have been reviewed to ensure clarity of regulations and consistency with state law and were transmitted by the City Attorney to the City Council. These ordinances will be back before the City Council in November.

[Southeast Valley](#)

- Ongoing outreach meetings with various stakeholder groups and neighborhood councils across all three community plans to implement our [Outreach Strategy Plan](#) including sharing the General Plan Land Use Maps through the [StoryMap](#), May 2024 - January 2025
- Staff hosted in-person and virtual [office hours](#) on Sept. 17, 19, 23, and 24 for more detailed, one-on-one discussions about the Draft GPLU Designations with stakeholders.
- Drafting Policy Documents, June - December 2024
- [Virtual Historic Resources Workshop](#) with Office of Historic Resources on Nov. 20, 2024 at 6 pm

[Southwest Valley](#)

- Released an interactive [draft Zoning Map](#), [draft Plan Policy text](#), and [updated draft General Plan Land Use Designations map](#) for public release in Spring 2024.
- Ongoing outreach efforts with various stakeholders, including neighborhood councils and community organizations, and hosting virtual office hours to answer questions and hear feedback on the recently released draft documents.
- Staff hosted two Scoping Meetings for the Draft Environmental Impact Report in October.

[Westside](#)

- Conducted Neighborhood Council outreach throughout the summer across the four Community Plan Areas, providing an overview of the Spring 2024 Draft Land Use Maps and the Community Plan process.
- The team hosted a meeting with the Westside Community Plans Advisory Group (WCPAG) on Oct. 29 to provide an overview of the Spring 2024 Draft Land Use Maps, overview of the New Code zoning

tools, and solicit targeted feedback to incorporate those zoning strategies into the round of drafts.

#OurLA

Paul Landacre Cabin

Tucked away in the hills of Elysian Heights you can find the cabin of master wood engraver, Paul Landacre and his wife Margaret. The house was registered as [Historic-Cultural Monument \(HCM\) No. 839](#) in 2006. Built in 1909, the house was purchased by Landacre in 1932 and served as his home through his most productive years as an artist. Landacre is considered one of the best artists of his era, having produced highly acclaimed black and white prints through the use of wood blocks. The cabin fell into disrepair in 1963 after the death of the Landacres and stood abandoned and boarded up for many years. In more recent years, thanks to the efforts of architects Monica Oller and Tom Pejic, the house has been restored to its former glory.

A lesser known history of the house is its significance to the Spiritualist movement in LA. Spiritualism was a social movement and religion that arose in the 1840s and had a thriving community in the hills of Elysian Valley known as the Semi-Tropic Spiritualist Association. Before the Landacre ownership, the house served as one of the Semi-Tropic Spiritualist Association's cabins. The house sits on the Semi-Tropic Spiritualists' Tract, land bought by the spiritualists, and is bordered by the Semi-Tropic Park, where the group planned to build shared structures and hosted events. Some sources have tried connecting Landacre to the spiritualist movement but while his lifestyle followed many of their values, the association ceased to exist before the Landacres' move to LA from Ohio.



PROJECT SPOTLIGHT

1100 East 5th Street

The City Planning Commission (CPC) recently recommended approval of an eight-story, mixed-use development located at 1100 East 5th Street in the Arts District Neighborhood. The mixed-use building will include 220 live/work units, of which 11 percent of the units will be deed-restricted for Very Low-Income (VLI) households, and 46,548 square feet of commercial uses. The project includes a flexibility option to replace 20 live/work units with an additional 17,765 square feet of commercial uses, consisting of 200 live/work units, 11 percent of which will be deed-restricted for VLI households, and 64,313 square feet of commercial uses. The flexibility option will utilize the same building parameters as the project and there would be no other changes to the project. Both options will provide 22,275 square feet of open space, including publicly accessible paseos and a courtyard.

Staff Recommendation Report



UPCOMING CALENDAR

**December City Planning
Commission Meetings**

Dec. 19

**December Area Planning
Commission Meetings**

South Los Angeles: Dec. 17

West: Dec. 18

Harbor: Dec. 17

North Valley: Dec. 19

**LOS ANGELES
CITY PLANNING**

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LOS ANGELES CITY PLANNING

Adrineh Melkonian

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

Shane Strunk <shane.strunk@lacity.org>
To: Sheila Toni <sheila.toni@lacity.org>

Mon, Dec 16, 2024 at 1:12 PM

Hi Sheila,

Yes!



LOS ANGELES CITY PLANNING

Shane Strunk

Pronouns: He, Him, His

Planning Assistant, Valley Project Planning

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401 T: (213) 675-6022 |

Planning4LA.org



****Regular Day Off (RDO) is every other Friday****

[Quoted text hidden]

Sheila Toni <sheila.toni@lacity.org>
To: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Mon, Dec 16, 2024 at 2:44 PM

Thank you! We will respond.

Sheila Toni

[Quoted text hidden]

Sheila Toni <sheila.toni@lacity.org>

Mon, Dec 16, 2024 at 2:45 PM

To: Laura Frazin-Steele <laura.frazinsteele@lacity.org>

This is in response to the Warner Center 5-Year. We will respond.

Sheila Toni

[Quoted text hidden]

Jamie Francisco <jamie.francisco@lacity.org>

Mon, Dec 16, 2024 at 2:53 PM

To: Laura Frazin-Steele <laura.frazinsteele@lacity.org>

Cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>, Sheila Toni <sheila.toni@lacity.org>, Abraham Lamontagne <abraham.lamontagne@lacity.org>, Sasha Kassab <sasha.kassab@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Nora Frost <nora.frost@lacity.org>

Hi Laura,

It looks like her email is ellen@ellencolley.com. The link seemed broken in the email.



LOS ANGELES
CITY PLANNING

Jamie Francisco

Pronouns: She, Her, Hers

Public Information Director I

Los Angeles City Planning

200 N. Spring St., Room 525, Los Angeles, CA 90012

T: (213) 562-8294 | Planning4LA.org

Planning4LA.org



On Mon, Dec 16, 2024 at 1:07 PM Laura Frazin-Steele <laura.frazinsteele@lacity.org> wrote:

I am not sure how to get in touch with Ellen.

Her link is to a website and not an email address.

I also am not sure what the Adler site is that she is referencing.

I think there may have been an Adler project in Warner Center?

Any thoughts?



LOS ANGELES
CITY PLANNING

Laura Frazin Steele

Pronouns: She, Her, Hers

City Planner, Project Planning

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

T: (818) 374-9919 | Planning4LA.org



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On Mon, Dec 16, 2024 at 10:23 AM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:

fyi

On Mon, Dec 16, 2024 at 10:15 AM Jamie Francisco <jamie.francisco@lacity.org> wrote:

Hello all - We received a comment from a Woodland Hills resident. Thought it would be best to direct it to the Woodland Hills Streetscape Plan team.

Thanks



LOS ANGELES
CITY PLANNING

Jamie Francisco

Pronouns: She, Her, Hers

Public Information Director I

Los Angeles City Planning

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Planning4LA.org



----- Forwarded message -----

From: **ellen ellencolley.com** <ellen@ellencolley.com>

Date: Fri, Dec 13, 2024 at 9:24 PM

Subject: Re: Monthly Newsletter - November and December 2024

To: planning.media@lacity.org <planning.media@lacity.org>

Dear City Planners,

Our Woodland Hills community is bursting at the seams with all the new developments and high rises, with very inadequate parking spaces for the units.

And not enough trees are being planted, not enough roads are being constructed, and not enough water resources are to be found to support this huge increase in population, or to mitigate the huge increases of air conditioning needs with all these new units, even though the air conditioners will themselves increase the already-excessive heat in Woodland Hills in our summers, and place excessive loads on the power grid, which is already stretched to its limit in the summer.

In addition, we are desperately hoping that the Adler property of two story attractive buildings surrounded by greenery and hundreds of trees at Burbank and De Soto will not be destroyed and replaced by high rises and its hundreds of trees torn down. Trees are the most important resource to store precious rainwater, provide cooling shade (20 to 30 degrees cooler than asphalt surfaces), prevent rainwater runoff, stabilize hillsides, and reduce crime (study reported on KCET).

Please do not make Woodland Hills more like a Manhattan, as we have sadly heard is being planned. This threatens our very existence.

Woodland Hills already has the distressing description as the hottest community in Los Angeles County.

Sincerely

Ellen

Get [Outlook for iOS](#)

From: Los Angeles City Planning <planning.media-lacity.org@shared1.ccsend.com>

Sent: Friday, December 13, 2024 3:45:52 PM

To: ellen ellencolley.com <ellen@ellencolley.com>

Subject: Monthly Newsletter - November and December 2024

VOL VI |
November
December
2024



LOS ANGELES CITY PLANNING

MONTHLY NEWSLETTER

Dear Angelenos,

City Council approved several of City Planning's multi-year milestones that are anticipated to improve LA's housing options, sustainability efforts, and community plans. During its Dec. 10 session, City Council approved the [Citywide Housing Incentive Program \(CHIP\) Ordinance](#) and the [Housing Element Sites and Minimum Density Ordinance](#), which are key components of the City's Housing Element Rezoning Program that will need to be in place by February 2025 per state mandate. Council also approved the [Resident Protections Ordinance \(RPO\)](#), which will strengthen citywide tenant protections for individuals facing evictions due to redevelopment, as well as the [Citywide Adaptive Reuse Ordinance \(ARO\)](#), which facilitates the conversion of underutilized commercial buildings to residential use.

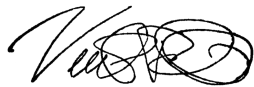
A few weeks ago on Dec. 4, Council approved the final ordinances for the adopted [Downtown LA Community Plan Update](#) (CPU), also known as DTLA 2040, the first community plan update that will use the New Zoning Code-- and these both will go into effect Jan. 27. The current Zoning Code was established in 1946; the New Zoning Code is a modern and flexible system designed to be more responsive to the needs of L.A.'s diverse communities. The DTLA Community Plan Update is a product of advocacy and support of diverse neighborhoods and needs at the City's center, while allowing for sustainable development and housing.

Earlier this month on Dec. 3, the Planning and Land Use Management (PLUM) committee moved forward the Landscape and Site Design Ordinance, which creates people-first design standards that support neighborhood walkability, healthy communities and climate-adapted design. The PLUM committee also advanced CBS' TV City Project, which is a major project supporting media and entertainment industry success. It is congruent with Mayor Karen Bass' Executive Directive 8 to uplift the economy through entertainment production.

City Planning is committed to expanding more options and opportunities to increase housing production, affordable housing choices, and bolster economic activity in an equitable and sustainable manner. Thank you to the thousands of stakeholders who have weighed in on public comment to help shape these critical recommendations through the adoption process.

Happy Holidays! Together, we are #Planning4LA.

Sincerely,



Vince Bertoni,
Director of Planning



DEPARTMENT ACTIVITIES



A Major Milestone: City Council Unanimously Approves DTLA CPU and New Zoning Code

On Dec. 4, 2024, the Los Angeles City Council unanimously approved the final implementing ordinances for the Downtown Community Plan Update, or DTLA 2040, a multi-year effort that seeks to update the policies and zoning designations that guide development within the seven-square-mile core of the City. The Council's unanimous decision helps usher in more sustainable growth, as well as protects and encourages affordable and supportive housing in L.A.'s urban core. The DTLA Community Plan Update will also be the first area in the City to make use of the long-anticipated New Zoning Code.

"The Downtown Community Plan update provides clear, standardized tools necessary to address the housing crisis equitably," said Director of Planning Vince Bertoni.

"Downtown Los Angeles faces unique challenges and opportunities as a dense, mixed-use urban center. This update coupled with the New Zoning Code will play a crucial role in shaping its future, promoting sustainable development, preserving historic resources, and enhancing its livability."

More information on the Downtown Community Plan can be found at planning4la.org/dtla2040. More information about the New Zoning Code will be shared in coming months.



City Council Moves Housing Element Rezoning Program to Form and Legality

On Dec. 10, 2024 the Los Angeles City Council acted on and voted to instruct the City Attorney to prepare the final ordinances associated with the Housing Element Rezoning Program. These ordinances include the Citywide Housing Incentive Program (CHIP), Housing Element Sites and Minimum Density Ordinance, Resident Protections Ordinance, and Citywide Adaptive Reuse Ordinance. This milestone signifies a crucial step in creating an equitable, sustainable, and resilient City, where all Angelenos have access to housing.

At the meeting, Council heard over two hours of public comment and discussed revisions to the ordinances including expanding housing opportunities in single family areas near transit. The Council also discussed technical amendments to the Citywide Adaptive Reuse Ordinance including aligning adaptive reuse provisions with the Responsible Hotel Ordinance and restricting residential conversions of existing hotels. Ultimately, the City Council voted to adopt recommendations from the PLUM Committee with minor technical amendments to the Citywide Housing Incentive Program (CHIP) and Housing Element Sites and Minimum Density Ordinance, as well as the amendments to the Citywide Adaptive Reuse Ordinance noted above. An audio recording of the meeting is available [here](#) (an audio recording in Spanish can be found [here](#)).



Landscape and Site Design Ordinance Unanimously Approved by PLUM

After four years in development, the Planning and Land Use Management Committee (PLUM) unanimously approved the [Landscape and Site Design Ordinance](#) with no amendments on Dec. 3, 2024.

The ordinance reflects best practices in addressing climate needs and social factors, and provides multiple pathways to advance site design principles that make our streets and sidewalks more walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction. It will be considered for adoption by the full City Council in 2025.

City Planning invites Angelenos to test a new web-based tool in development, the [online Landscape and Site Design Ordinance Calculator](#), that will enable project applicants to select from a variety of sustainable design strategies and determine compliance with the Ordinance's flexible point system prior to filing an application. Any feedback on the calculator can be sent to: planning.urbandesign@lacity.org.



Planning's BESt Unit Introduces New Email and Phone to Assist with AI Fresco Applications

City Planning has actively supported the [AI Fresco](#) program through targeted outreach and streamlined processes to assist restaurant professionals and small businesses. In November and December 2024, two AI Fresco Application Clinics were held in collaboration with the Mayor's Office, providing personalized guidance on the application process. To improve accessibility, City Planning's Beverage and Entertainment Streamlining (BESt) unit introduced a new email address, planning.BESt@lacity.org for inquiries related to AI Fresco applications and other alcohol authorizations. The BESt unit also released a bilingual interactive voice service, provides in-person and virtual consultations in several languages, and distributes informational materials in English and in Spanish. The voice service can be reached at (213) 202-5456.

Since the program's adoption, City Planning has engaged stakeholders through Mayor-led inter-agency presentations, small business events hosted by Council Districts 7 and 1, and independent efforts, including a social media campaign, newsletters, e-blasts, and updates to the "Alcohol Sales" page and BuildLA resources.

L.A. AI Fresco launched in May 2020 as a temporary program to promote the economic vitality of the City's restaurants during COVID-19 by creating a streamlined process to obtain approvals for outdoor dining on private property, sidewalks and streets adjacent to their establishments. The deadline for AI Fresco Temporary permits to expire has been extended to **Jan. 31, 2026**. For guidance on applying for the permanent program, visit buildla.lacity.org/alfresco.



Home-Sharing Complaint Form

City Planning has introduced a new process for reporting non-compliant Short-Term Rentals operating without a valid Home-Sharing registration number. To report an unregistered property, please complete the [Unregistered Short-Term Rental Report Form](#).

PUBLIC ENGAGEMENT

GIS Day Event Grand Park



On Nov. 20, 2024 the annual GIS Day was held at Gloria Molina Grand Park next to the County Hall of Administration. The Map Gallery section of the event showcased some maps, and Stephanie Pincetl from the California Center of Sustainable Communities (UCLA) was the keynote speaker. This year's Los Angeles City Planning GIS staff hosted a booth highlighting the new Downtown Zoning Code.

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Southwest Valley

- Released an interactive [draft Zoning Map](#), [draft Plan Policy text](#), and [updated draft General Plan Land Use Designations map](#) for public release in Spring 2024.
- Ongoing outreach efforts with various stakeholders, including neighborhood councils and community organizations, and hosting virtual office hours to answer questions and hear feedback on the recently released draft documents.
- Staff hosted two Scoping Meetings for the Draft Environmental Impact Report in October.

Westside

- Conducted Neighborhood Council outreach throughout the summer across the four Community Plan Areas, providing an overview of the Spring 2024 Draft Land Use Maps and the Community Plan process.
- The team hosted a meeting with the Westside Community Plans Advisory Group (WCPAG) on Oct. 29 to provide an overview of the Spring 2024 Draft Land Use Maps, overview of the New Code zoning tools, and solicit targeted feedback to incorporate those zoning strategies into the round of drafts.

#OurLA

Paul Landacre Cabin

Tucked away in the hills of Elysian Heights you can find the cabin of master wood engraver, Paul Landacre and his wife Margaret. The house was registered as [Historic-Cultural Monument \(HCM\) No. 839](#) in 2006. Built in 1909, the house was purchased by Landacre in 1932 and served as his home through his most productive years as an artist. Landacre is considered one of the best artists of his era, having produced highly acclaimed black and white prints through the use of wood blocks. The cabin fell into disrepair in 1963 after the death of the Landacres and stood abandoned and boarded up for many years. In more recent years, thanks to the efforts of architects Monica Oller and Tom Pejic, the house has been restored to its former glory.

A lesser known history of the house is its significance to the Spiritualist movement in LA. Spiritualism was a social movement and religion that arose in the 1840s and had a thriving community in the hills of Elysian Valley known as the Semi-Tropic Spiritualist

Association. Before the Landacre ownership, the house served as one of the Semi-Tropic Spiritualist Association's cabins. The house sits on the Semi-Tropic Spiritualists' Tract, land bought by the spiritualists, and is bordered by the Semi-Tropic Park, where the group planned to build shared structures and hosted events. Some sources have tried connecting Landacre to the spiritualist movement but while his lifestyle followed many of their values, the association ceased to exist before the Landacres' move to LA from Ohio.



PROJECT SPOTLIGHT

1100 East 5th Street

The City Planning Commission (CPC) recently recommended approval of an eight-story, mixed-use development located at 1100 East 5th Street in the Arts District Neighborhood. The mixed-use building will include 220 live/work units, of which 11 percent of the units will be deed-restricted for Very Low-Income (VLI) households, and 46,548 square feet of commercial uses. The project includes a flexibility option to replace 20 live/work units with an additional 17,765 square feet of commercial uses, consisting of 200 live/work units, 11 percent of which will be deed-restricted for VLI households, and 64,313 square feet of commercial uses. The flexibility option will utilize the same building parameters as the project and there would be no other changes to the project. Both options will provide 22,275 square feet of open space, including publicly accessible paseos and a courtyard.

Staff Recommendation Report



UPCOMING CALENDAR

**December City Planning
Commission Meetings**

Dec. 19

**December Area Planning
Commission Meetings**

South Los Angeles: Dec. 17

West: Dec. 18

Harbor: Dec. 17

North Valley: Dec. 19

LOS ANGELES CITY PLANNING

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Adrineh Melkonian

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).

Sheila Toni <sheila.toni@lacity.org>

Mon, Dec 16, 2024 at 2:58 PM

To: Jamie Francisco <jamie.francisco@lacity.org>

Cc: Nora Frost <nora.frost@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Blake Lamb <blake.lamb@lacity.org>, Shane Strunk <shane.strunk@lacity.org>

Hello Jamie,

Thank you for the forwarded public comment. I will respond to Ellen.

Thank you,
Sheila Toni

On Mon, Dec 16, 2024 at 12:23 PM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:

[Quoted text hidden]

Laura Frazin-Steele <laura.frazinsteele@lacity.org>

Mon, Dec 16, 2024 at 3:59 PM

To: Jamie Francisco <jamie.francisco@lacity.org>

Cc: Adrineh Melkonian <adrineh.melkonian@lacity.org>, Sheila Toni <sheila.toni@lacity.org>, Abraham Lamontagne <abraham.lamontagne@lacity.org>, Sasha Kassab <sasha.kassab@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>, Nora Frost <nora.frost@lacity.org>

Jamie and Sheila - thank you.



Laura Frazin Steele

Pronouns: She, Her, Hers

City Planner, Project Planning

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

T: (818) 374-9919 | Planning4LA.org



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On Mon, Dec 16, 2024 at 2:54 PM Jamie Francisco <jamie.francisco@lacity.org> wrote:

Hi Laura,

It looks like her email is ellen@ellencolley.com. The link seemed broken in the email.



Jamie Francisco

Pronouns: She, Her, Hers

Public Information Director I

Los Angeles City Planning

200 N. Spring St., Room 525, Los Angeles, CA 90012

T: (213) 562-8294 | Planning4LA.org

Planning4LA.org



On Mon, Dec 16, 2024 at 1:07 PM Laura Frazin-Steele <laura.frazinsteel@lacity.org> wrote:

I am not sure how to get in touch with Ellen.

Her link is to a website and not an email address.

I also am not sure what the Adler site is that she is referencing.

I think there may have been an Adler project in Warner Center?

Any thoughts?



Laura Frazin Steele

Pronouns: She, Her, Hers

City Planner, Project Planning

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

T: (818) 374-9919 | Planning4LA.org



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On Mon, Dec 16, 2024 at 10:23 AM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:

fyi

On Mon, Dec 16, 2024 at 10:15 AM Jamie Francisco <jamie.francisco@lacity.org> wrote:

Hello all - We received a comment from a Woodland Hills resident. Thought it would be best to direct it to the Woodland Hills Streetscape Plan team.

Thanks



Jamie Francisco

Pronouns: She, Her, Hers

Public Information Director I

Los Angeles City Planning

200 N. Spring St., Room 525, Los Angeles, CA 90012

T: (213) 562-8294 | Planning4LA.org

Planning4LA.org



----- Forwarded message -----

From: **ellen ellencolley.com** <ellen@ellencolley.com>

Date: Fri, Dec 13, 2024 at 9:24 PM

Subject: Re: Monthly Newsletter - November and December 2024

To: planning.media@lacity.org <planning.media@lacity.org>

Dear City Planners,

Our Woodland Hills community is bursting at the seams with all the new developments and high rises, with very inadequate parking spaces for the units.

And not enough trees are being planted, not enough roads are being constructed, and not enough water resources are to be found to support this huge increase in population, or to mitigate the huge increases of air conditioning needs with all these new units, even though the air conditioners will themselves increase the already-excessive heat in Woodland Hills in our summers, and place excessive loads on the power grid, which is already stretched to its limit in the summer.

In addition, we are desperately hoping that the Adler property of two story attractive buildings surrounded by greenery and hundreds of trees at Burbank and De Soto will not be destroyed and replaced by high rises and its hundreds of trees torn

down.

Trees are the most important resource to store precious rainwater, provide cooling shade (20 to 30 degrees cooler than asphalt surfaces), prevent rainwater runoff, stabilize hillsides, and reduce crime (study reported on KCET).

Please do not make Woodland Hills more like a Manhattan, as we have sadly heard is being planned. This threatens our very existence.

Woodland Hills already has the distressing description as the hottest community in Los Angeles County.

Sincerely

Ellen

Get [Outlook for iOS](#)

From: Los Angeles City Planning <planning.media-lacity.org@shared1.ccsend.com>

Sent: Friday, December 13, 2024 3:45:52 PM

To: ellen ellencolley.com <ellen@ellencolley.com>

Subject: Monthly Newsletter - November and December 2024

VOL VI |
November
December
2024



LOS ANGELES CITY PLANNING

MONTHLY NEWSLETTER

Dear Angelenos,

City Council approved several of City Planning's multi-year milestones that are anticipated to improve LA's housing options, sustainability efforts, and community plans. During its Dec. 10 session, City Council approved the [Citywide Housing Incentive Program](#) (CHIP) Ordinance and the [Housing Element Sites and Minimum Density Ordinance](#), which are key components of the City's Housing Element Rezoning Program that will need to be in place by February 2025 per state mandate. Council also approved the [Resident Protections Ordinance](#) (RPO), which will strengthen citywide tenant protections for individuals facing evictions due to redevelopment, as well as the [Citywide Adaptive Reuse Ordinance](#) (ARO), which facilitates the conversion of underutilized commercial buildings to residential use.

A few weeks ago on Dec. 4, Council approved the final ordinances for the adopted [Downtown LA Community Plan Update](#) (CPU), also known as DTLA 2040, the first community plan update that will use the New Zoning Code-- and these both will go into effect Jan. 27. The current Zoning Code was established in 1946; the New Zoning Code is a modern and flexible system designed to be more responsive to the needs of L.A.'s diverse communities. The DTLA Community Plan Update is a product of advocacy and support of diverse neighborhoods and needs at the City's center, while allowing for sustainable development and housing.

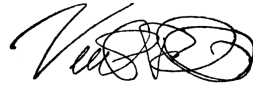
Earlier this month on Dec. 3, the Planning and Land Use Management (PLUM) committee moved forward the Landscape and Site Design Ordinance, which creates people-first design standards that support neighborhood walkability, healthy communities and climate-adapted design. The PLUM committee also advanced CBS' TV City Project, which is a major project supporting media and entertainment industry

success. It is congruent with Mayor Karen Bass' Executive Directive 8 to uplift the economy through entertainment production.

City Planning is committed to expanding more options and opportunities to increase housing production, affordable housing choices, and bolster economic activity in an equitable and sustainable manner. Thank you to the thousands of stakeholders who have weighed in on public comment to help shape these critical recommendations through the adoption process.

Happy Holidays! Together, we are #Planning4LA.

Sincerely,



Vince Bertoni,
Director of Planning



DEPARTMENT ACTIVITIES



A Major Milestone: City Council Unanimously Approves DTLA CPU and New Zoning Code

On Dec. 4, 2024, the Los Angeles City Council unanimously approved the final implementing ordinances for the Downtown Community Plan Update, or DTLA 2040, a multi-year effort that seeks to update the policies and zoning designations that guide development within the seven-square-mile core of the City. The Council's unanimous decision helps usher in more sustainable growth, as well as protects and encourages affordable and supportive housing in L.A.'s urban core. The DTLA Community Plan Update will also be the first area in the City to make use of the long-anticipated New Zoning Code.

"The Downtown Community Plan update provides clear, standardized tools necessary to address the housing crisis equitably," said Director of Planning Vince Bertoni.

"Downtown Los Angeles faces unique challenges and opportunities as a dense, mixed-use urban center. This update coupled with the New Zoning Code will play a crucial role in shaping its future, promoting sustainable development, preserving historic resources, and enhancing its livability."

More information on the Downtown Community Plan can be found at planning4la.org/dtla2040. More information about the New Zoning Code will be shared in coming months.



City Council Moves Housing Element Rezoning Program to Form and Legality

On Dec. 10, 2024 the Los Angeles City Council acted on and voted to instruct the City Attorney to prepare the final ordinances associated with the Housing Element Rezoning Program. These ordinances include the Citywide Housing Incentive Program (CHIP), Housing Element Sites and Minimum Density Ordinance, Resident Protections Ordinance, and Citywide Adaptive Reuse Ordinance. This milestone signifies a crucial step in creating an equitable, sustainable, and resilient City, where all Angelenos have access to housing.

At the meeting, Council heard over two hours of public comment and discussed revisions to the ordinances including expanding housing opportunities in single family areas near transit. The Council also discussed technical amendments to the Citywide Adaptive Reuse Ordinance including aligning adaptive reuse provisions with the Responsible Hotel Ordinance and restricting residential conversions of existing hotels. Ultimately, the City Council voted to adopt recommendations from the PLUM Committee with minor technical amendments to the Citywide Housing Incentive Program (CHIP) and Housing Element Sites and Minimum Density Ordinance, as well as the amendments to the Citywide Adaptive Reuse Ordinance noted above. An audio recording of the meeting is available [here](#) (an audio recording in Spanish can be found [here](#)).



Landscape and Site Design Ordinance Unanimously Approved by PLUM

After four years in development, the Planning and Land Use Management Committee (PLUM) unanimously approved the [Landscape and Site Design Ordinance](#) with no amendments on Dec. 3, 2024.

The ordinance reflects best practices in addressing climate needs and social factors, and provides multiple pathways to advance site design principles that make our streets and sidewalks more walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction. It will be considered for adoption by the full City Council in 2025.

City Planning invites Angelenos to test a new web-based tool in development, the [online Landscape and Site Design Ordinance Calculator](#), that will enable project applicants to select from a variety of sustainable design strategies and determine compliance with the Ordinance's flexible point system prior to filing an application. Any feedback on the calculator can be sent to: planning.urbandesign@lacity.org.



Planning's BESt Unit Introduces New Email and Phone to Assist with AI Fresco Applications

City Planning has actively supported the [AI Fresco](#) program through targeted outreach and streamlined processes to assist restaurant professionals and small businesses. In November and December 2024, two AI Fresco Application Clinics were held in collaboration with the Mayor's Office, providing personalized guidance on the application process. To improve accessibility, City Planning's Beverage and Entertainment Streamlining (BESt) unit introduced a new email address, planning.BESt@lacity.org for inquiries related to AI Fresco applications and other alcohol authorizations. The BESt unit also released a bilingual interactive voice service, provides in-person and virtual consultations in several languages, and distributes informational materials in English and in Spanish. The voice service can be reached at (213) 202-5456.

Since the program's adoption, City Planning has engaged stakeholders through Mayor-led inter-agency presentations, small business events hosted by Council Districts 7 and 1, and independent efforts, including a social media campaign, newsletters, e-blasts, and updates to the "Alcohol Sales" page and BuildLA resources.

L.A. AI Fresco launched in May 2020 as a temporary program to promote the economic vitality of the City's restaurants during COVID-19 by creating a streamlined process to obtain approvals for outdoor dining on private property, sidewalks and streets adjacent to their establishments. The deadline for AI Fresco Temporary permits to expire has been extended to **Jan. 31, 2026**. For guidance on applying for the permanent program, visit buildla.lacity.org/alfresco.



Home-Sharing Complaint Form

City Planning has introduced a new process for reporting non-compliant Short-Term Rentals operating without a valid Home-Sharing registration number. To report an unregistered property, please complete the [Unregistered Short-Term Rental Report Form](#).

PUBLIC ENGAGEMENT

GIS Day Event Grand Park



On Nov. 20, 2024 the annual GIS Day was held at Gloria Molina Grand Park next to the County Hall of Administration. The Map Gallery section of the event showcased some maps, and Stephanie Pincetl from the California Center of Sustainable Communities (UCLA) was the keynote speaker. This year's Los Angeles City Planning GIS staff hosted a booth highlighting the new Downtown Zoning Code.

Planning Shares Real World Experiences With UCLA's MURP Students



On Fri., Nov. 22, 2024, members of the Department of City Planning met with graduate students from UCLA's Masters in Urban and Regional Planning (MURP) program at Grand Park as part of Professor Brian D. Taylor's (Ph.D, FAICP) Transportation, Land Use and Urban Form class. During their field trip, nearly 60 students and faculty met with and heard from Planners from the Central Project Planning and Community Planning Divisions and the Urban Design Studio on topics such as the Boyle Heights Community Plan Update and debates over gentrification in the area (led by City Planning Associate Osvaldo Garcia, MURP 2013), the implementation of housing incentive programs such as ED 1 (led by City Planner Chi Dang, MURP 2015), implementation of the Vermont Western Station Neighborhood Area Plan (SNAP) (led by City Planning Associate Yamillet Brizuela, MURP 2020), and updates on the Landscape and Site Design Ordinance and Citywide Adaptive Reuse Ordinance (led by Senior City Planner Michelle Levy of the Urban Design Studio). The opportunity to share real world experiences and practices was made possible by the collaborative efforts of Principal City Planner Jane Choi (MURP 2007), with the hope to continue bridging discussion between universities and working professionals.

OFFICE OF RACIAL JUSTICE, EQUITY, AND TRANSFORMATIVE PLANNING



On Nov. 5, 2024, Americans embraced a core responsibility of democracy: voting in the presidential election. For Angelenos, the recent election represented more than a choice of president, it was also an opportunity to vote on vital propositions and local candidates whose policies impact the quality of everyday life. As the City and country continue to process the results of the election, the Office of Racial Justice, Equity, and Transformative Planning (ORJETP) wants to uplift the importance of building and maintaining strong community connections and staying connected to important causes.

Now more than ever, Los Angeles City Planning and the ORJETP are working to make planning more inclusive and to center the voices of people that have been historically excluded from decision making. In recent years, the Planning Department has prioritized public engagement by offering informational material in multiple languages, holding meetings in person and virtually to maximize attendance, and providing extended office hours to keep an ongoing dialogue with the public. The ORJETP hopes the city can be a place where people can lead enriched civic lives, where they can continue to build community through volunteering, participating in neighborhood council meetings, assisting local school boards, and joining social clubs.

Strong community connections allow Angelenos to engage in meaningful and honest dialogues that contribute to psychological wellbeing and a sense of purpose. The ORJETP remains committed to fostering inclusivity in its planning process and centering the values and perspectives of its communities.

NOVEMBER METRICS

Hearing and Events



36
Hearings
and Events

29
Public
Hearings Held

7
Community
Events Attended

Development Trends

Applications filed decreased by 27.6% and applications completed decreased by 22.1% between October and November 2024. Proposals for market rate and affordable

housing units declined by 81.8% and 35.5% respectively, while the number of affordable units approved by Los Angeles City Planning increased by 69.6% month-over-month.

	October 2024	November 2024	Percent Change Over One Month
Applications Filed*	651	471	-27.6%
Applications Completed*	638	497	-22.1%
Market-Rate Units Proposed	532	97	-81.8%
Market-Rate Units Approved	825	427	-48.2%
Affordable Units Proposed	1,454	938	-35.5%
Affordable Units Approved	1,657	2,811	69.6%

**Data provided is preliminary and subject to change.*

COMMUNITY PLAN UPDATES

Boyle Heights

- The City Council adopted the Boyle Heights Community Plan on Sept. 25, 2024. The plan’s final ordinances were referred to the City Attorney to be finalized. The plan is anticipated to go into effect during the 2025 calendar year.
- The PLUM Committee recommended approval of amendments to the Boyle Heights Community Plan on Sept. 17, 2024, following which the City Council also recommended its approval on Sept. 25, 2024. The Plan will then enter the “form and legality” process where its implementing ordinances (zoning regulations) are reviewed and refined by the City Attorney’s Office.
- On May 30, 2024, the Mayor approved the City Planning Commission’s action and transmitted the Boyle Heights Community Plan for the PLUM Committee and City Council’s consideration of the amendments to the Community Plan, Framework Element, Community Plan Text, General Plan Map Land Use Change and Matrices.
- The City Planning Commission disapproved modifications to the City Council adopted amendments to the Boyle Heights Community Plan at its meeting on Jan. 11, 2024.
- The PLUM Committee recommended approval of the Boyle Heights Community Plan with amendments on

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[Southeast Valley](#)

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Maps through the [StoryMap](#), May 2024 - January 2025

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- Drafting Policy Documents, June - December 2024
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- Staff hosted two Scoping Meetings for the Draft Environmental Impact Report in October.

Westside

- Conducted Neighborhood Council outreach throughout the summer across the four Community Plan Areas, providing an overview of the Spring 2024 Draft Land Use Maps and the Community Plan process.
- The team hosted a meeting with the Westside Community Plans Advisory Group (WCPAG) on Oct. 29 to provide an overview of the Spring 2024 Draft Land Use Maps, overview of the New Code zoning tools, and solicit targeted feedback to incorporate those zoning strategies into the round of drafts.

#OurLA

Paul Landacre Cabin

Tucked away in the hills of Elysian Heights you can find the cabin of master wood engraver, Paul Landacre and his wife Margaret. The house was registered as [Historic-Cultural Monument \(HCM\) No. 839](#) in 2006. Built in 1909, the house was purchased by Landacre in 1932 and served as his home through his most productive years as an artist. Landacre is considered one of the best artists of his era, having produced highly acclaimed black and white prints through the use of wood blocks. The cabin fell into disrepair in 1963 after the death of the Landacres and stood abandoned and boarded up for many years. In more recent years, thanks to the efforts of architects Monica Oller and Tom Pejic, the house has been restored to its former glory.

A lesser known history of the house is its significance to the Spiritualist movement in LA. Spiritualism was a social movement and religion that arose in the 1840s and had a thriving community in the hills of Elysian Valley known as the Semi-Tropic Spiritualist

Association. Before the Landacre ownership, the house served as one of the Semi-Tropic Spiritualist Association's cabins. The house sits on the Semi-Tropic Spiritualists' Tract, land bought by the spiritualists, and is bordered by the Semi-Tropic Park, where the group planned to build shared structures and hosted events. Some sources have tried connecting Landacre to the spiritualist movement but while his lifestyle followed many of their values, the association ceased to exist before the Landacres' move to LA from Ohio.



PROJECT SPOTLIGHT

1100 East 5th Street

The City Planning Commission (CPC) recently recommended approval of an eight-story, mixed-use development located at 1100 East 5th Street in the Arts District Neighborhood. The mixed-use building will include 220 live/work units, of which 11 percent of the units will be deed-restricted for Very Low-Income (VLI) households, and 46,548 square feet of commercial uses. The project includes a flexibility option to replace 20 live/work units with an additional 17,765 square feet of commercial uses, consisting of 200 live/work units, 11 percent of which will be deed-restricted for VLI households, and 64,313 square feet of commercial uses. The flexibility option will utilize the same building parameters as the project and there would be no other changes to the project. Both options will provide 22,275 square feet of open space, including publicly accessible paseos and a courtyard.

Staff Recommendation Report



UPCOMING CALENDAR

**December City Planning
Commission Meetings**

Dec. 19

**December Area Planning
Commission Meetings**

South Los Angeles: Dec. 17

West: Dec. 18

Harbor: Dec. 17

North Valley: Dec. 19

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Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).

EXHIBIT C

PUBLIC INPUT REGARDING IMPLEMENTATION OF THE WARNER CENTER 2035 SPECIFIC PLAN

C2. Comments received from October 23, 2024
Public Meeting

Angry Visitor – Provided 2 comment sheets

1. Why isn't the meeting in woodland hills?
2. This is not a public meeting. This information could've been emailed.

Anonymous no. 1

- Include project timeline and display on boards
- Describe non-residential floor area – i.e. office, commercial, hotel
- We need affordable units for Pierce college students

Anonymous no. 2

- Please stop building ugly buildings

Anonymous no. 3

- Warner Center needs publicly owned public open space. Woodland Hills is lacking parks. There needs to be a space in Warner Center for teenagers in WC.
- Please reconsider the Ventura Blvd pilot program as the parking spaces are dangerous and the traffic flow is heavy. Backing into a parking creates a bigger possibility of accidents.

Gina Thornburg

Live in adjacent neighborhood

Ginat.cfvn@gmail.com

- Intersection of canoga and ventura is dangerous and needs traffic-calming and pedestrian oriented mitigations.
- Canoga ave north of ventura blvd needs better bike and pedestrian connectivity to WC.
- PAOS should be a greenspace that connects from project to project. The SP envisioned interconnected open space (privately owned), but that hasn't happened
- WC need housing for people who work there in every industry, esp. hotel and restaurant.
- WC needs student housing for Pierce college
- The 47 acre contaminated former Rocketdyne property should be converted to a grassland of native grass as for migratory birds.

Kristine Valentine

Live in adjacent neighborhood

FEB14LADY@gmail.com

Lack of parking

Request more parking for:

- Condominiums
- For the work portion of the Work-Live Units
- “Nobody I know will parkin on the “backwards” parking on Ventura (Blvd), near Woodlake and Fallbrook.”
- Don’t want to use public transit in place of personal car
- Scared to use public transit
- Senior who doesn’t see well and can’t walk very far.