



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: March 28, 2019
TIME: After 8:30 a.m.
PLACE: Valley Municipal Building
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

CASE NO: CPC-2008-3470-SP-GPA-ZC-SUD-BL
CEQA NO: ENV-2008-3471-EIR
PLAN AREA: Canoga Park – Winnetka –
Woodland Hills – West Hills

SUMMARY: A five-year status report on development in the Warner Center Specific Plan area for the five-year period from December 25, 2013 to December 25, 2018.

RECOMMENDED ACTIONS:

1. Approve the Warner Center 2035 Plan Five-Year Status Report for the period between December 25, 2013 and December 25, 2018 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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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

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SUMMARY

The Warner Center 2035 Specific Plan (WC2035 Plan) (Ordinance # 182766) became effective on December 25, 2013, replacing the prior Warner Center Specific Plan (Ordinance #168873) adopted on June 30, 1993. 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 Plan progress. The Department, with the assistance of 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. This report shall be submitted to the City Planning Commission no more than three (3) months from each five-year anniversary date. This first WC2035 Five (5) Year Status Report covers development in the Warner Center Specific Plan area for the five-year period from the effective date of the plan, from December 25, 2013 to December 25, 2018.

The Five (5) Year Status Report, as required per the Specific Plan, includes the following:

- (1) A detailed summary of each Project developed under the Plan.
- (2) The cumulatively approved floor area for both Residential and Non-Residential Projects developed under the Plan.
- (3) The cumulatively approved dwelling units for Residential Projects developed under the WC2035 Plan.
- (4) A detailed summary of the input received at and subsequent to the public information meetings held on January 30, 2019 and February 13, 2019.
- (5) The progress toward implementation of transportation improvements, including the total monies collected into the Warner Center Mobility Trust Fund.
- (6) A detailed summary of all public improvements developed under the WC2035 Plan during the five-year period.
- (7) The total number of parking spaces developed within the Plan area during the five-year period.
- (8) Total monies collected into the Warner Center Cultural Amenities Trust Fund.
- (9) Inventory of all adopted Development Agreements in effect within the WC2035 Plan area.

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 intents.

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 Environmental Impact Report (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 five-county Region 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 Districts; 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 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 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 Condition of 6,200 in 2008 to a maximum of 26,048 in 2035. The Baseline Development Condition was determined through an analysis of the SCAG 2008 Regional Transportation Plan and City of Los Angeles Department of City Planning data. It is provided in the Warner Center 2035 Specific Plan Environmental Impact Report Tables ES-1 and 2-1. At the time of certification of the 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 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 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 EIR. For those projects that could result in significant impacts not disclosed in the 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 EIR, mitigation measures from the EIR are incorporated into Project approvals in order to address potential impacts.

The WC2035 Plan authorizes the collection of a Mobility Fee from Project applicants. The Mobility Fee is deposited into a special Warner Center Mobility Trust Fund for the implementation of Transportation Mitigation Plans, other mobility measures, and improvements identified by the Plan. The Warner Center Plan Implementation Board 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 Fee, also authorized by the WC2035 Plan, is intended to be used to fund cultural amenities in Warner Center. The Warner Center Cultural Amenities 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 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 limits shall be permitted a Basic Development Right with Density limitations specified for the R3 zone pursuant to LAMC Section 12.10, FAR limitations specified for commercial or industrial zones in Height District No. 1 pursuant to 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 nine topics for the five-year status report, identified in the WC2035 Plan Section 10.4.2(h), will be discussed for the five-year period from December 25, 2013 to December 25, 2018.

DISCUSSION

1. Detailed Summary of Projects

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. Only one significant project approved under the WC2035 Plan has been constructed during the five-year period, the 379-unit development at 21221 Oxnard Street, which is the first phase of a larger Project. Exhibit A, however, includes information regarding all Projects approved by the Department of City Planning during the five-year period. Beyond the requirements of the provision, the table also includes detailed project-level information on automotive parking, bicycle parking, Publicly Accessible Open Space, required improvements, and paid or anticipated Mobility Fee.

2. Cumulatively Approved Floor Area

WC2035 Plan Section 10.4.2(h)(2) requires that the status report include the cumulatively approved floor area for both Residential and Non-Residential Projects developed under the Plan. Cumulatively approved floor area includes the existing Baseline Development Condition of 2008.

Since 2008 and prior to December 25, 2013, the effective date of the WC2035 Plan, development continued to be approved in the Plan area subject to the previous Warner Center Specific Plan. Some of the projects were built prior to the effective date of the

WC2035 Plan and others have been built subsequent to the effective date. Additionally, since the effective date of the WC2035 Plan, one by-right project was built and the demolition of the Rocketdyne/United Technologies Corporation site occurred. Totals for these developments and demolitions are summarized in the category “Development Approved Not Subject to WC2035, Post-2008.”

Projects subject to the WC2035 Plan, listed in Exhibit A, are summarized in the category “Development Approved Subject to WC2035, 12/25/2013 through 12/25/2018.” Of these projects, approximately ten projects ranging from 18 to 379 Residential units are currently under construction. Under construction in this context means that the Project has pulled building permits. The Projects are at varying stages of development.

Table 1: 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, Post-2008 (Net Change)	2,658,250 sf	-238,541 sf
Development Approved Subject to WC2035, 12/25/2013 through 12/25/2018 (Net Change)	2,682,337 sf	273,174 sf
Cumulatively Approved Floor Area as of 12/25/2018	14,440,587 sf	16,134,633 sf

The Cumulatively Approved Floor Area is 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 is 16,134,633 square feet, or 53.6% of the Build-out Limitation of 30,100,000 square feet.

Due primarily to an influx of cases filed during 2018, there is a substantial amount of proposed development that has not yet been approved. Totals for these proposed projects are summarized in the category “Development Proposed Subject to WC2035, Not Approved as of 12/25/2018.” For purposes of comparison to the thresholds for Full Plan Restudy and Build-out Limitation, approved and proposed development have been totaled in the category “Approved Plus Proposed Development.”

Table 2: Approved Plus Proposed Development

	Residential Floor Area	Non-Residential Floor Area
Development Proposed Subject to WC2035, Not Approved as of 12/25/2018 (Net Change)	6,857,586 sf	2,420,303 sf
Approved Plus Proposed Development	21,298,173 sf	18,554,936 sf
Full Plan Restudy	30,000,000 sf	28,000,000 sf
Build-out Limitation (2035 Projection)	32,600,000 sf	30,100,000 sf

The Approved Plus Proposed Development is 21,298,173 square feet of Residential floor area, or 65.3% of the Build-out Limitation of 32,600,000 square feet. For Non-Residential floor area, the Approved Plus Proposed Development is 18,554,936 square feet, or 61.6% of the Build-out Limitation of 30,100,000 square feet.

3. Cumulatively Approved Dwelling Units

Table 3: Cumulatively Approved Dwelling Units

	Dwelling Units
Baseline Development Condition (2008)	6,200
Development Approved Not Subject to WC2035, Post-2008 (Net Change)	2,214
Development Approved Subject to WC2035, 12/25/2013 through 12/25/2018 (Net Change)	2,379
Cumulatively Approved Dwelling Units as of 12/25/2018	10,793

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 are 10,793, or 41.4% of the Build-out Limitation of 26,048 dwelling units in the EIR.

Table 4: Approved Plus Proposed Development

	Dwelling Units
Development Proposed Subject to WC2035, Not Approved as of 12/25/2018 (Net Change)	6,094
Approved Plus Proposed Development	16,887
Full Plan Restudy	24,000
Build-out Limitation (2035 Projection)	26,048

Likewise, 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 16,887 dwelling units, or 64.8% of the Build-out Limitation of 26,048 dwelling units in the EIR.

4. Public Input

In accordance with WC2035 Plan Section 10.4.2(h)(4), the status report shall include a detailed summary of the input received at the public information meeting. The Department of City Planning conducted a public meeting on Wednesday, January 30, 2019 at the

Marvin Braude Constituent Service Center located at 6262 Van Nuys Boulevard in Van Nuys, California. The Department distributed 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 January 14, 2019. According to the sign-in sheets, the meeting was attended by at least 157 members of the public.

The format of the meeting included stations with exhibit boards where Department staff were available to provide information and answer questions. Staff also distributed a Background and Overview handout that included preliminary data for the Five-Year Status Report (see Exhibit B for the handout and presentation boards). Attendees were encouraged to submit written input by completing a comment sheet, voice an in-person statement to a court reporter, write their comments on easels at each station, and/or submit additional comments via email or mail. All public comments received are contained in Exhibit C.

In response to an invitation from the Woodland Hills – Warner Center Neighborhood Council, Department staff presented information on the Five-Year Status Report at the Neighborhood Council meeting held on Wednesday, February 13, 2019. Staff responded directly to questions from Neighborhood Council Board Members and the public.

In total, the Department received 246 written comments or inquiries from at least 231 unique individuals, the Council Office, and representatives of organizations. The following is a summary of the input received (See Exhibit C for a full record of each comment or inquiry as submitted to the Department of City Planning, including transcriptions of verbal and handwritten comments).

Table 5: Summary of Comments from Unique Individuals

TOPIC	COUNT
<i>Labor</i>	
Request for local hire requirements	118
Request for Community Workforce Agreement and/or hiring union labor requirement	99
Request for living/fair/prevaling wage and benefits requirements for contracted labor	57
<i>Infrastructure and Transportation</i>	
Concern regarding increased traffic congestion	27
Concern regarding insufficient mobility options (i.e. transit, pedestrian connections, etc.)	21
Concern regarding parking requirements and parking deficiency	19
Concern regarding insufficient utility and/or infrastructure improvements commensurate with development needs	13

TOPIC	COUNT
<i>Infrastructure and Transportation (con't)</i>	
Concerns and/or recommendations regarding Publicly Accessible Open Space (PAOS) requirements	9
Request to provide additional public schools commensurate with rate of new development to serve new residents	9
Request to provide additional police/fire services commensurate with rate of new development to serve new residents	9
Request to provide more public services and amenities commensurate with rate of new development to serve new residents	8
Concerns and/or recommendations regarding cultural and civic space requirements	4
Concerns and/or recommendations regarding Mobility Fees	3
<i>Housing Affordability</i>	
Support for affordable and/or low-income housing requirements	15
Against affordable housing requirements for developers	2
<i>Implementation and Enforcement</i>	
Concerns and/or recommendations regarding design requirements	15
Concerns and/or recommendations regarding phasing	14
General criticism of implementation	13
Concerns regarding environmental impacts and mitigation requirements (i.e. sustainability, pollution/contamination, environmental justice)	11
General criticism of requirements/regulations enforcement	4
Request and/or recommendation for alternative meeting format	4
<i>Other</i>	
Concern regarding development proposed at "Promenade Site"	14
Concern regarding personal safety (i.e. crime)	5
Other comment or inquiry	41

Note: Individual comments as submitted may have included multiple topics. The count includes all comments submitted by email, mail, easel pad, or as stated to the court reporter.

Letters from Council Office and Organizations

The following is a summary of the issues highlighted in letters received from the Council Office and representatives of organizations. See Exhibit C for full content of each letter as submitted by each organization.

Elected Official: Councilmember, Third District, Bob Blumenfield

Dated: January 28, 2019

Summary:

- States a potential need for an informal meeting in Warner Center to have more community members participate in the process
- Offers support from the Councilmember's office to coordinate Warner Center location for future public meetings

Organization: Warner Center Association

Dated: January 28, 2019

Summary:

- Highlights the extensive community work completed, specifically by the Citizen's Advisory Committee (CAC), resulting in the WC2035 Plan as adopted
- Emphasizes the long-term "nature" of the plan implementation and the empirical intent of the Five-Year Status Report, referencing Section 10 of the WC2035 Plan
- Supports for the WC2035 Plan as adopted and recommendation against any amendments or changes to the Plan as originally adopted

Organization: Unite Here! Local 11

Dated: February 15th, 2019

Summary:

- Supports Councilmember Blumenfield's motion for inclusionary zoning policy within the boundaries of the WC2035 Plan and specifically identifies Concept 2 of the report presented to City Council on October 25th, 2018.
- Recommends inclusionary policy as applied to the WC2035 Plan follow the requirements of the citywide Transit Oriented Communities (TOC) program's affordability levels and allocations.
- Recommends revisiting and taking a more holistic approach to by-right development of hotels with further consideration regarding the impacts of hotel conversion on available housing. Examples: San Francisco Planning Code, Section 303; Anti Displacement Provisions for Commercial Projects in Central City West Specific Plan
- Highlights the need for protecting existing housing, local hire, and anti-displacement policies as policies that would support the intent and goals of the WC2035 Plan, i.e. "creation of a place where people can live, work, play and where day to day needs can be met by walking, bicycle or other 'small slow vehicles' and local transit." (pp. 3-5, WC 2035 Plan)

Organization: Woodland Hills Homeowners Association

Dated: March 1, 2019

Summary:

- Recommends revisiting and reviewing the plan to make corrections to unexpected issues as necessary so that the WC2035 may fulfill its vision
- Identifies four issues as most pressing: 1) pursuit of housing/jobs balance 2) attracting businesses and employment opportunities 3) need for

affordable/workforce housing 4) follow-through regarding allocation of infrastructure improvement and mitigation funds

- Lists 17 key issues with detailed recommendations for each

Organization: California Home Builders

Received: February 15, 2019

Summary:

- Highlights the economic and regulatory difficulties faced by developers that disincentivize housing production
- Urges for a halt to any proposed changes or amendments to the WC2035 Plan, especially within the context of increasing construction costs and development fees
- Describes the negative impacts of Measure JJJ on single-family home production, zone changes are now onerous construction burdens
- Supports the WC2035 Plan as a well-written Plan that provides incentives and certainty which in turn result in more housing construction
- Identifies mobility fees, linkage fees, and the possible inclusionary zoning as too onerous a burden that will contribute to slowing the construction momentum at Warner Center

Commentary on Public Input

The primary concerns of residents and stakeholders are labor-related issues, concerns over increased traffic congestion, concerns over insufficient mobility options, concerns regarding insufficient parking requirements, support for affordable and/or low income housing requirements, concerns over design issues, the Promenade site, Project phasing, and potential infrastructure deficiencies. Other concerns, however, were also voiced.

Regarding labor concerns, Section 5.3.5 of the WC2035 Plan contains standards for Projects requesting a Development Agreement. These standards include labor-related provisions such as Living Wage, Construction Trades/Prevailing Wage, and Local Hiring/First Source. Outside of Development Agreements, however, the Plan is silent on labor issues. To date, no Development Agreements have been adopted since the effective date of the Plan.

The EIR addresses Transportation, Circulation, and Parking impacts in Section 4.12 and mitigation measures were adopted to address impacts to the transportation system. However, it is expected that within a year, we will have passed the first one-third development threshold, which will trigger a transportation restudy per Section 10.5.1, which could provide an opportunity to address any unforeseen impacts to the transportation system.

Regarding concerns over Affordable Housing, on May 4, 2018, the City Council adopted a motion requesting that the Department of City Planning report options for including affordability requirements within the WC2035 Plan (see Exhibit D). The desired options would identify opportunities to create incentives and requirements that are integrated and balanced with the Affordable Housing Linkage Fee (AHLF) Ordinance. The Department reported back in October 2018, identifying the following options: an inclusionary housing requirement ranging from five percent to twenty percent, an incentive program to encourage developers to provide affordable housing beyond a base minimum, a community benefits program that would require projects to provide affordable housing with an option to reduce the requirement by providing a combination of community benefits, and a tailored in-lieu fee specifically for the Warner Center market, which would be fully or partially in lieu of the AHLF. The Department has issued a Market Analysis Request for Bids to solicit an economic consultant to prepare an analysis including a nexus study. The Department anticipates to begin this work in the spring of 2019. The analysis, once developed, will be brought before this Commission for review and recommendation.

Regarding design issues, in accordance with WC2035 Plan Section 6.2.6.3, no Project, unless exempt from such provisions, may be approved before 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. Additionally, most Projects are reviewed by the Neighborhood Council and revised in accordance with neighborhood council recommendations.

The Promenade Project is the 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 Department released the Draft Environmental Impact Report (DEIR) for the Promenade Project in April 2018 for a 92-day comment period. Mitigation measures have been proposed as part of the DEIR to mitigate various significant impacts. A public hearing for the Project is pending.

Regarding Project phasing, the primary concern is that three approved Projects (21221 Oxnard Street, 5955 De Soto Avenue, and 6041 Variel Avenue), as well as five proposed Projects (6330 Variel Avenue, 6100 Topanga Canyon, 21300 Oxnard Street, 21300 Califa Street, and 21041 Burbank Boulevard) have proposed an initial phase of Residential development followed by a subsequent phase or phases of Non-Residential development, creating a situation in which the first phase would become a non-conforming use should the subsequent phase(s) not be developed, due to restrictions on the percent of Residential development allowed in the College, Commerce, Downtown, and Uptown Districts.

Furthermore, often a surface parking lot has been proposed in the location where subsequent phase(s) is (are) to be located. Temporary parking lots may be approved by the Director per Section 5.3.3.2.4(a) of the Plan. In awareness of these concerns, 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.

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.

5. 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, HOV facilities and transit improvements, which serve or benefit this Plan area.

Metro discontinued the Warner Center Orange Line stop on Owensmouth Avenue between Erwin Street and Oxnard Street on June 24, 2018. A new Warner Center Circulator, however, began the same day. The Warner Center Circulator travels between the Canoga Orange Line Station and Kaiser Hospital via Westfield Topanga/The Village and the Warner Center Business Park with a time headway of ten minutes throughout the day. Connections from other bus lines at the former Warner Center stop were relocated to the Canoga Station. See Exhibit B2 for a current transit map of Warner Center.

During the 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 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. Moving forward, Warner Connects will be 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 will also be a resource for employers, developers, and property managers who need to comply with local and regional Transportation Demand Management ordinances, and will work closely with those groups to assist them in addressing the area's more pressing transportation issues.

Other than project-specific improvements described in Exhibit A, improvements made by Westfield’s The Village at Topanga (approved prior to the adoption of the WC2035 Plan) that are consistent with the mitigation measures of the WC2035 Plan, changes to the Metro Orange Line and Warner Center Circulator, and the awarding of the contract for the creation of the TMO, there have been no other transportation improvements made during the five-year period.

On March 24, 2017, Ordinance 184837 authorized the creation of the Warner Center Mobility Trust Fund, Fund 59H, to collect Mobility Fees pursuant to the WC2035 Plan. The new fund replaces the prior Warner Center Mobility Trust Fund, Fund 573, which currently carries a balance of 7.2 million dollars. The monies collected into the new Warner Center Mobility Trust Fund 59H during the five-year period total \$1,414,982 and are tabulated as follows:

Table 6: Monies Collected into the Warner Center Mobility Trust Fund 59H

Date	Address	Mobility Fee Paid
2/16/2015	21040 Califa Street	\$146,047
6/10/2015	21901 Erwin Street	\$19,972
11/21/2016	6051 De Soto Avenue	\$455,575
3/10/2017 – 3/13/2017	6200 Variel Avenue	\$492,197
8/17/2017	21150 Califa Street	\$116,762
5/25/2018	6200 Canoga Avenue	\$40,221
6/8/2018 – 7/20/2018	21121 Vanowen Street	\$144,208
Total		\$1,414,982

6. 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 #185618 establishing the Warner Center 2035 Plan Implementation Board. The Board is tasked with creating a program to prioritize the spending of funds on many improvements in Warner Center, as described previously. They are currently developing such a program. Other than project-specific improvements that are described in Exhibit A, and other improvements identified in the preceding section, there have been no other public improvements made during the five-year period.

7. 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 3,289 Residential parking spaces, 1,403 Non-Residential parking spaces, and 2,684 bicycle parking spaces have

been approved. The average number of parking spaces approved per Residential unit has been 1.4. 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 7: Parking Spaces for Approved Projects

Residential Parking Spaces	3,289
Non-Residential Parking Spaces	1,403
Bicycle Parking Spaces	2,684

8. 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 including specifics on the planned and developed cultural projects funded in Warner Center and surrounding areas by those monies. It has been determined that fees for cultural amenities have been collected for Warner Center projects by the Department of Building and Safety during the five-year period, but they have been deposited into the Citywide Arts Development Trust Fund. In 2018, the Department of City Planning held interdepartmental meetings with the Department of Cultural Affairs and Council District 3 to discuss coordination in the implementation of the Cultural Amenities Cultural Amenities Trust Fund and Cultural Amenities Master Plan.

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 five-member 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. As a next step, a Warner Center Cultural Amenities Committee will be established and a Cultural Amenities Master Plan will need to be completed and adopted.

9. 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 no Development Agreements adopted during the five-year period.

CURRENT ISSUES

The Warner Center 2035 Plan is an ambitious and complex specific plan that is only five 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. Specialized tracking has been developed for Warner Center cases.

B-Permit Case Management and Inter-Departmental Coordination:

Projects are now required to go through the B-Permit Case Management process, with multiple City Departments reviewing Project plans shortly after Project submission, to work through complex public right-of-way improvements and 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.

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 shortly after 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.

Mobility Fee and Mobility Fee Transfer of Funds:

Warner Center staff regularly coordinates with our counterparts at LADOT in the implementation of the Warner Center Mobility Fee. Monies collected for the Warner Center Mobility Trust Fund that are subject to the WC2035 Plan were transferred from the prior Warner Center Mobility Trust Fund, Fund 573, to the new Warner Center Mobility Trust Fund, Fund 59H.

Proposed Mobility Fee Amendment:

Proposed changes to update and clarify the way mobility fees are calculated were recommended for approval by the Citywide Planning Commission at the February 28,

2019 meeting and forwarded to the City Council for consideration. At the meeting, a question on a change in the use category for hotels was raised. The Mobility Fee Table is organized according to land uses and based on trip generation rates. Hotels are currently in Category E, Commercial and Retail, Recreational, and Service Land Uses. Regarding any potential change to the use categories within the Mobility Fee Table, additional study would be required as well as an amendment to the Specific Plan should such a study establish a nexus to amend the use categories.

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, the Committee will be established and the Master Plan will need to 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.

Plan Implementation Board

The Warner Center 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 Board is tasked with creating a program to prioritize the spending of funds on many improvements in Warner Center, and is currently developing such a program. The PIB has been meeting regularly in recent months, approximately once to twice a month.

Transportation Management Organization: Warner Connects

The newly formed TMO, Warner Connects, will serve 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 will also be a resource for employers, developers, and property managers who need to comply with local and regional Transportation Demand Management ordinances, and will work closely with those groups to assist them in addressing the area's more pressing transportation issues. The Department of City Planning and the Department of Transportation have been holding meetings twice a month by telephone 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.

Affordable / Inclusionary Housing

As described earlier, the Department reported back to the City Council in October 2018 regarding affordable housing options in Warner Center, identifying the following options: an inclusionary housing requirement ranging from five percent to twenty percent, an incentive program to encourage developers to provide affordable housing beyond a base minimum, a community benefits program that would require projects to provide affordable housing with an option to reduce the requirement by providing a combination of community benefits, and a tailored in-lieu fee specifically for the Warner Center market, which would be fully or partially in lieu of the AHLF. The Department has issued a Market Analysis Request for Bids to solicit an economic consultant to prepare an analysis including a nexus study. The Department anticipates to begin this work in the spring of 2019. The analysis, once developed, will be brought before this Commission for review and recommendation.

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.

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 intents.

Exhibit A:
Detailed Summary of
Warner Center 2035
Specific Plan Projects

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

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 Short-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)
DIR-2014-2284-SPP	8/28/2014	21221 Oxnard	379	415,780	125,402	601	79	38	384	16	0	32,700	P1: 85 ft. P2: 155 ft.	Oxnard Street - 8-foot sidewalk - 8-foot parkway - 4 foot easement	Oxnard Street - 40-foot roadway - 52-foot right-of-way	Not Required
DIR-2015-1471-AC	6/23/2015	21040 Califa	0	0	19,922	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 146,047.30
DIR-2014-3550-AC	12/14/2015	21901 Erwin	0	0	980	N/A	41	N/A	N/A	N/A	N/A	N/A	20 ft. 3 in.	N/A	N/A	\$ 19,972.40
DIR-2015-1807-SPP	2/8/2016	5955 De Soto	170	176,564	192,332	174	490	17	170	25	42	37,620	P1: 85 ft. P2: 267 ft.	De Soto Avenue - 8-foot wide strip of land - 8-foot sidewalk - 16-foot parkway - 12-foot easement Oxnard Street - 2-foot wide strip of land - 8-foot sidewalk - 8-foot parkway - 4 foot easement	De Soto Avenue - 56 foot roadway - 68-foot right of way - 20-foot radius property line return at the intersection with Oxnard Street Oxnard Street - 45-foot roadway - 57-foot right-of-way	P1: 0; P2: \$462,989.78 (Estimate)
DIR-2015-3494-SPP-SPPA	2/22/2016	21425 Vanowen	174	155,566	0	245	0	18	174	0	0	8,135	75 ft. 10 in.	Vanowen Street - 8-foot side walk - 8-foot parkway - 4-foot easement	Vanowen Street - 40- foot roadway - 52 -57 right-of-way (variable)	Not Required
DIR-2016-302-AC	3/3/2016	6022 Variel	0	0	29000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2015-4556-AC	4/18/2016	21851 Victory	0	0	215,607	0	0	0	0	0	0	0	79 ft.	N/A	N/A	\$999,679.76 (Estimate)
DIR-2015-995-AC	5/17/2016	6051 De Soto	0	0	22,354	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 455,574.52
DIR-2016-2017-AC	7/13/2016	6301 Owensmouth	0	0	1,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2016-277-SPP	8/2/2016	6041 Variel	274	285,787	74,701	405	79	28	274	9	15	21,002	P1: 88 ft. 8 in. P2: 183 ft.	Variel Avenue - 8 foot sidewalk - 8-foot parkway - 8-foot easement	Variel Avenue - 32-foot roadway - 40-foot right-of-way	Not Required
DIR-2016-2562-AC	8/9/2016	21150 Califa	0	0	12,265	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 116,762.00
DIR-2016-3051-AC	8/30/2016	6320 Canoga	0	0	3,229	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2016-3251-AC	8/31/2016	6600 Topanga Canyon	0	0	11015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2016-291-SPP-SPPA	10/11/2016	6200 Variel	241	257,890	50,338	311	174	24	255	0	0	48,779	87 ft. 0.5 in.	N/A	N/A	\$ 492,197.46
DIR-2017-709-AC	2/28/2017	5921 Owensmouth	0	0	3,229	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2017-732-AC	3/29/2017	21015 Oxnard	0	0	1932	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Not Required
DIR-2016-3855-SPP	5/2/2017	6606 Variel	277	308,009	0	309	0	28	277	0	0	12,288	104 ft.	N/A	N/A	Not Required
DIR-2016-3485-AC	5/22/2017	20944 Vanowen	38	46,970	1,250	48	0	8	0	0	0	2,276	74 ft. 7 in.	Vanowen Street - 8-foot side walk - 8-foot parkway - 4-foot easement	Vanowen Street - 40-foot roadway - 52-foot right-of-way - 9-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way - 2-foot gutter	Not Required
DIR-2016-2889-SPP-SPPA	8/30/2017	6263 Topanga Canyon	347	360,115	24,649	580	87	35	347	11	11	17,778	74 ft.	Topanga Canyon Boulevard - 10-foot side walk - 8-foot parkway - 8-foot easement	Topanga Canyon Boulevard - 42-foot roadway - 52-foot right-of-way	Not Required
DIR-2017-123-AC	9/1/2017	6800 Variel	18	35,116	0	30	0	8	0	0	0	0	60 ft. 6 in.	N/A	N/A	Not Required

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 Short-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)
DIR-2016-4109-SPP	10/27/2017	6801 Canoga / 21401 Vanowen	149	145,586	10,257	190	41	20	154	0	0	6,515	80 ft. 3 in.	Canoga Avenue - 8-foot side walk - 8-foot parkway - 4-foot easement Vanowen Street - 8-foot side walk - 8-foot parkway - 4-foot easement	Canoga Avenue - 45-foot roadway - 57-foot right-of-way - 2-foot Gutter Vanowen Street - 45-foot roadway - 57-foot right-of-way	\$8,946.72 (Estimate)
DIR-2016-4563-SPP	11/14/2017	21121 Vanowen	101	93,702	3,777	121	0	32	108	0	0	3,943	75 ft.	Vanowen Street - 8 foot sidewalk - 8 foot parkway - 4-foot easement Variel Avenue - 8 foot sidewalk - 8-foot parkway - 8-foot easement	Vanowen Street - Widen Vanowen Sreet. by 7-feet to provide a 40-foot roadway. - 10-foot (additonal) along Vanowen Street to provide a 52-foot right-of-way Variel Avenue - 32-foot roadway - 40-foot right-of-way	\$ 144,208.00
DIR-2017-3212-AC	3/2/2018	5601 De Soto	0	0	45,290	0	0	0	0	0	0	26,700	54 ft. Existing: 94 ft.	N/A	N/A	Not Required
ADM-2018-2082-OVR	5/3/2018	6200 Canoga	0	0	4126	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 40,221.00
DIR-2017-4199-SPP	6/7/2018	6279 Variel	215	405,773	0	275	0	41	81	0	0	24,258	109 ft.	Variel Avenue - 8 foot sidewalk - 8-foot parkway - 8-foot easement	Variel Avenue - 32-foot roadway - 40-foot right-of-way	\$234,888.15 (Estimate)
DIR-2016-4787-SPP	7/26/2018	5957 Variel	0	0	93,641	0	93	0	0	17	17	7,974	79 ft. 10 in.	Oxnard Street - 8 foot sidewalk - 8-foot parkway - 4-foot easement Variel Avenue - 8 foot sidewalk - 8-foot parkway - 8-foot easement	Variel Avenue - 32-foot roadway - 40-foot right-of-way - 7.5-foot wide strip of land along the frontage to complete a 40-foot right-of-way. - 20-foot radius property line return at the intersection with Variel Avenue. - Access ramp at the corner intersection with Variel Avenue to comply with ADA requirements Oxnard Street - 40-foot roadway - 52-foot right-of-way, - Exclusive eastbound right turn lane, and a 2-foot gutter on Oxnard Street and on Variel Avenue - 9-foot wide strip of land along the property frontage to complete a 52-foot right of way	\$971,214 (Estimate)

Exhibit B:
Public Meeting Materials

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

Exhibit B1:
Background and
Overview Handout

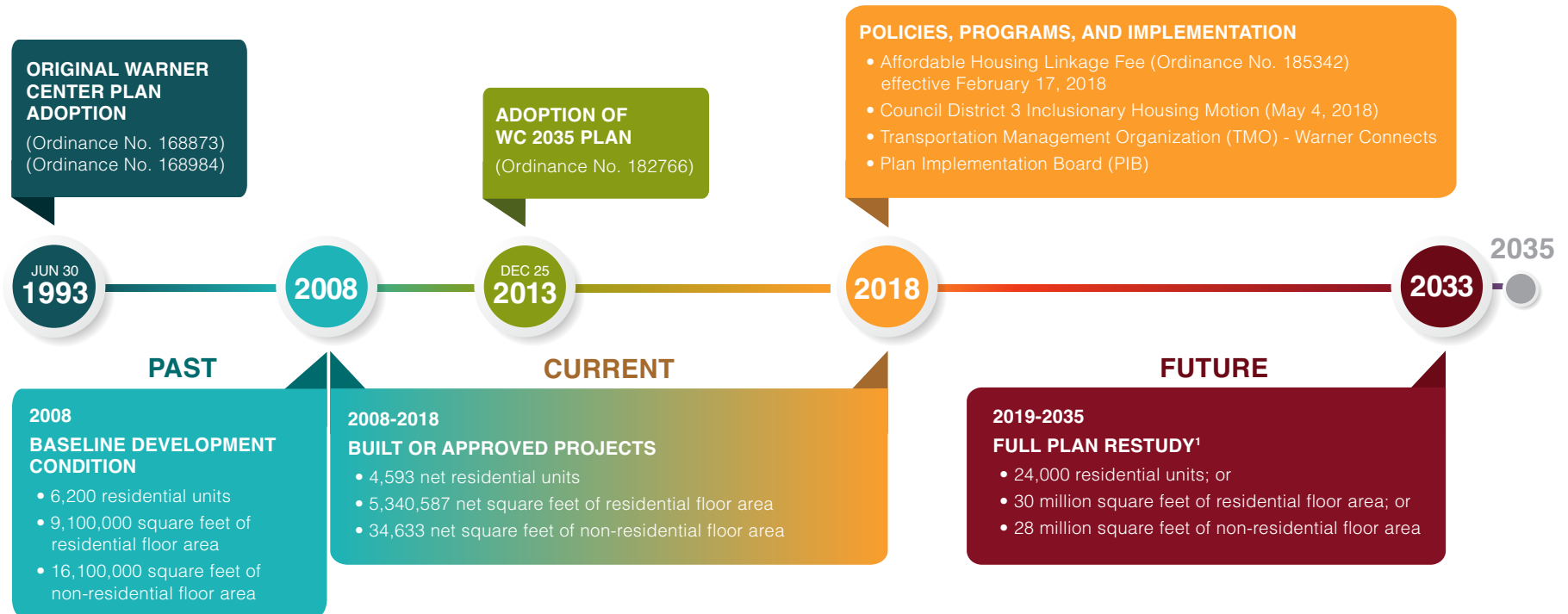
CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

BACKGROUND & OVERVIEW

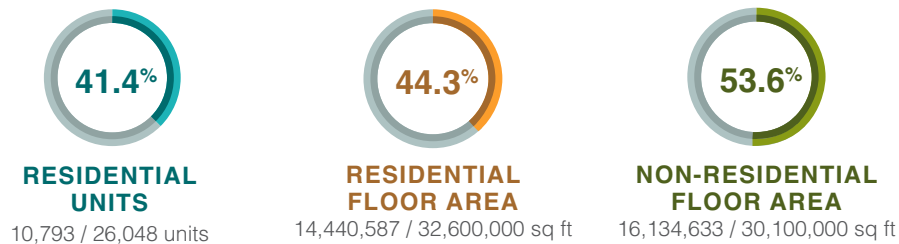


WARNER CENTER 2035 PLAN

The Warner Center 2035 Specific Plan (WC 2035) 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 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.



PERCENT OF DEVELOPMENT APPROVED UNDER PLAN MAXIMUM²



PERCENT OF DEVELOPMENT APPROVED PRIOR TO FIRST TRANSPORTATION RESTUDY³



¹ Full Plan Restudy occurs when one of the listed thresholds is reached as stated in WC 2035.

² Plan Maximum refers to the maximum development analyzed by WC 2035 Environmental Impact Report.

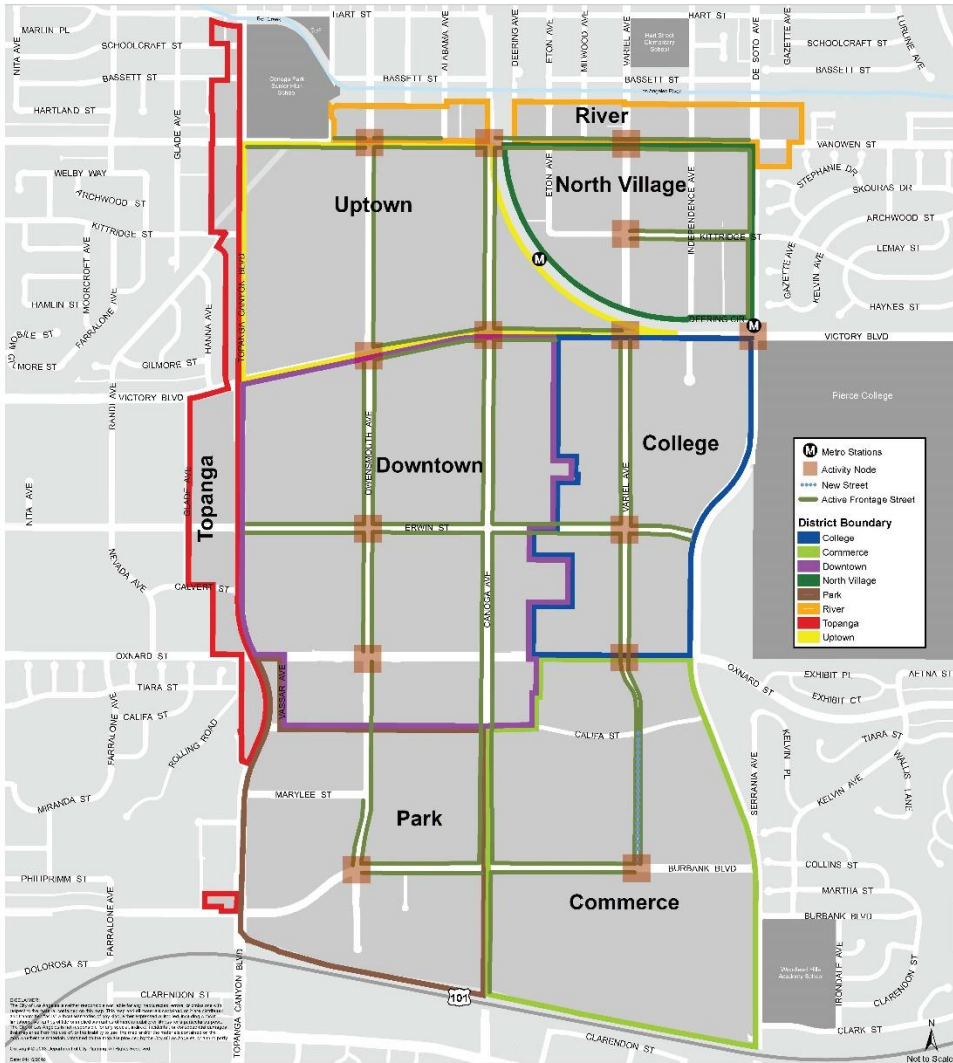
³ A Transportation Restudy occurs at specific benchmarks (1/3 development intervals) as described in WC 2035.

Exhibit B2:
Presentation Boards

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

WARNER CENTER 2035 PLAN OVERVIEW

WARNER CENTER 2035 PLAN



The Warner Center 2035 Specific Plan (WC 2035) 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 (8) 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	10,793	14,440,587	16,134,633
Change since 2008*	4,593	5,340,587	34,633
Projects Submitted to the City but Not Yet Approved	6,094	6,857,586	2,719,760

* The Warner Center 2035 Plan used a baseline development condition of 2008, which was what existed at the time of the preparation of the EIR. Change since 2008 includes development approved prior to the adoption of the WC2035.

APPROVED PROJECTS TOTALS PARKING + PAOS¹



RESIDENTIAL PARKING
3,289 parking spaces²



NON-RESIDENTIAL PARKING
1,403 parking spaces



BICYCLE PARKING
2,684 parking spaces



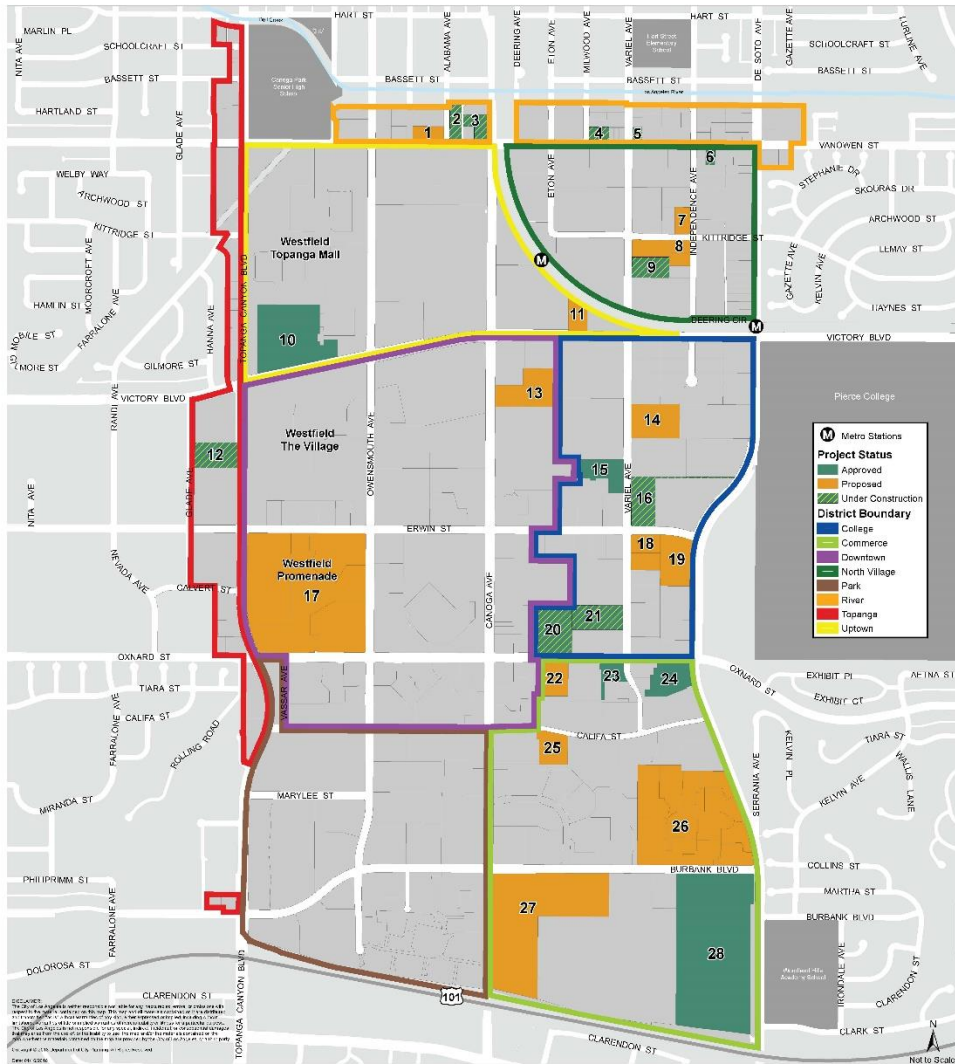
PUBLICLY ACCESSIBLE OPEN SPACE
249,968 square feet (5.7 acres)

¹ - For projects approved under WC2035.

² - This is an average of 1.4 spaces per residential unit.

SIGNIFICANT APPROVED AND PROPOSED PROJECTS

WARNER CENTER 2035 PLAN

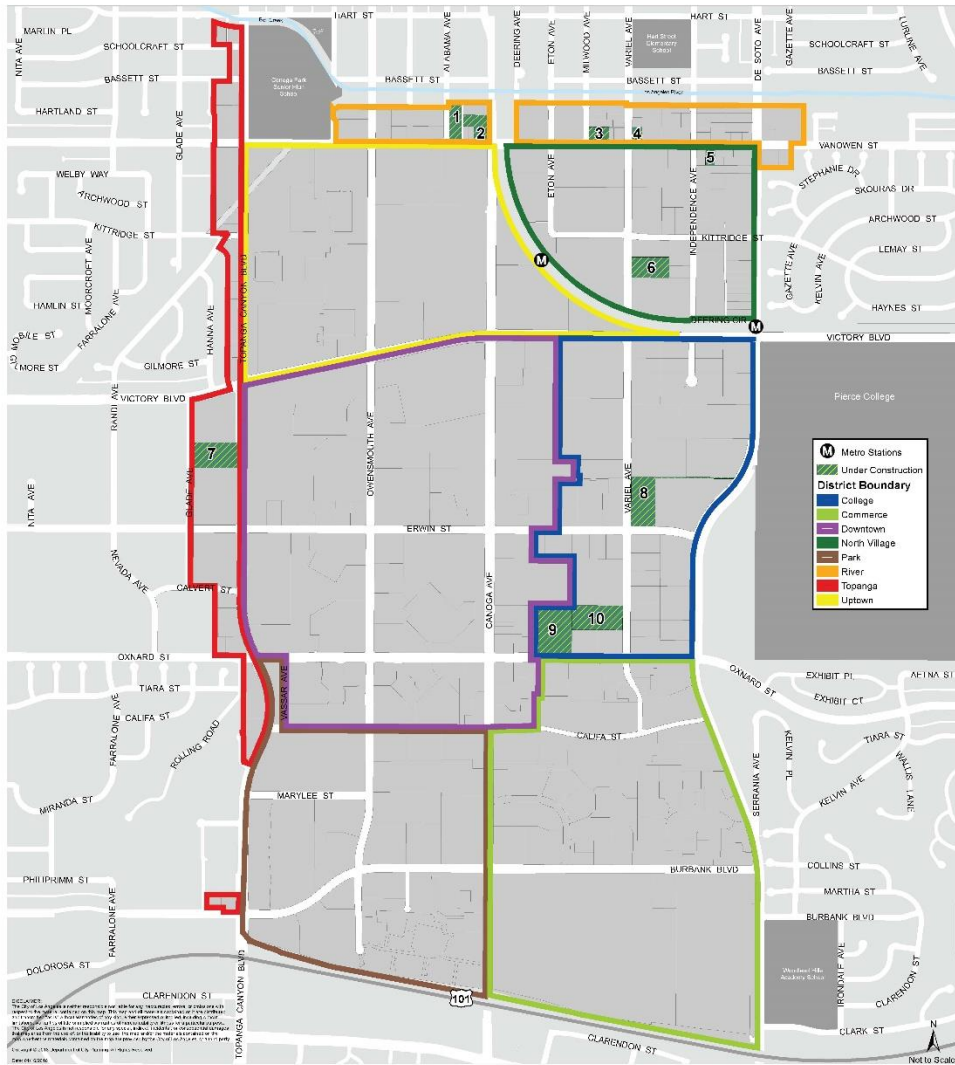


Address	Status	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Total Bicycle Parking	Publicly Accessible Open Space (PAOS) Square-foot
1 21515 Vanowen	Proposed	184	184,958	0	Pending	Pending	Pending	Pending
2 21429 Vanowen	Approved	141	165,566	0	246	0	182	8,135
3 6861 Canoga	Approved	149	145,586	10,767	186	71	174	6,515
4 21121 Vanowen	Approved	101	93,702	3,777	121	0	140	3,842
5 6800 Varie	Approved	18	35,116	0	30	0	8	0
6 20944 Vanowen	Approved	38	46,970	1,250	48	0	8	2,276
7 21001 Kittridge	Proposed	275	310,490	0	Pending	Pending	Pending	Pending
8 21050 Kittridge	Proposed	584	438,750	0	Pending	Pending	Pending	Pending
9 6808 Varie	Approved	277	508,009	0	308	0	305	12,288
10 21851 Victory	Approved	0	0	215,607	0	0	0	0
11 21201 Victory	Proposed	244	195,283	50,550	Pending	Pending	Pending	Pending
12 20683 Topanga Canyon	Approved	347	360,315	24,649	586	87	404	1,776
13 6860 Canoga	Proposed	610	610,865	205,460	Pending	Pending	Pending	Pending
14 6230 Varie	Proposed	400	457,517	88,911	Pending	Pending	Pending	Pending
15 6979 Varie	Approved	245	405,773	0	275	0	122	24,268
16 6200 Varie	Approved	241	257,690	50,335	511	174	279	45,779
17 6100 Topanga Canyon	Proposed	1,432	1,545,000	1,728,050	Pending	Pending	Pending	Pending
18 6140 Varie	Proposed	260	288,577	51,684	Pending	Pending	Pending	Pending
19 6109 De Soto	Proposed	558	291,122	69,595	Pending	Pending	Pending	Pending
20 21221 Oxnard	Approved	379	415,780	125,402	601	79	438	32,700
21 6071 Varie	Approved	271	255,787	74,701	405	79	326	21,002
22 21300 Oxnard	Proposed	134	88,802	142,894	Pending	Pending	Pending	Pending
23 5957 Varie	Approved	0	0	93,041	0	93	34	7,374
24 5955 De Soto	Approved	170	76,564	192,332	174	400	254	37,620
25 21300 Calais	Proposed	194	210,988	210,991	Pending	Pending	Pending	Pending
26 21041 Burbank	Proposed	1,029	1,197,012	1,451,617	Pending	Pending	Pending	Pending
27 5900 Canoga	Proposed	566	1,038,407	231,184	Pending	Pending	Pending	Pending
28 6071 De Soto	Approved	0	0	43,290	0	0	0	28,730

SIGNIFICANT PROJECTS UNDER CONSTRUCTION



WARNER CENTER 2035 PLAN



1 21425 Vanowen Street



2 6801 Canoga Avenue



3 21121 Vanowen Street



4 6800 Variel Avenue



5 20944 Vanowen Street



6 6606 Variel Avenue



7 6263 Topanga Canyon Boulevard



8 6200 Variel Avenue



9 21221 Oxnard Street



10 6041 Variel Avenue

MOBILITY AND TRANSPORTATION

WARNER CENTER 2035 PLAN

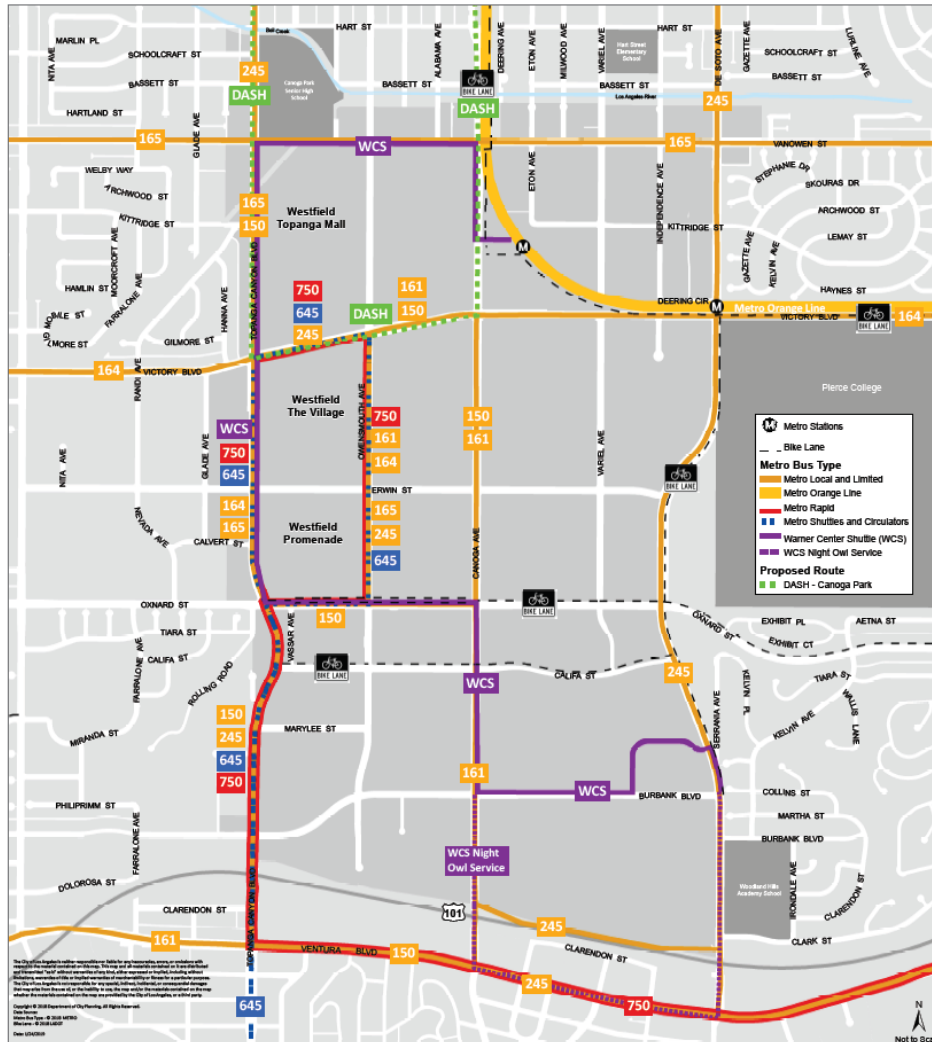


Exhibit C:
Public Input Regarding
Implementation of the Warner
Center 2035 Specific Plan

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

Exhibit C1:
Written Comments
Received by Mail

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019



BOB BLUMENFIELD
Councilmember, Third District

EXHIBIT C

January 28, 2019

Mr. Vince Bertoni
Director of Planning
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

Re: Warner Center 5 Year Review

Dear Vince, *Vince,*

The ability for the public to comment and share their opinions is critical to a functioning democracy. These comments can help us, as representatives of the people, better understand the concerns and issues that affect our constituency. I applaud the work that the Department of City Planning has done under your direction to expand those opportunities and put an emphasis on sharing information and being transparent.

That being said, I was dismayed to learn that the public hearing for the five year report of the Warner Center 2035 Plan is being held outside Warner Center. Furthermore, the meeting is not even within the Council District I represent. This is a missed opportunity. I have heard from concerned community members about this oversight.

I recognize that is too late to change venues since the meeting is occurring this week and substantial funds were expended to notice the meeting to nearly 20,000 persons in the area. However, in the future I ask that your staff work more closely with my office to ensure that more appropriate venues are considered before moving forward with using the Van Nuys City Hall.

Finally, depending on the turnout and response to the meeting on Wednesday, it may be necessary to work together to hold an informal workshop in Warner Center to help ensure all community voices are heard.

Thank you for your time and consideration regarding this issue.

Sincerely,

BOB BLUMENFIELD
Councilmember
City of Los Angeles

BB:ee



UNITEHERE! Local 11

464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

February 15th, 2019

City of Los Angeles, Department of City Planning
ATTN: Tim Fargo
200 N. Spring St
Los Angeles, CA 90012

Re: Council File #13-0197-S9

Dear Mr. Fargo,

On behalf of over 20,000 hospitality workers throughout the City of Los Angeles we are writing to express our strong support for Councilmember Blumenfield and the Department of City Planning's consideration of an inclusionary zoning policy for the Warner Center 2035 Specific Plan area and provide additional suggestions.

Housing is a core issue for our union and its members. Our members, the hard-working people in hotels, event centers, bars and restaurants throughout Los Angeles, are bearing the brunt of the regional housing crisis. Our members report spending fifty to seventy five percent of their income in rents, and Valley rents have escalated faster than rents elsewhere in the City of Los Angeles.¹ Within Warner Center itself, rents increased by 33%² between 2013-2018, faster than 23% increase citywide. Accordingly, we support an inclusionary requirement to ensure Warner Center's development boom is harnessed to create the affordable housing working people desperately need.

We urge the Planning Department craft an inclusionary policy based on Concept 2 as presented in the Department's October 25th, 2018 Report³ to City Council's Planning and Land Use Management Committee. We urge that mandatory affordability set asides be required with incentives available if more affordable units are provided. The Transit Oriented Communities (TOC) Program requires that no fewer than 20% of units be affordable to low income households, 11% very low income, or 8% extremely low income for projects to qualify for incentives to build affordable housing. Given that the Warner Center 2020 plan significantly increased allowable FAR, relaxed parking requirements, and got rid of density limitations in most of the plan area we believe the minimum level of affordability required for projects in the plan area should be set at the 20% low, 11% very low income or 8% extremely low income

¹ Costar Figures cited in Curbed LA. <<https://la.curbed.com/2017/8/10/16126398/san-fernando-valley-rents-la-prices>>

² Costar Figures, cited in Curbed LA. <<https://la.curbed.com/2018/6/18/17475674/warner-center-rental-prices-woodland-hills-affordable-housing>>

³ Report to City Council Planning and Land Use Management Committee. October 25th, 2018. <http://clkrep.lacity.org/onlinedocs/2013/13-0197-S9_rpt_PLAN_10-29-2018.pdf>

thresholds that are the TOC program's lowest tier of affordability. The policy should look to the TOC Guidelines including FAR increases, relaxed parking requirements, and relaxed density and height limitations (in the Topanga and River Districts Subarea) for projects that include higher levels of required affordability. For example, projects which comply with Tier 2 levels of affordability in the Topanga and River District Subareas could receive TOC incentives related to height, density and FAR. Outside of Topanga and River Districts (which have the most restrictive zoning in the plan area), projects that include the affordability requirements of Tier 3 or Tier 4 (perhaps best suited for the Downtown Subarea) could obtain TOC incentives related to increased FAR and relaxed parking requirements.

Additionally, we urge the Department revisit the issue of whether hotels should be by-right. By-right hotels pose a danger to the existing housing stock because under the current Warner Center Specific plan developers can convert existing housing (whether it is rent stabilized, affordable or market rate) to hotel use without any public process. Developers can simply remove the kitchens from existing residential buildings or knock down existing buildings and build larger hotels. In other areas of Los Angeles, developers have successfully converted rent-stabilized residential buildings to boutique hotels, even when the zoning only allowed relatively smaller hotels to be built.⁴ The incentives provided by the current plan are much greater given the relatively permissive zoning in the Warner Center area. Additionally, with the new affordability requirement and the healthy Southern California hotel market, hotel development may crowd out the needed mixed-use, including affordable apartments, that Valley residents desperately need. Under the current plan, housing built today may be converted to hotels and transient use when doing so becomes convenient for developers, for example, during the next recession, rather than lowering or at very least not raising rent.

Other cities in California (see Appendix A) take a more holistic approach to hospitality development by requiring the City, through a conditional use process to consider the proposed project's impacts on housing and social services and what efforts the project will make to reduce auto use and encourage the hiring of residents. This kind of process would protect housing, encourage sustainable transportation, and ensure dollars stay in the community by hiring local

We thus encourage that a CUP, appealable to Council required for all new hotel development in the specific plan area that allows the City Planning Commission to consider:

- (a) The impact of the project and future employees of the hotel or motel on the demand in the City for housing, public transit, child-care, and other social services.

⁴ "Now Apartments in Hollywood are Turning into Hotels Too." *LA Curbed*. <<https://la.curbed.com/2015/7/28/9936002/boutique-hotel-hollywood-choke-ave>> regarding project replacing 18 unit rent-stabilized building at 1850 N. Cherokee Ave with a 24-unit boutique hotel. See "Hollywood's Historic Villa Carlotta returns to rental market as upscale, Airbnb style lodging" *LA Curbed*. <<https://la.curbed.com/2018/6/1/17362856/villa-carlotta-hollywood-hotel-rent-control>>. The developer initially sought to transform the 50 unit Villa Carlotta into a boutique hotel. See also the conversion of bungalows to a 99 unit hotel at 966 S. Dewey Ave. <<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE1Njkz0>> and the conversion of rent-stabilized housing to hotel use at 1719 Whitley Drive, <http://planning.lacity.org/pdiscaseinfo/CaseId/MjExNjc20> Where hotel use is by-right.

(b) The measures that will be taken by the project sponsor to employ residents of the San Fernando Valley in order to minimize increased demand for transportation.

(c) The measures that will be taken by the project sponsor, including a transportation demand management plan, to encourage hotel workers and visitors alike to use public transportation, cycling and other non-auto means of transportation.

(d) There is sufficient market demand for hotels, motels, or transient occupancy residential structures of the type proposed.

The City shall also find:

(e) The project will not negatively impact the availability of housing affordable to Angelenos within the specific plan area.

Additionally, the City should consider adopting the policy in the Central City West Specific Plan (see Appendix B) requiring one to one replacement of any affordable or rent-stabilized units before a certificate of occupancy is granted for any new commercial uses, including hotels.

A key element of the Warner Center 2035 plan⁵ is the “creation of a place where people can live, work and play and where day to day needs can be met by walking, bicycle or other ‘small slow vehicles’ and local transit.” By protecting existing housing, encouraging employers to hire locally and promoting the use of transit the conditional use requirement and anti-displacement policy will promote the goals of the Warner Center 2035 Specific Plan.

Thank you very much for your consideration. We look forward to continuing engagement on the plan.

Regards,

Charlie Carnow
Research Analyst
UNITE HERE Local 11

⁵ See Warner Center 2035 Specific Plan, page 3-5.

<https://planning.lacity.org/complan/specplan/pdf/WarnerCenter_SP_WEB.pdf>

Attachment A: Conditional Use Permits for Hotels in Selected Cities

Excerpted from San Francisco Planning Code, Section 303

(g) **Hotels and Motels.** With respect to applications for development of tourist hotels and motels, the Planning Commission shall consider, in addition to the criteria set forth in Subsections (c) and (d) above:

(1) The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, child-care, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel;

(2) The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation;

(3) The market demand for a hotel or motel of the type proposed; and

(4) In the Transit Center C-3-O(SD) Commercial Special Use District, the opportunity for commercial growth in the Special Use District and whether the proposed hotel, considered with other hotels and non-commercial uses approved or proposed for major development sites in the Special Use District since its adoption would substantially reduce the capacity to accommodate dense, transit-oriented job growth in the District.

Attachment B: Anti-Displacement Provisions for Commercial Projects (Central City West Specific Plan, page 37)

Replacement Dwelling Units and Inclusionary Housing Requirements 1. Commercial and Industrial Projects

- a. All commercial and industrial Project Applicant(s) shall document and replace, on a one-for-one basis in the form of new dwelling unit construction, Low and Very Low Income Dwelling Units and/or guest rooms demolished on the Project lot or lots on or after February 24, 1984.
- b. Documentation on demolished Low and Very Low Income Dwelling Units and/or guest rooms may consist of Department of Building and Safety demolition permit records, records from the Rent Stabilization Division of the Housing Department, or other documentation acceptable to the Housing Department, or its successor or assignee.
- c. The rehabilitation of existing dwelling units shall not be used by a Project Applicant to satisfy the requirements of this Subsection. However, dwelling units for which no certificate of occupancy has been issued may be used to satisfy these requirements, provided the dwelling units comply with all the provisions of this Specific Plan which are applicable to a residential Project.
- d. Dwelling units constructed to replace units and/or guest rooms demolished between February 24, 1984 and the effective date of this Specific Plan shall be provided at a ratio of 60% Very Low Income Dwelling Units and 40% Low Income Dwelling Units.
- e. Any Very Low Income Dwelling Unit and/or guest room demolished shall be replaced with a Very Low Income Dwelling Unit, and any Low Income Dwelling Unit and/or guest room demolished shall be replaced with a Low Income Dwelling Unit.
- f. No certificate of occupancy for a commercial or industrial Project which is subject to the requirement to provide replacement dwelling units shall be issued prior to the issuance of the certificate(s) of occupancy for the Low and/or Very Low Income Dwelling Units required pursuant to this Subsection.



February 14, 2019

Mr. Tim Fargo
Los Angeles Department of City Planning
6262 Van Nuys Boulevard
Room 430
Van Nuys, CA 91401

RE: Warner Center 2035 Specific Plan, Five Year Status Report

Dear Mr. Fargo:

On behalf of the Warner Center Association (WCA) Board of Directors, representing many of the largest landowners and employers in the Warner Center community, I am writing to provide comments related to the WC 2035 Specific Plan Five (5) Year Status Report.

As you know, the WCA was actively engaged in the development of the Warner Center 2035 Plan ("Plan") since its inception. As one of several WCA representatives appointed by the City Council to represent the Warner Center Stakeholders on the Specific Plan, Citizen's Advisory Committee (CAC) we, along with the other appointees representing the broader community, spent eight years working in partnership with several City of Los Angeles departments and their consultants, Councilmembers Zine and Blumenfield respectively, the Woodland Hills-Warner Center Neighborhood Council and hundreds if not thousands of community stakeholders in diligently creating a vision for the future of Warner Center and then drafting the technical language necessary to implement that vision.

The work was taken very seriously by the CAC members, with well over one-hundred public meetings held to assure access by the public to the work that was being conducted on their behalf. After eight years and those hundreds of public meetings, the Warner Center 2035 Specific Plan was approved by the Los Angeles City Council.

In the title of the Plan you see the year 2035, a very intentional inclusion as the Plan and its variety of components are intended to be longer term in nature. When the Plan was drafted it was acknowledged that for a document of this nature to truly be given the opportunity to be effective, it must be permitted to last substantially intact for an extended period of time.

To that point, the Plan includes an entire Section devoted to the Implementation of the Plan (Section 10) including a Sub-Section creating an Implementation Board/Entity/Corporation (Sub-Section 10.1) as well as a Sub-Section devoted to Monitoring and Maintaining the Plan (Sub-Section 10.4) in support of the Plan's implementation. More directly to the topic at hand, Sub-Section 10.4.2 is specifically intended to **report** on the status of the Plan every five (5) years. This Sub-Section provides very explicit direction to the Los Angeles

Departments of City Planning and Transportation on the preparation, noticing and content of the report.

Sub-Sections 10.4.2(i) and (j) provide further direction as to how the information included in the report is to be used by the Los Angeles City Planning Commission (LACPC) and the Los Angeles City Council. The Sub-Sections read as follows:

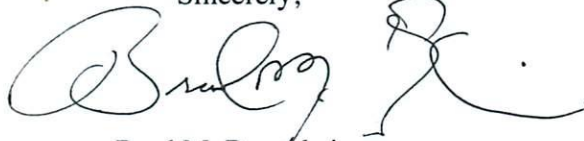
- (i) The City Planning Commission, after review of the Department's report, shall recommend to the City Council any actions necessary to ensure that the City's Implementation of the Plan does comply with its requirements and stated intents.
- (j) The City Council may review the City Planning Commission's action and the Department's report and consider any actions necessary to ensure that the implementation of the Plan does comply with its requirements and stated intents.

Sub-Section (i) and (j) cannot be clearer, the Report is intended to provide empirical data to decision makers oriented not to the performance of the Plan but its implementation and intent (as identified in Section 1 of the Plan). With that said, I would suggest that the data shows that the Plan is performing and being implemented quite well.

In closing, it has been brought to our attention that there are a several individuals and/or organizations intending to use this report as a means to Amend the Warner Center 2035 Specific Plan. Amending the Plan, whether to make technical corrections or revise its intended purpose are processes identified in other Sections of the Municipal Code. In fact, Plan Sub-Section 10.5, does address the Restudy of the Plan but only when certain, as of yet unmet thresholds, are met. Other than that, the Plan is silent on restudy and/or revising the plan because as I previously wrote, the Plan is intended to be long term in nature and impervious to the whims of reactionary forces.

Let this Report not be used as a means to undermine a Plan that is functioning quite well and has led to the entitlement of homes and work places for the future. A Plan that should continue to be relied upon by those who choose to invest in the future of the Warner Center community. Please feel free to contact me at 818.716.2780 or brad@raa-inc.com if you should have any questions related to this matter.

Sincerely,



Brad M. Rosenheim
Executive Director

WARNER CENTER ASSOCIATION

cc: Council Member Blumenfield
Mr. Andrew Pennington
Ms. Blake Lamb

SERVING WARNER CENTER FOR OVER 30 YEARS

21600 OXNARD STREET, SUITE 630 • WOODLAND HILLS, CA 91367
(818) 716-2689 • FAX (818) 593-6184



Tim Fargo
City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

Dear Mr. Fargo:

The Warner Center Specific Plan has been a bright spot in Los Angeles Planning at a time when the construction of housing in Los Angeles has become increasingly difficult. The difficulties arose as a result of legislation and regulations that disincentivize rather than spur desperately needed housing production and thereby worsen affordability. As a local builder and developer in the West Valley for over 25 years, California Home Builders has experienced first-hand the boom and bust construction cycles the City has experienced in the past decades. Some of these cycles have resulted from economy-wide trends (i.e. the most recent "Great Recession") while others were a result of both bad legislation (Measure JJJ, linkage fees) and good City legislation (i.e. the Small Lot Subdivision Ordinance, the WC2035 Specific Plan and the Adaptive Reuse Ordinance). Due to new regulations and legislation, most of the housing built in the last few years or currently under construction is not affordable to the middle-class workforce – police, nurses, teachers, etc. In fact, most of the new housing is being built in Downtown, Hollywood, Playa Vista and other expensive areas. What the City desperately needs is more housing that is affordable for our workforce, such as the housing we and others currently build in the Warner Center. We urge the City of Los Angeles to exercise restraint in making any changes to the Warner Center Specific Plan and allow this area of Woodland Hills to continue its transformation so that its full potential can be realized. We are already concerned about the current state of the real estate market. Changes to the Warner Center Plan will bring future development to an abrupt halt in this plan area.

Changes to the Warner Center Specific Plan, which was meticulously crafted over time with tremendous input from various stakeholders, should be considered in the context of what has happened from a zoning standpoint in the last few years in the City of Los Angeles. Measure JJJ, dramatically higher park fees, art fees for residential development, proposed increases in mobility fees, new linkage fees and an increase in construction costs are already having profoundly negative impacts on the ability of builders to develop new housing. This fact is plain and clear for my company, California Home Builders, which has built over the past decades several hundred homes that are affordable to the City's middle-class workforce. For the first time in 25 years, my company is entitling zero new single-family home projects in the City of LA. Prior to the introduction of Measure JJJ, California Home Builders had multiple projects with several hundred single family homes in development at any given time under construction. These homes provided desperately needed workforce housing and created thousands of jobs and investment in often underserved areas. This dramatic stoppage in the production of homes is not because opportunities do not exist or because the company does not want to build more detached homes. It is because Measure JJJ has made projects that require zone changes financially infeasible due to the onerous construction burdens it imposed. In response to Measure JJJ, California Home Builders and other builders in the City are

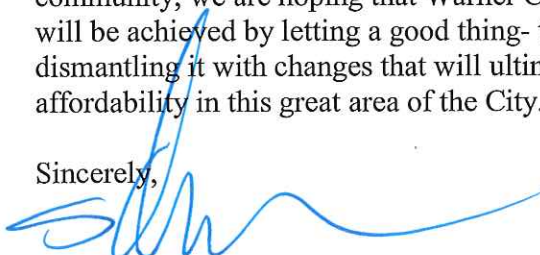
increasingly scouring (often fruitlessly) an ever-dwindling availability of sites across Los Angeles that can be built without the need for zone changes. Warner Center is one of the few areas in Los Angeles where new developments have been feasible.

For developers, uncertainty is the biggest challenge and incentives matter. Well-written Specific Plans like the Warner Center Specific Plan eliminate that uncertainty. That is one of the reasons many developers choose to invest in the Warner Center. The Warner Center Specific Plan's forward-thinking provisions have allowed the very investment and construction that is needed to relieve upward pressure on workforce housing prices in the City. Housing development occurs in areas like this where building *incentives* rather than *disincentives* exist. The Warner Center Specific Plan, for the most part, has many of these incentives, including allowances for high density, generous floor to area ratio allowances, an area-based EIR, unlimited height, and urban-oriented setback requirements. As a result of these incentives and the fact that zone changes are unnecessary, the Warner Center Specific Plan area has quickly become a development hot-spot, putting vibrant new projects into the entitlement and construction pipeline. Unfortunately, the incentives that have quickly made this burgeoning transformation possible will soon not be enough to overcome the recent increase in fees and costs and the ever-growing introduction of anti-development measures currently being floated, including onerous mobility fees that "double-dip", unrealistic phasing schedules for multiphase projects, and inclusionary zoning.

We have already observed a dramatic drop in new projects going through the Warner Center Planning pipeline since the introduction of linkage fees (see attached graph). Prior to the effective day of the new linkage fees, a high volume of projects were submitted for entitlements. A major drop in applications was noticed immediately after the effective day of the linkage fee. The City Planning Department itself acknowledged at a City Council meeting that new applications in the Warner Center Specific Plan area "*slowed to a crawl*" after the City Council approved linkage fees. The drop in new applications is most certainly driven primarily by onerous linkage fees and not changes in the economy or demand for new housing production.

An inclusionary requirement in the Warner Center, even one in-lieu of linkage fees, would bring the development/entitlement of new projects to a virtual stand-still as the cost of inclusionary zoning is actually substantially greater than the new linkage fees. As the most active residential builder and developer in the Warner Center currently, it is clear to us that construction momentum in this area is already losing steam and will continue to do so if the City makes any changes to the Specific Plan and/or introduces more onerous mandates, inclusionary zoning, higher linkage fees, dramatically higher mobility fees, etc. As one of the biggest investors in the Warner Center, a local builder, and member of the community, we are hoping that Warner Center becomes the huge success it is on target to be. This success will be achieved by letting a good thing- the Warner Center Specific Plan - remain as is, instead of dismantling it with changes that will ultimately negate future investment, development, and housing affordability in this great area of the City.

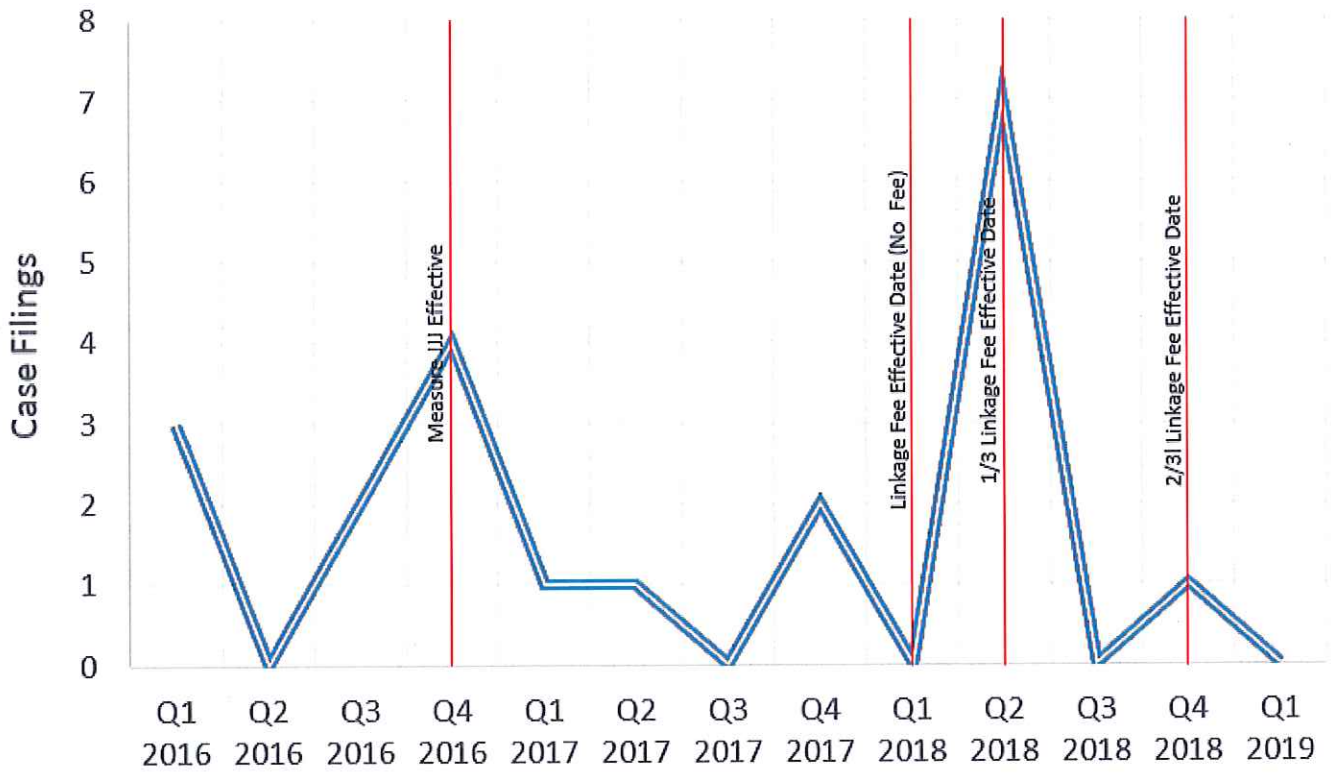
Sincerely,



Shawn Evenhaim
Founder and CEO

CC: Honorable Council Member Blumenfield
Blake Lamb, Principal Planner
Los Angeles Daily News

WARNER CENTER SPECIFIC PLAN AREA MAJOR PROJECT ENTITLEMENT APPLICATIONS





“Protecting the Integrity of our Community”

W.H.H.O.



Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365

www.whho.com

March 1, 2019

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RE: EVALUATION OF THE WARNER CENTER 2035 SPECIFIC PLAN PROCESS BY WHHO

Dear Mr. Fargo, Ms. Blake, and Ms. Levy:

This document is the formal input from the Woodland Hills Homeowners' Organization (WHHO) concerning evaluations, analysis and recommendations for the 5-Year Status Report of the Warner Center 2035 Plan.

We recognize that recommending any changes to a Los Angeles ordinance as important as the WC 2035 Plan should not be undertaken without considerable deliberations and assessments. The WHHO also understands the importance of not making any changes that would cause the Plan's original EIR to be re-opened or impaired.

However, we also strongly believe that the mandate to have an examination, assessment, and possibly recommendations for changes to the WC 2035 Plan every 5 years was a vital inclusion to assure that the City of Los Angeles resolves issues, situations and practices through "any actions necessary to ensure that the City's implementation of the Plan does comply with its requirements and stated intents." That is why we have compiled this document utilizing the observations and input from individuals directly involved with administering the WC 2035 Specific Plan.

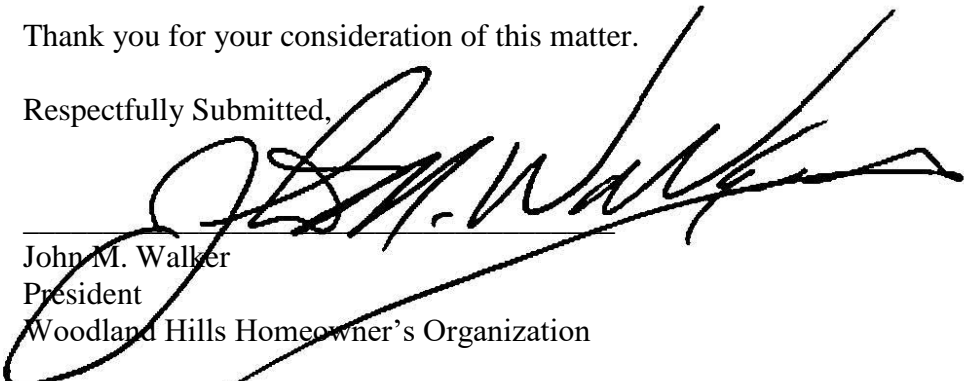
The WHHO hopes that the Planning Commission, City Council and Planning Department will weigh these issues and recommendations carefully, and that the merits of each of our recommended solutions be taken soberly and with the will to fulfill the mission(s) and

goals of the adopted 2035 Plan—to “balance jobs and housing for a sustainable Warner Center.”

We formally request that the WHHO officers be copied on any draft and final submissions of the report prepared by the Department of City Planning and the Department Of Transportation, and any draft and final results/conclusions made or circulated by the City Planning Commission and Los Angeles City Council.

Thank you for your consideration of this matter.

Respectfully Submitted,



John M. Walker
President
Woodland Hills Homeowner's Organization

**[NOTE: WHHO Board Member Armen Hovanessian recused himself from these issues due to his prior and present association with the City of Los Angeles.]*

XC:

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Hon. Greig Smith, Council Member, Council District 12, Councilmember.Smith@lacity.org

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August Steurer, Chair, WHWCNC Woodland Hills Impacts and Policies Committee
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INTRODUCTION

AN 8-YEAR JOURNEY:

It took over eight years, numerous community Town Hall meetings and open public meetings, and over a hundred professionals from many different City departments, private firms and a broad citizens advisory board to create a final 2035 Plan document of over 300 pages.

Yet, the creators of a Plan that reaches decades into the future, realized that periodic status reviews of its working are required to allow for timely “course corrections” and fixes as necessary.

REALIZING THE PROMISE:

The residents and businesses of Woodland Hills and the West Valley were promised by the framers of the WC 2035 Plan that it would create a balanced live/work/play development mix that would foster an exciting “urban center” in the suburbs and be “mass transit oriented” to help reduce trips and congestion. The overall goal was to enhance the area without negatively impacting the surrounding neighborhoods.

This is why the 5-Year Report is so critical. The WHHO’s review of the Warner Center 2035 Plan casts a critical—but positive-- eye to resolving unexpected issues and helping fulfill the promises envisioned by the Plan.

THE WHHO FIVE YEAR REVIEW:

The WHHO team review of the Warner Center 2035 Plan looks at how the City can move more fairly toward fulfilling that promise up to now and, if falling short, what steps might to be considered to correct it.

Although the merits and goals of the Plan can be recognized and appreciated, our conclusion is that there are areas of the Ordinance and its support documents in which outcomes have caused unintended consequences and clarity or follow through is lacking. The following analysis will be concentrating on the areas in the Plan or in the process of its implementation that require attention and perhaps reconsideration so that the goals of the Plan can be better achieved and negative impacts on the community can be lessened or alleviated.

OUR MAIN FINDINGS:

The WHHO’s findings are quite exhaustive and the issues needing refinement numerous. From the outset, the following issues are the most pressing:

1. Pursuit of the intended housing/jobs balance and the related phasing aspects of the Plan has become the most pressing issue that needs attention.
2. The City’s efforts to attract business (increased employment opportunities) to Warner Center have been largely unsuccessful, and a revised marketing effort needs to be conceived.
3. Affordable/ Workforce housing needs to be provided.

4. Follow-through IS NOT occurring regarding the allocation of collected (and pending) funds for infrastructure improvements and mitigation steps as required at this 5-year point. (Including: police and traffic, schools, parks, libraries, cultural arts.)

WHHO'S RECOMMENDATIONS TO THE CITY COUNCIL:

It must be clear that the WC 2035 Plan requirements included in the 5-Year Status Report section (see Section 10.4.2) are for more than just a status report. It specifies that the City Planning Commission make specific, actionable recommendations to the City Council concerning elements of the plan that are problematic and need adjustment.

Section 10.4.2 (i) states as follows:

“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 does comply with its requirements and stated intents.”

Sections 10.4.2 (j) states as follows:

“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 does comply with its requirements and stated intents.”

Any action not taken, or those made to minimize this process would be contrary to spirit and the true intent of the Plan.

EVALUATION PROCESS BY WHHO:

The result of the evaluation by WHHO is meant to consider many points of view and be representative of many parties' interests. Thus, the evaluation by WHHO was ascertained through a diligent process of research, over many years, with consideration of the following:

1. Woodland Hills - Warner Center Neighborhood Council Planning, Land Use and Mobility Committee (PLUM) Cases submitted for evaluation from January 2014 to the present.
2. Informal discussions and statements made in public meetings by Stakeholders
3. Discussions with development teams and property owners.
4. Communication with the members of the original Warner Center Community Advisory Committee
5. Input noted by those attending meetings of the Woodland Hills Impacts and Policies (WHIP) Committee of the Woodland Hills Warner Center Neighborhood Council

6. Input received at meetings of the Woodland Hills Homeowner's Organization

7. Close scrutiny of the WC 2035 Plan by an Ad Hoc Committee of the Woodland Hills Homeowner's Organization

A list of the key issues follows with more detailed information after that, reiterating the issue, offering support information as to the reason for the issue, and suggested solutions to be considered.

It is critical to note that this document is inclusive of all projects that have filed applications for development in Warner Center over the first five years, and are not just limited to projects that have completed the entire Planning process.

SUMMARY OF THE KEY ISSUES NEEDING REVIEW AND REVISION

- I. PHASING OF PROJECTS/ BALANCE OF HOUSING AND JOBS.**
- II. INCONSISTENT STAFFING AND INTERPRETATIONS BY L.A. PLANNING.**
- III. CRITERIA FOR ELDERCARE USES AND REQUIREMENTS NEED CLARIFICATION.**
- IV. MULTI-FAMILY OPEN SPACE REQUIREMENTS NEED CLARIFICATION OR REEVALUATION.**
- V. EVALUATION OF THE INTENT OF WORK LIVE UNITS NEEDS TO TAKE PLACE.**
- VI. SETBACK REQUIREMENTS NEED TO BE BETTER DEFINED AND CORNER LOT CRITERIA INCLUDED.**
- VII. NEED TO MITIGATE THE “CANYON EFFECT” OF UNLIMITED BUILDING HEIGHT IN COMBINATION WITH REDUCED FRONT SETBACKS.**
- VIII. THE INTERSECTION OF OXNARD STREET AND CANOGA AVENUE HAS NOT BEEN DEEMED AN ACTIVITY NODE.**
- IX. PAOS LIMITS AT SETBACKS AND SIDEWALKS NEEDS TO BE CLARIFIED AND REEVALUATED.**
- X. NEIGHBORHOOD PROTECTION PLAN NEEDS TO BE IMPLEMENTED.**
- XI. WARNER CENTER CULTURAL AMENITIES COMMITTEE NEEDS TO BE IMPLEMENTED.**
- XII. FINAL PLAN IMPLEMENTATION BOARD (P.I.B.) RESPONSIBILITIES HAVE BEEN DETERMINED. Some of the responsibilities originally intended in the Plan to be under the guise of the P.I.B. are now determined to not be under the Board’s purview. The remaining issues need to be reviewed as to how these will be managed, and which City entities will be responsible for the related needed oversight.**
- XIII. REQUIREMENTS FOR PHASED MASTER PLANNED PROJECTS SHOULD BE RECONSIDERED AND REVISED.**
- XIV. FOOTNOTES IN APPENDIX B NEED TO BE BETTER LOCATED AND HAVE STRONGER EMPHASIS.**
- XV. MOBILITY FEES ARE NOT SUFFICIENT TO PROVIDE THE REQUIRED MITIGATIONS.**
- XVI. MEDIANS SHOWN IN THE PLAN ARE NOT BEING IMPLEMENTED.**
- XVII. NOT ALL STREETS ARE REGULATED OR INCLUDED IN THE ORDINANCE.**

ADDITIONAL ISSUES REQUIRING REVIEW AND REVISION

- 1. OVERSIGHT OF DEVELOPMENT FEES EXPENDITURES (SCHOOLS, PARKS, MOBILITY, LIBRARIES, CULTURAL AMENITIES, ETC.)- FEES COLLECTED MUST BE SPENT WITHIN THE COMMUNITY;**
- 2. AFFORDABLE WORKFORCE HOUSING PER CHAPTER 3 COMMUNITY VISION STATEMENT(PAGE 3-3 AND 3-4) AND GOALS OF THE WC 2035 PLAN;**
- 3. RECENT ISSUES THAT HAVE ARISEN THAT WERE NOT CONTEMPLATED DURING THE DRAFTING OF THE PLAN THAT NEED TO BE ACCOMMODATED (IE: SCOOTERS);**
- 4. COORDINATION/ UPDATING OF REFERENCES TO THE LAMC WITH NEW RECODE LA DESIGNATIONS;**
- 5. COORDINATION OF THE PLAN WITH CURRENT ORDINANCE UPDATES INCLUDING BIKES, PARKS, TRANSIT ORIENTED COMMUNITIES (TOC'S), WORKFORCE HOUSING, ETC.;**
- 6. RECONSIDER THE RAMIFICATIONS OF LOW PARKING REQUIREMENTS WHEN COMBINED WITH THE BIKE ORDINANCE;**
- 7. ADDITIONAL OPEN SPACE GOALS AND PLANS ALLOWANCES;**
- 8. EVA'S AS PAOS (PUBLICALLY ACCESSIBLE OPEN SPACE) - FOLLOW THROUGH FOR PARKING ADJACENCY AND GRASSCRETE AMOUNT OF LANDSCAPE AT THE DAILY NEWS SITE EVA;**
- 9. STRICTER PARKING STRUCTURE AESTHETIC REQUIREMENTS ADJACENT TO PAOS;**
- 10. PAOS ACCESSIBLE UNTIL MIDNIGHT INSTEAD OF 10PM ADJACENT TO NON-RESIDENTIAL USES TO REINFORCE PEDESTRIAN ACTIVITY IN WC.**

DETAILED EXPLANATION OF THE ISSUES REQUIRING REVIEW AND REVISION

The following are the detailed explanation of the issues requiring further review and revision organized in the following format:

- a. Statement of the Issue
- b. Reference to the Relevant Section of the Plan, where Applicable
- c. Expanded explanation of the Issue
- d. Proposed solution(s) to the Issue

I. ISSUE - PHASING OF PROJECTS - BALANCE OF HOUSING AND WORKPLACE SPACE REQUIRES REVIEW.

In the unofficial colored version of the Plan, Chapter 3 Community Vision Statement Page 3-6 Item 1, In the official black and white version of the Plan, Section 1 Intent of the Plan and Appendix B- Graduated FAR Tables for all Projects- Footnote 6

In the unofficial colored version of the plan that is posted on the L.A. Planning website, Item 1 of the key elements of the Plan on Page 3-6 states:

“1. A balance of Jobs and Housing for a Sustainable Warner Center....”

In the official black and white version of the plan Section 1 Intent of the Plan, sixth bullet point states:

“The proposed WC2035 Plan is intended to help to concentrate a mix of uses that are within walking distance of one another so people can walk rather than drive”

Footnote 6 states that:

“Multi-phased projects may reserve required non-residential components in a later phase on-site. ...”

(Side note: This is a major characteristic of the plan that should be emphasized in other areas of the ordinance and not buried in a list located in an appendix.)

The Plan is set up as being market driven. Currently the market supports the construction of multi-family housing at the risk of creating an imbalance between employment opportunities to housing in Warner Center that is increasing with every project approval.

Since the Plan was signed into law, space providing employment is being eliminated and the residential portions of projects are being constructed on a huge portion of the site, while the required non-residential portions are being put off indefinitely and are restricted to insignificant footprints. This is a current major pattern of development with few exceptions. The West Valley is primarily single family residential and the employment center serving the overall area is slowly being eliminated. The pattern of development of

each project is at odds with the Vision Statement in the Plan, and the result is sites which are virtually all residential and the required commercial portions are relegated to an almost unbuildable sliver of land.

Proposed Solutions:

The following options should be considered in response to the reduction of employment opportunities in Warner Center in the four districts that require non-residential uses (Uptown, Downtown, College and Commerce Districts):

1. An evaluation of the jobs to housing development balance needs to be conducted every two years by an independent consultant that takes into account the CEQA documents originally prepared by the lead agency. Scrutiny into current traffic analysis and its reliance on a jobs/ housing balance needs to be considered. The abundant housing outside Warner Center borders needs to be considered in the analysis as the employment serves an area much larger than the area within the borders of the WC 2035 Plan.
2. A stringent option that may be needed is to require the employment uses being eliminated or substantially diminished by a project be replaced along with the other uses proposed in the first phase of a phased mixed use project.
3. A less stringent option would be to require a reasonable percentage of the required non-residential uses be built in the first phase of a phased mixed use project.
4. Require a specific minimum percentage of buildable site area (not including Publicly Accessible Open Space) be reserved for future uses. The percentage should vary depending on the district in which the project is proposed (25% in the College District and 35% in the Commerce District for instance.). The practice of reserving a minimal site area for future non-residential uses and unrealistically entitling small footprint high rises of extremely questionable feasibility should be discontinued. Creating reasonably- sized parcels for future sale and/or development is more aligned with the intent of the WC 2035 Plan.
5. Discontinue the practice of using the land designated for future phases for temporary, even required uses, including parking, unless the existing uses are to remain. Mandate that the land designated for future phases be maintained and landscaped as publically accessible open space. This encourages the developer to improve the future phase land as soon as possible. If the land has a relevant ‘temporary’ use, like parking, then the developer has less interest in improving it.
6. Require unused land set aside for future non-residential use to be used as a community benefit, such as a park, design of which shall be reviewed and approved by the Recreation and Parks Department, until such time as the site is improved as entitled.
7. Require, an amount to be determined, to be deposited in a trust fund or perhaps a phased Performance Bond at the time of pulling the first phase building permit requiring follow through of subsequent phases to be built within an agreed-to time period. The trust funds or Performance Bond and the time period shall be a condition of approval and shall be determined on a case-by-case basis. Multi-phased Master Planned projects need special consideration as these projects require extended durations. The justification for a the trust funds or Performance Bond is that promising to meet the Plan requirements for providing employment as a basis for entitlement approval, and inherently allowing residential uses to be built, but not following through with the

non-residential portion of the entitlement, should be considered a breach of the agreement and a breach of the intent of the Plan, justifying and requiring significant restitution payable to a transit or similar mitigation fund.

8. A moratorium may be needed if supported by analysis that shows the balance of housing and jobs does not meet the assumptions-made and conclusions-presented in the original or updated traffic analysis, or if other mitigations are not being implemented to meet the offsets as presented in Environmental or other documents. A moratorium should be set on development of the type of use that is “out of balance” until such balance is back in line. Further, consideration should be given to establishing a percentage of developed area that would be considered out of balance and where the moratorium would be justified to be invoked. (For instance if residential development exceeds non-residential by 15%, then a moratorium on residential development takes place until non-residential development catches up and reduces the overage to below 15%).
9. Any evaluation of the housing/ jobs balance must take into consideration that actual intent and feasibility of the non-residential being proposed for later phases. The possible scenario of the later phases never being built has a dramatic effect on the balance and thus negates the true intent of the WC 2035 Plan.

The quality of life of the area and the marketability of the business community will rely on affordable quality housing and employment opportunities, but also a balance between the two. The goal should be to mitigate traffic issues supporting the ability to **not** spend an unreasonable amount of time commuting.

II. ISSUE- INCONSISTENT STAFFING AND INTERPRETATIONS BY L.A. PLANNING.

In the unofficial colored version of the Plan that is posted on the L.A. Planning website Chapter 1 Executive Summary, Highlights of the Plan, Page 1-5, Item 7

Item 7 states:

“Streamlined Project processing: Expanded Exempted projects, Administrative Clearances, and Streamlined Project Permit Compliance approvals.....”

In the official black and white version of the Plan Section 1, Bullet Point 3 and 9

Bullet Point 3 states:

“The WC 2035 Plan is intended.....to give the developer certainty as to what is permitted”

Bullet Point 9 states:

“The WC 2035 Plan is intended to provide a comprehensive and clear process that will permit development to occur in order to facilitate the creation of an urban center where people can live, work, and play.”

Except for the past year, allocation of consistent, thoroughly trained Planning Staff familiar with the 2035 WC Specific Plan has been insufficient to meet the goals. Staff assigned to Warner Center has been changed 3 times in the five years since the Ordinance’s inception. Thus, knowledge of the intentions and goals of the plan gets lost, and new staff loses time attempting to get up-to-speed while development applications continue to be submitted. Pursuing various interpretations of requirements, where clarity in the plan is lacking, is time-consuming, and often not consistent from project to project or between current and past Planning staff. Furthermore, Staff designated to concentrate on the Plan and related submitted applications in the past have gotten distracted by assignments not related to Warner Center.

These issues are not a reflection on the current staff representatives as to date their ability to focus on Warner Center issues has been supported by upper management and as their tenure continues, they have become familiar and in fact instrumental in beginning to fulfill the intents of the Plan.

Proposed Solution:

We encourage the current staff to continue in their effort and for management to keep them assigned to their current responsibilities, expanding the team as needed. Establishing a team that can concentrate on the Plan and Warner Center for a long period of time, and that is sized appropriately to handle the workload is critical to the success of Warner Center. The team should be able to:

1. Evaluate projects in a consistent, defensible and fair manner.
2. Provide determinations within a reasonable predetermined consistent duration.
3. Provide determinations that warrant minimal interpretations as to the entitlement requirements during the time when clearances for building permits are being obtained.
4. Keep careful documentation of the approvals.
5. Understand the intent and the department’s ability to mandate connectivity of open space from projects previously approved to projects being proposed and evaluated. Section 6.2.5.3.2(a) must be enforced to the maximum extent possible and reads as follows:

“With respect to any Project that is not a Master Planned Project, a New Street or Pedestrian Adapted Pathway shall be required if an existing or approved New Street or Pedestrian Adapted Pathway or other access way is located on an adjacent property....”

6. Keep a public record of the total housing units and non-residential square footage and lot footprint approved in relation to an acceptable balance of uses and the limits set forth in the Plan.
7. Perform outreach to the Community regarding the Plan and its status at reasonable intervals each year.
8. Keep a straight-forward public record of interpretations of the Plan so that consistency from case-to-case can be achieved and can be communicated succinctly to those who request the information

including other City Departments, elected officials, applicants, the community at large or any other stakeholder(s).

III. **ISSUE- CRITERIA FOR ELDERCARE USES NEEDS CLARIFICATION.**

Chapter 4 Definitions Eldercare as a Community- Serving Use and Chapter 4, Section 6, Item 6.2.3.2.2.e. Parking, Institutions and Appendix B- Graduated FAR Tables for all Projects- Footnotes

Elder-care facilities are listed as a Community Serving use. There is no definition of Eldercare Uses which clarifies that the use includes independent living, memory care, assisted living and skilled nursing, and that the uses are considered a Community Serving Use. There has been some confusion as to whether the intent was to include Senior Day Care Centers only as a Community Serving Use.

Since the Plan was signed into law, Planning has been required to provide interpretations regarding if and which common spaces of Eldercare facilities can be considered non-residential. Currently these interpretations are not included in the Plan and should now be included.

Additional clarification is needed regarding whether certain levels of eldercare should be considered a residential or a non-residential use, in whole, including patient/ resident spaces used for sleeping. (This is directly related to the ratios of residential and non-residential uses allowed in each district on a per project basis in the graduated tables of the Plan.) Clarifying this would prevent developers from attempting “work arounds” for the requirements for non-residential uses on their properties for uses requiring less involvement of project operations staff, especially Independent Living, which in reality are residential apartment units. Conversely, clarifications should support the more healthcare oriented use of Skilled Nursing as a non-residential use.

Also parking requirements for Eldercare is not covered in the Plan and it is therefore implied that it is either considered an Institutional use in the Plan, or because the plan is silent, the LAMC prevails and the Eldercare parking takes precedent. This requires clarification in the Plan, and will impact mobility within Warner Center.

Proposed Solution:

Provide a definition of Eldercare uses or refer to the LAMC, clarify and verify the true intent that it’s a Community Serving use.

Clarify which Common functions are considered “non-residential” and which are “residential” in the definitions or the Appendix B Graduated FAR Tables Footnotes. Include circulation space and support space in the clarifications.

Categorize the levels of Eldercare uses within buildings or portions of buildings as follows:

- Skilled Nursing - Non-residential
- Assisted Living - Non-residential
- Memory Care - Non-residential
- Independent Living - Residential.

Any relaxation of previously interpreted requirements should be communicated through formal notification to the previous applicants. (It must be noted that the Building Code considers Residential Care Facilities for the Elderly to be a residential occupancy which includes Assisted Living and Independent Living.)

Clarify Eldercare parking requirements for all Eldercare uses.

IV. ISSUE – MULTI - FAMILY OPEN SPACE REQUIREMENTS NEED CLARIFICATION.

Chapter 4 Section 3, Item 3--Relationship to the LAMC Item 3.1.6 Residential Projects- Open Space

This Section simply states in its entirety as follows:

“This Plan supersedes LAMC Section 12.21-G.2.a.”

The section being referred to lists the requirements for Common recreation space in multi-family projects. A footnote was added in the unofficial color version released in 2017 in an attempt to clarify that the Plan does not supersede LAMC Section 12.21-G.2b which requires multifamily projects to provide Private Open Space. Also the main part of LAMC Section 12.21- G2 is not superseded which requires 100,125 and 175 sf of open space per living unit depending on the size of the unit. Given that the private space in LAMC 12.21-G.2b is limited to 50 sf per unit, the intent of WC 2035 Plan Item 3.1.6 needs clarification as it is impossible to not create the space in LAMC 12.21-G.2a given all these factors.

Proposed Solution:

Clarify the intent of this item and include or exclude all pertinent Sections of the LAMC to make the intent and the requirements absolutely clear. If the intent is to not require open space within multifamily buildings because PAOS is required, or to credit the PAOS for a portion of the space within a multifamily building, this intent needs to be clearly stated.

V. ISSUES- EVALUATION OF THE INTENT OF WORK-LIVE UNITS NEEDS TO TAKE PLACE.

Chapter 4, Section 4, Definition of Work-live Unit

The definition refers to Section 6 for standards for qualifying Work-live units, but there is no information in Chapter 6 related to this. There are no standards given in the ordinance that give the criteria as to which parts of a Work-live Unit can be considered a non-residential use. What is written allows 750sf of a 1500 sf living unit on any floor of a building to be considered non-residential. This loophole allows full compliance of a 100% residential apartment building to meet the stringent standards of the graduated FAR tables without actually providing the intended employment base in those districts.

Proposed Solutions:

Clear definition of what a real “work space” is should be stated in the Definition. Currently kitchens used by the resident in a work-live unit can be counted toward the work/ non-residential portion of the unit. Bedrooms, full baths and kitchen areas should be mandated as part of the live portion. If a second kitchen is provided then it can be justified as being designated as “work space.” It should be considered that Work- Live units provide a complete Live Unit (living, dining, kitchen, bedrooms, and baths) separate from the work space. Mandate that the resident obtain, provide, and maintain a business license that reflects the address of the business as the Living Unit in question for a resident to qualify for occupancy of a Work-Live unit.

VI. ISSUES- SETBACK REQUIREMENTS NEED TO BE BETTER DEFINED AND CORNER LOT CRITERIA INCLUDED AND REASSESSED.

Chapter 4, Section 6.1 District Requirements- 6.1.2.1.10, 6.1.2.2.9, 6.1.2.3.9, 6.1.2.4.9, 6.1.2.5.8, 6.1.2.6.9, 6.1.2.7.9 Setbacks and Section 4 Definitions

The intent of the setbacks dictated in Section 6 is described in Appendix F Urban Design Guidelines Page 1-19 through 1-22. The area is shown in the illustration on Page I-19 as measured from the back of sidewalk to the building and should be used and landscaped as described in the Plan. Because there is no definition in the ordinance, and only implied in the guidelines of where the measurements should be made from, arguments are being made that the setback is measured from the property line instead of back of the sidewalk as intended. The result is a combination of the newly allowed density, the requirements for the street wall height and the minimum and maximum setbacks are not adequately defined, causing projects that are inadvertently being built closer to the street than intended. Development teams are using the weakness in the wording of the Ordinance to increase buildable area. The intended preservation of the urban forest is also being compromised.

At corner lots the issue is exacerbated. The labeling of the setback as ‘Front Setback’ encourages corner lots along two major boulevards to be able to build uncomfortably close to one of the streets. Again, considering the height and density allowed, the original intent of the Plan as presented to the Community is being compromised.

Proposed Solution:

Provide a detailed definition of where setbacks are measured from in Section 4 Definitions, and refer to it in each area of Section 6. Create a definition that states the setbacks are required to be measured from the “back of sidewalk” as intended.

Include in the definition that the setback is required on all sides of corner lots facing the public way, and not just one frontage.

VII. ISSUES- NEED TO MITIGATE THE CANYON EFFECT OF UNLIMITED BUILDING HEIGHT IN COMBINATION WITH REDUCED FRONT SETBACKS.

Chapter 4, Section 6.1 District Requirements- 6.1.2.1.5, 6.1.2.2.5, 6.1.2.3.5, 6.1.2.4.5, 6.1.2.5.4, 6.1.2.6.4, 6.1.2.7.4, 6.1.2.8.4 Building Height

The requirements of the building code that puts a limit on the height of wood construction, along with the desire for developers to maximize their project densities, plus the street wall requirements of the Plan, the unlimited height allowed in most areas within the Plan borders and a general school of thought that more urban areas inherently have tall building close to the street, is causing great concerns when put into practice. The possible “canyon effect”, as it has been coined, is not a desirable trait for the area and mitigations are desired. Early development and applications being processed reflect there will be a general loss of sunlight at the street and sameness in massing that creates mediocrity in the environment and an undue loss of quality of life to the users of the properties and to the surrounding communities.

Proposed Solutions:

Consider mandating facades that step back away from the public street facades above the currently required 25’ or 35’ street walls. (For instance provide a step back in the building façade a distance of at least sixteen feet (16’) at the top of the street wall up to 50’ in height to allow variety and another step in the facade at the next 20 stories above the mandated street wall after that.)

VIII. ISSUES- THE INTERSECTION OF OXNARD STREET AND CANOGA AVENUE HAS NOT BEEN DEEMED AN ACTIVITY NODE.

Chapter 4, Section 6.1 District Requirements- 6.1.2.3.7, and Map 10- Activity Nodes

Given its key central location, its location in the Downtown District, its potential for important future development at all four corners, and the path of the circulator/ bus route as it has been recently updated, this intersection should be added as an Activity Node.

Proposed Solution:

Add the intersection of Oxnard Street and Canoga Avenue as an Activity Node in Map 10 and Section 6.1.2.3.7.

IX. ISSUES- PAOS LIMITS AT SETBACKS AND SIDEWALKS NEEDS TO BE CLARIFIED.

Chapter 4, Section 6, Item 6.2.2.4.4- Setbacks as Part of Publicly Accessible Open Space

Similar to the lack of clarity with the definition of setback, there is a lack of clarity when using the setback as part of the PAOS on a project. A lack of consistency in interpreting by staff can take place from project to project as to whether the PAOS in the setbacks is measured from the back of sidewalk or to the easement/ property line.

Proposed Solution”

Clarify where the PAOS is measured from and coordinate it to the definition of setback. If the intent is to measure the setback from the back of sidewalk, and the PAOS from the easement, expand the appropriate items in the Plan to clarify this.

X. ISSUE- NEIGHBORHOOD PROTECTION PLAN NEEDS TO BE IMPLEMENTED.

Chapter 4, Section 8- Neighborhood Protection Program

The Program is in the process of being set up and the NPP Committee needs the funds to implement the plan which also needs further clarification. Also, Oxnard Street between Kelvin and De Soto, as well as all streets north of Oxnard to Pierce College are not included in the Program map, Map 11 of the WC 2035 Plan and should be included.

Proposed Solutions:

The program needs to be implemented and properly funded by use of Mobility Fees. The map needs to be corrected to incorporate the area omitted, and the map needs further clarity as there are streets missing on the map--even in areas included in the boundaries.

XI. ISSUE- WARNER CENTER CULTURAL AMENITIES COMMITTEE (W.C.C.A.C.) NEEDS TO BE IMPLEMENTED.

Chapter 4, Section 9- Cultural Amenities Committee

If fees are being collected, they are not being properly managed. The WC Cultural Amenities Committee or Similar Body or Authority has not been set up. Also, The Warner Center Cultural Amenities Master

Plan that would serve as the implementation guideline for the program has not been developed by the Department of City Planning.

Proposed Solutions:

The WCCAC committee needs to be set up by the Council Districts where these neighborhoods are located, and a master plan implemented.

- XII. ISSUE- FINAL PLAN IMPLEMENTATION BOARD (P.I.B.) RESPONSIBILITIES HAVE BEEN DETERMINED. Some of the responsibilities originally intended in the Plan to be under the guise of the P.I.B. are now NOT under the Board's purview. The remaining issues need to be reviewed as to how these will be managed and which City entities if not the P.I.B. will be responsible for the related needed oversight.**

Chapter 4, Section 10, Item 10.1- Plan Implementation Board / Entity

The Plan contemplates an entity be established which would take the lead in implementing the Vision for Warner Center. The Entity (**the Plan Implementation Board**) was to take the lead regarding the following per Section 10.1 of the Plan which listed the areas as follows:

- **Streetscape Improvements**
- **Roadway Improvements**
- **Transit Improvements**
- **Coordinating Internal Circulating Systems**
- **TDM**
- **Parking Coordination**
- **Coordinate Open Space and Recreation Space**
- **Wayfinding Signage Coordination**
- **New Street And Walkway Coordination**
- **Public Benefit Development**
- **Maintenance, Landscaping and tree trimming**
- **Resource Management including Water, Gas and Electricity**
- **Economic Development including Possible Fee Reductions, Tax Incentives, Parking Meter Recommendations, Federal and State Grants/ Matching Funding.**
- **Insure that Projects are developed consistent with the Plan's Urban Design Guidelines**

The final definition of the entity's responsibilities was determined as an advisory role to the Council District 3, the Department of Transportation and the Department of City Planning. The lack of consistent Planning and Department of Transportation Staffing, and the present limitations in authority of the Plan Implementation Board compared to what was initially envisioned in the Plan, creates a critical

need for additional oversight by either the P.I.B. or others having jurisdiction over the issues that are listed. Many of the issues listed in Section 10.1 have been expressed by stakeholders as items of extreme importance, with them not knowing the issues were actually included in the Plan but are not being implemented.

Proposed Solution:

The Plan Implementation Board membership needs to be trained and have a working knowledge of the Plan and additional responsibilities must be assigned to the Board. The leadership of the entity must be forthright in communicating the entity’s concerns to appropriate City Departments and must provide proper outreach to the community so that others can assist in the effort when needed.

The City needs to determine succinctly the final mission of the Plan Implementation Board and especially the limits or expansion of its authority. Any item listed in the Plan that was not included in the enabling Ordinance for the P.I.B. must be reviewed and either assigned specifically to the P.I.B. or to other City agencies or Departments or a relevant Warner Center Board. The responsibilities must be incorporated into the Plan and a system of assessments of the follow through by each of the agencies or departments must also be included.

XIII. ISSUE- REQUIREMENTS FOR PHASED MASTER PLANNED PROJECTS NEEDS TO BE RECONSIDERED.

Appendix B- Graduated FAR Tables for All Projects- Footnote 6

The second part of the note states the following:

“.....Such future phases shall be fully entitled and designed at the time as the initial phase to the satisfaction of the Director of Planning....”

Although a manageable requirement for smaller projects with few phases and/or short timetables, this requirement becomes an unnecessary level of detail for larger projects with many phases that can span multiple decades. Design of the later phases in detail could easily become an exercise in futility as the nature of such detailed design is bound to need revision when extended out by over a decade. Building material availabilities, construction technologies, and aesthetic styles will change during that time as well as the potential impact on the community. Thus, the process of detailed design of larger projects or at least the later phases of the project slows down the initial process and creates unnecessary costs to the developer and the burden of additional review time to the City and Community groups.

Additionally, given the effect of this requirement on submittals, this issue should be located more appropriately in other sections of the Plan.

Proposed Solutions:

Reconsider at least Phased Master Planned Project requirements. Deprioritize aesthetic and /or architectural issues during the Master Planning approval with conditions for individual building applications to come back for more detailed review limited to items not already approved during the Master Plan process.

Additionally, any requirement related to submittals and applications should be included in Chapter 4, Section 5 of the Plan, “Development Review Process, Procedures and Fees”.

Further, any changes or revisions proposed to the approved project by the developer must be subjected to additional public comments and review.

XIV. ISSUES- FOOTNOTES IN APPENDIX B NEED TO BE BETTER LOCATED AND HAVE STRONGER EMPHASIS.

Appendix B- Graduated FAR Tables for All Projects

The items in the footnotes are so important that their placement **only within the Appendix B portion of the Ordinance is inappropriate**. Also, in the latest unofficial color version of the plan the notes are not legible.

Proposed Solutions-

Many of these items also belong in parts of Chapter 4. A note under each graduated Table in Section 4 Chapter 6 should refer the reader to the Footnotes of Appendix B. Locate the Footnotes on a separate page in Appendix B and increase the font size to be clear and legible.

Item 3 belongs in Chapter 4, Section 7 “Mobility” and/or Appendix D “Mobility Fee table” and should be removed from the Appendix B footnotes all together as it has nothing to do with the FAR tables.

Item 4 should be added to Chapter 4, Section 6.

Item 5 should also be added to the definition of Work-Live Units in Chapter 4, Section 4. Also item 5 refers to Section 6 for more information, but no related information occurs in Section 6. This should be clarified.

Item 6- See XIII above.

Item 7 should be added to Chapter 4, Section 6.

XV. ISSUES- MOBILITY FEES AREN'T SUFFICIENT TO PROVIDE FOR MITIGATIONS.

Appendix D- Mobility Fee Table

Mobility Fees need to be reassessed to make sure the funds necessary to accommodate the effects of development on the increased trips and vehicle miles traveled are mitigated. Mobility fees are not being generated for residential land uses that are replacing many non- residential uses.

To illustrate this, a review of the Mobility Table in Appendix D was undertaken by the WHHO. Residential land use mobility fees vary but when an FAR of 3 is achieved, the assessment is \$1.31 per square foot. For many other uses the fees are much greater. In the case of office uses, as an example, the mobility fee at an FAR of 3 is \$6.34 per square foot. Based on the trips generated by these uses this makes sense, but the issue that causes concern is when credits are provided for the demolition of existing uses.

Considering the example land uses given, if a developer proposes to demolish a 100,000sf office building the developer will get a credit of \$634,000.00. This allows the Developer to build a 537,288 sf residential building and the mobility fee is zero. Thus such a large new project would not create the ability to implement the impact mitigations necessary because of the new development. Besides the lack of being able to deal with the traffic, this is an example of encouragement of residential construction and the discouragement of non-residential construction which can easily tip the balance ratio between commercial and residential. Since these fees are paid at the time of pulling of the building permit, this can contribute to the non- residential later phases to be permanently tabled. (Note that the example given is actually in reality much worse as the 100,000sf office building would have a much lower FAR which means the credit would be much higher.)

It must be noted that eliminating employment uses and replacing such uses with residential uses at an unmanaged rate burdens the transportation system by forcing commuting. The intent of the Plan was to create a Regional Core where residents could live, work and play within the Plan area. The mobility fee structure does not account for the current pattern of development that forces residents to leave Warner Center to go to work.

Proposed Solution:

The Department of Transportation needs to evaluate the true cause and effects of removing the existing use, and adding the new ones. There should be an avenue to contribute to the mitigations for increased traffic in Warner Center through Mobility Fees paid for every project, understanding that the nexus for such fees needs to be defensible. It should be recognized that the employment uses provided to the entire West Valley within Warner Center creates an opportunity to not burden the freeways. The trip counts/vehicle miles traveled should be reviewed and open discussions should be undertaken.

XVI. ISSUES- MEDIANS SHOWN IN THE PLAN ARE NOT BEING IMPLEMENTED.

In the official black and white version of the Plan, Street Sections-Figures 1 through 11

The street sections were included in the original, official black and white version of the WC 2035 that was executed by the Mayor on November 21, 2013, but were not included in the updated unofficial color/graphic version released in 2017. Added in the recent unofficial updates currently available on the LA Planning website, these street sections are still not coordinated with the WC Street Standards Tables 1 and 2, but are the only places where the required street trees are shown. Also these sections reflect landscaped medians in many of the streets and to date there is no evidence of these medians being required of developers or provided by the City. The medians are an important part of the concepts within the plan as stated in the unofficial colored version of the Plan that is posted on the L.A. Planning website, Chapter 3, Key Elements of the Plan, Item 4:

“Establishment of an Urban Forest which will flourish in large parkways, medians and publically accessible open space in order to provide aesthetics, shading, and the absorption of greenhouse gas.” (Emphasis added.)

Proposed Solution:

Option 1- Coordinate the street sections with Tables 1 and 2.

Option 2- Delete the street sections but provide the street tree information in the appropriate District Section of Chapter 6 and make selection required and not arbitrary.

Similarly, provide requirements for the streets where medians should be added and would be feasible in the appropriate District Sections as well. Provide the process in which funding and maintenance of the medians will occur whether by the developer or the City. Add the information to the Ordinance text to remove any doubt about it being a **standard (requirement) versus a guideline.**

XVII. ISSUE- NOT ALL STREETS ARE REGULATED/ INCLUDED IN THE ORDINANCE.

Street Sections and Tables 1 and 2- WC 2035 Plan Street Standards

Erwin Street, Califa St., Marilee St., Eton Ave, Independence Ave. and Kittridge St. were not included in these standards in the Ordinance as signed by the Mayor in November 2013. Thus, there were no mandates for street widenings, right-of -way widths, parkways, sidewalks, street trees, or medians on these streets. In a version that incorporated upgraded graphics released in 2017, the Tables were not included at all. The recent version available on the LA Planning website includes Tables that include these streets. As these additions were not properly vetted and perhaps the requirements for these locations need further scrutiny, it would seem that the new additions aren't enforceable until approved by City Council. If enforcement is intended, then that should be incorporated in the Ordinance.

Proposed Solution:

Given the strong possibility that development will occur at some of these locations, adding these streets to the Tables is important. However, any alterations to the Plan should be vetted through a Public process and formally approved by the authority having jurisdiction.

ADDITIONAL CONCERNS –

The above items are specific to the current Warner Center 2035 Plan and in most cases have a direct nexus to the stated intents and requirements of the Ordinance and its various Appendices. It must be recognized and made a matter of administrative record that other matters of concern have been communicated to the Woodland Hills Homeowner’s Organization during the investigation phase of producing this report. The following are the items of most concern:

1. **Oversight of Development Fees (Schools, Parks, Mobility, Libraries, Cultural Amenities, etc.)- The Funds Collected and Where the Funds are Spent-** The mitigations in the Environmental Impact Report that are justified simply by developers paying fees to the City needs to be scrutinized. Also, the nexus to justify the Development fees being paid at all needs to be made public with facts. The fees are not the issue, but how the money is allocated to the immediate vicinity that’s affected by the development is what’s being questioned by numerous stakeholders. If school fees, parks fees, library fees, mobility fees, cultural art fees and others are paid by a developer, and justified by the development’s effect on the area, the funds need to be allocated in the area, and not sent downtown for use in other areas.

For instance, a 400-unit multifamily housing project pays about \$1.8 million to the Los Angeles Unified School District. If the over 7,000 living units currently approved or filed under the plan all pull building permits, about **Thirty One Million Dollars (\$31,000,000.00) is collected by LAUSD**. As an example, this can contribute to the need generated by the development to build a new elementary school on the empty Oso School Lot that is located within a mile of Warner Center.

Similar examples of development fees can be provided in all categories and the conclusion is the same. The claim for mitigations in the EIR or simply the nexus to burden developers with fees is not justified without proper **local** improvements **paid by the funds collected**. Furthermore, the ability of the public to fairly review and comment on the EIR can be questioned if the impression was given that the fees were truly solving a problem (mitigating an issue), and after the public is no longer paying attention the money is spent in such a way as to not mitigate the effects of the development directly.

Related to this issue are other areas of importance; the increase in population and its effect on police and fire services and aging utilities. The Five Year Report needs to review these issues and provide the means used to determine why or why not these services are affected.

2. **Affordable / Workforce Housing per Chapter 3 Community Vision Statement, Page 3-3 and 3-4 Goals of the WC 2035 Plan**- There is a growing concern amongst stakeholders about the Plan’s missing mandates for affordable and/or workforce housing. The following goals in fact are stated in the Plan:

“....it becomes crucial that the new plan’s true public benefits in facilitating new development is to ensure community gathering spaces, good urban design, pedestrian activity, and housing that is affordable to a broad range of households.”

“1. Additional housing can offer new workers in Warner Center a place to live, and create healthy jobs-housing balance.”

The issue arises related to providing a broad range of income households. For a truly sustainable Warner Center to be achieved, commutes need to be reduced and provisions for housing where people work needs to be provided to the best level possible.

Some focus needs to take place looking at the work force and perhaps other household categories such as Family-oriented housing that may not be getting accommodated currently by development within the Plan area. Greater development incentives, housing type percentage mandates, provision of government subsidies, and other approaches need to be reviewed.

Areas with potential for review should be:

1. Current MTA Property- Current parking areas along the Orange Line have development opportunities for more affordable housing development. Replacement parking for orange line users should be mandated as part of the developments if this is pursued. Public private partnerships should be considered in these endeavors.
2. Older, well established smaller rental buildings on the periphery of Warner Center- These buildings should be reviewed for possible renovations and up-zoning, and use for more affordable housing. Linkage fee allocations to these properties should be considered as a source to incentivize the property owners to accomplish this goal.
3. Linkage Fee reductions to balance possible mandates for inclusions of more affordable units in new construction may be an answer that balances interests and financial pressures of the development community with the City and Community’s goals for more affordable housing.

However, the consideration of attracting business, the effects on existing real estate values, the effects on the costs/ rents of the other housing types being offered needs to be considered while these issues are being reviewed. The avenues to provide a broader housing base shouldn’t burden the rents of residents of market rate and higher levels of housing. Construction quality and reductions of amenities should also be carefully

considered as possible outcomes of faulty decision making. Reduction in housing construction because of affordable mandates as an unintended consequence should be reviewed and avoided.

The cost of construction, once a project exceeds seven stories, should be considered in the decision making related to this issue. Overzealous affordable housing mandates may discourage this type of development. The construction of taller buildings that is more costly to build and provide for the higher end market should not be negated as all levels of housing need to be provided.

Also, the different levels of affordable housing that are needed should be recognized and considered. It may be feasible that particular levels of affordable housing could be included within the Warner Center borders, and still provide other levels connected by transit or within reasonable distance of the Warner Center area. Affordable housing is not a “one size fits all” issue.

If evaluations of particular affordable housing types being located directly in Warner Center are deemed problematic due to the possible negative outcomes and/ or support cannot be generated, looking to other options should be pursued outside the WC 2035 Ordinance such as incentivizing or zoning through the reCode LA effort or the updating of the Canoga Park- West Hills- Winnetka- Woodland Hills Community Plan areas that provide transit access to Warner Center. This will also provide an opportunity for increased transit ridership and hence justification for increased transit funding. Land adjacent to Warner Center or along the Orange Line and most importantly around its transit stations could be considered for affordable housing, so that the goals of sustainability can be obtained through these alternate means. Lands currently of industrial uses or that could be considered underused because of adjacencies to transit may prove to be more viable for development of some levels of affordable housing and thus require less development incentive.

Conversely, although WHHO supports and is available to participate in efforts to provide affordable housing of different levels in and around Warner Center, it does **not** support the following:

1. Reduction of Publically Accessible Open Space requirements as a trade for providing affordable living units in residential projects. This is **not** supported.
2. Relinquishing the 100-foot minimum height limit requirement for residential projects in the Downtown District as a trade for providing affordable living units in residential projects in that District is **not** supported. Continuing the pattern of development of seven story projects allowed in the rest of the Warner Center Districts into the Downtown District will be detrimental to the quality of the area and the intent of the Plan. The repetitive nature of the current pattern of development in the rest of the Plan area should not be allowed in the most important and central area of Warner Center and Woodland Hills.
3. Reduction of Cultural Amenity Fees as a trade for providing affordable living units in residential projects is **not** supported.
4. Any proposed trade for mobility improvements to provide affordable housing units is **not** supported.

5. Any compromises to any public improvements or environmental mitigations (under the premise of overriding considerations for instance) as a trade for providing affordable living units in residential projects is **not** supported.

The conclusion of WHHO's research regarding affordable housing is that different levels of affordability may be provided in Warner Center and also connected to Warner Center via transit, but unintended consequences need to be investigated. That affordable housing should be provided without burdening the rents of other housing types, threatening development feasibility or trading/compromising the public benefits or the positive characteristics of the WC 2035 Plan.

3. **Recent Issues that have arisen that were not contemplated during the drafting of the Plan that need to be Accommodated-** An issue that needs review is the possible adjustment to the Plan to allow limited elimination of parkways where parallel parking isn't allowed for pick up and drop off of car poolers, users of Transportation Network Companies (Uber, Lyft, etc.), Electric Scooters (Bird, Spin, LimeBike, etc.), taxis, etc., and the appropriate placement of electric scooter parking currently obstructing the right of way.
4. **Coordination of references to the LAMC with ReCode LA -** The WC 2035 Plan includes many references to the current LAMC. The most concentrated area in the Plan where this occurs is Chapter 4, Item 3 "Relationship to the Los Angeles Municipal Code", but there are numerous other locations. All the references will need to be coordinated with the new zoning code. In addition if elements of the LAMC get revised or deleted in the new code, the WC 2035 Plan needs to be expanded to cover the original intent of the issue to become stand alone on those subjects. If the Plan references a part of the New Code that has changed the intent from the original code, this should be considered a revision to the WC Plan given that it was specifically referenced, thus requiring a public process where the changes are made clear to the public. In other words, there should be careful analysis so that the WC 2035 Plan isn't inadvertently being revised indirectly by revisions of other Ordinances or at least that a conscious recognition takes place that it is being revised.
5. **Coordination of the Plan with current ordinance updates including bikes, parks, Transit Oriented Communities (TOC's), workforce housing, etc.-** New Ordinances are being approved that make the Specific Plan less able to be an all-encompassing document. Updated references to the new Ordinances should be added to avoid misunderstandings between the City and the various stakeholders. An example would be any updates to park/open space ordinances that would be in addition to or supersede the WC 2035 Plan Publicly Accessible Open Space requirements.
6. **Reconsider the low parking requirements when combined with the bike ordinance -** There has been concern raised by stakeholders that given the low parking requirements allowed by the Plan that further reductions allowed by the bike ordinance may be inappropriate, falsely creating the idea that there will be a tremendous increase in bicycle usage in the foreseeable future.

These issues are important to our community and we at the WHHO hope that the City Officials who will review this ground breaking Specific Plan will do so with an eye towards fairness to all that come to this great part of the Valley. We are here to help and support all efforts to create a better community in which to live, work and play.

Respectfully Submitted



JOHN M. WALKER

President, Woodland Hills Homeowner's Organization

Neighborhood Council

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CITY OF LOS ANGELES

MAR 01 2019

CITY PLANNING
VAN NUYS

Warner Center 2035 - Comments

Jim Fargo
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Van Nuys, CA 91401



Warner Center 2035 Specific Plan

Written Comments, Part One, Gina K. Thornburg, PhD

Submitted along with the comments of the rest of the board of the WHWCNC

CITY PLANNING
VAN NUYS

The Warner Center 2035 Specific Plan is socially, economically, and environmentally irresponsible and unjust. It is a development blueprint designed to graft an exclusive, luxury, elite enclave onto a suburban community, where thousands of Baby Boomers are aging in place and thousands of Millennials cannot afford to live. Millennials who grew up in the southwest Valley will have no place in the southwest Valley in which to establish their own adult households, and the Warner Center 2035 Specific Plan, with its omission of affordable housing and its dramatic effects on real estate speculation and rising rents, further deepens income inequality between the richest area residents and all the rest.

The Warner Center 2035 Specific Plan, influenced and shaped by several area developers, architectural firms, and corporations, as well as non-local corporations, stands to benefit these entities greatly, while spurring the development of a heat-island-exacerbating, highly dense, dirty, noisy, and polluted section that Angelenos will soon learn to avoid.

Woodland Hills is the hottest place in the city of Los Angeles. Its hilly and mountainous topography that slopes to the LA River lends itself to the trapping of polluted air, which is made worse by the combination of heat and greenhouse gas emissions. Added population and machine density (motor vehicles, construction equipment, gardening equipment, and household equipment) will only worsen air quality, making Woodland Hills increasingly difficult to live in for sensitive people, including children, senior citizens, and people with chronic health problems.

It is my opinion that the entire plan should be opened up for amendment so that public- and environmental-health considerations, as well as issues of economic and social justice, can be incorporated into the plan. The city of Los Angeles has a chance now to make major revisions, to do the right thing. As the plan stands now, it is a document written by elites for elites. If the U.S. Constitution had been written in the way that the Warner Center 2035 Specific Plan was written, there would never have been a Bill of Rights. I believe that Angelenos, especially Valleyites of all income levels and all racial, religious, and ethnic backgrounds, have a right to the city and a right to living in Woodland Hills, as part of the city of LA. Unfortunately, the elitist authors and

defenders of the Warner Center 2035 Specific Plan have engaged in a process to design an exclusive enclave for people earning \$90,000 or more a year. Who needs redlining when the city of Los Angeles has the Warner Center 2035 Specific Plan?

If the city chooses to do the wrong thing and allows this plan to continue as is, then at the very least all of the following recommendations should be pursued. Language reflecting these recommendations should be incorporated into a revised Warner Center 2035 Specific Plan.

1. No residential units should be allowed within 1,000 feet of the US-101 freeway. New science shows deleterious health effects to people dwelling within 1,000 feet of freeways. This provision should be retroactive. The Spieker Realty Investments' project on the Northrop Grumman property should be, therefore, rejected by the city and by the LADCP.

2. The specific plan contains no affordable housing requirement. New apartments are unaffordable in Warner Center for all but households earning more than \$85,000 a year. The average rent of market-rate units in Warner Center skyrocketed 33% from 2013 to 2018, according to a June report in Curbed LA, and was several hundred dollars higher than the citywide average last spring. Of the 1,998 market-rate units under construction in Warner Center, 379 are nearly complete at Fairfield Residential's Vela on OX in the College subdistrict. A studio apartment in this luxury development starts at \$2,130 a month. Using the federal definition of housing affordability, i.e., rent costs no more than 30% of a household's annual gross income, a household must earn \$85,200 a year to afford that tony studio, hardly a reasonable expectation for the 22,000 students attending LA Pierce College less than one mile away.

Proponents of the specific plan tout its draw for Millennials. But Millennials are having a hard time moving up the economic ladder: more households headed by Millennials (ages 18 to 35 in 2016) exist in poverty than any other living generation, according to reports from the Pew Research Center's Richard Fry. Millennials are moving less frequently than prior generations, too, and as a group, they suffer from lack of good job opportunities since the Great Recession and may be saddled with loads of student debt. Four-fifths of those under age 35 who buy homes prefer "single-family detached houses," reported Chapman University demographer Joel Kotkin in 2017.

In this climate of a crisis of affordable housing, a requirement of 20% affordable housing should be inserted into the specific plan. Already-filed but not yet approved residential projects should be required to conform to this requirement.

3. Dormitory-style, affordable housing for half-time to full-time Pierce College students of any age should be built in the College district by one or more nonprofit affordable-housing developers working in conjunction with the city and county and availing itself or themselves of Proposition HHH and Measure JJJ funds.
4. A moratorium on all residential development should be imposed until the year 2025, at which time the specific plan should re-evaluate whether new housing is needed.
5. The cap of 19,000 new residential units above the 2008 baseline of 6,200 should be reduced to 12,000. There are 9,000 units in the pipeline currently. This would allow 3,000 more to built.
6. A requirement for affordable starter homes, including condominiums and small-lot single-family homes, should be inserted. I toured a small-lot subdivision in Conway, Arkansas, last year across from Hendrix College. It was lovely. I encourage you to research it. Such a beautiful development would work well in Warner Center.
7. The plan is an environmental disaster in the making. It is unconscionable that the writers of the plan failed so completely in relating proposed development ideas to the local climate, topography, and history of severe environmental contamination on several sites left over from the aerospace industries of the 20th century.

A major development will likely be proposed for the former Rocketdyne property, if it can be cleaned up to levels safe for human occupation. For 60 years, under a series of defense-contractor entities, including Rocketdyne and Boeing, rocket engines and related systems were manufactured on the 47-acre property between Victory and Vanowen, and Owensmouth and Canoga.

Contaminants of concern that underlie the Rocketdyne site include PCE, total petroleum hydrocarbons, and trichloroethylene (TCE). The Los Angeles Regional Water Control Board, a regional board of the California State Water Resources Control Board, tracks the progress of the remediation of the underground toxic plume. The water quality control board names as “potential media of concern” the soil, soil vapor, and aquifer used for drinking water supply.

The ongoing remediation efforts monitor the concentrations of soil vapor from contaminants for both residential and commercial uses, according to documents retrieved from the CSWRCB's online GeoTracker service. In a letter to the LARWQCB dated October 18, 2018, current site owner United Technologies Corp. acknowledges that soil vapor still exceeds "residential cleanup goals," but it asserts the site is safe enough for commercial activities. Its consultant, Haley & Aldrich, Inc., of Costa Mesa, in an attached letter of the same date, summarizes the latest data on soil vapor on the site and interprets the risk to human health. The letter recommends that the health risk to potential commercial or industrial workers on the site would be acceptable, since such workers would spend less time on the site than would residents. UTC seeks a green light from the state agency called a "soil closure" so that the land can be developed for commercial purposes. However, it wants the door to residential development kept open, asserting that "mitigation of possible vapor intrusion to on-Site residences" could be achieved by means of "engineering and institutional controls through an ELUC [environmental land use control] to be approved by the LARWQCB." In a letter dated January 24, the LARWQCB responded that it was "unclear how the results of this mitigation will be verified."

In other words, UTC attempts to rush a soil-closure process, although the health effects of the site could be deleterious to laborers and construction workers. No development should be allowed on the Rocketdyne site unless and until the contamination is cleaned up to a level that is safe for laborers and construction workers, and for residential and commercial ongoing uses once development ensues.

8. The environmental setting of the Warner Center Specific Plan is the southwest San Fernando Valley, the hottest place in the city of Los Angeles. The environmental setting is not the whole region of Southern California, as the LADCP shockingly claimed in its draft Supplemental EIR for the Promenade 2035 Project.

The Valley does not enjoy off-shore air flows that push polluting air contaminants out to the Pacific Ocean. The Valley is also much sunnier than coastal areas, which regularly enjoy the moderating effects of low fog, or the marine layer. Significantly for the quality of air that area residents breathe is the location of US Highway 101, which not only cuts through the middle of Woodland Hills but has also been deemed to feature the second-worst congested stretch of freeway in the United States; this stretch is the approximately 25-mile distance from Topanga Canyon Blvd. to the exit for Vignes Street in downtown LA's Chinatown (see the INRIX Global

Traffic Scorecard at <http://inrix.com/scorecard/>). A recent study by a UCLA professor of atmospheric chemistry found that pollution from mobile sources, namely automotive traffic, travels farther from freeways than previously believed.¹ Given that the southern boundary of Warner Center is US 101, the cumulative effects of pollutants from the freeway must be considered along with the pollutants produced by all of the projects in the construction boom in Warner Center. Not only cumulative construction-related impacts in conjunction with pollutants from US 101 but also cumulative operational air-quality impacts in conjunction with pollutants from US 101, and all major arteries and streets in and adjacent to Warner Center, must be considered in calculating the health impacts of airborne pollutants to the local residential and regular-occupying (such as employees and schoolchildren) populations. Sensitive receptors include residents and area schools, particularly Woodland Hills Academy, which is nearly adjacent to US 101. As well, current and updated measurements must be used to calculate the cumulative impacts of air pollution, not the outdated data from the 2003 Air Quality Management Plan, as cited in Chapter IV, Environmental Impact Analysis of the DSEIR.

Moreover, Woodland Hills is the hottest geographic location in the City of Los Angeles, with summertime temperatures regularly exceeding 100 degrees. The maximum temperature in July 2017 was 112°F, and in July 2018, temperatures measured at the Pierce College Weather Station were at or exceeded 100°F on 13 days between and including July 6 and July 26. On July 7, the maximum temperature was 117°F.² The excessive heat that characterizes Woodland Hills' climate was shockingly omitted in the draft SEIR for the Promenade 2035 Project and is not mentioned in the EiR for the Warner Center 2035 Specific Plan. This is a fundamental and devastating flaw in the calculations for air-quality impacts to the local community and area. Heat and sunlight are drivers in the formation of ozone, or smog.³ According to the Environmental Protection Agency, nitrogen oxides, or NO_x, are highly reactive gases formed from the burning of fuel. "The primary sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels".³ "Ground-level Ozone ... is formed when

¹ See Barboza, T. (2017). Freeway pollution travels farther than we thought. Here's how to protect yourself. Retrieved July 25, 2018. from <http://www.latimes.com/local/california/la-me-freeway-pollution-what-you-can-do-20171230-htmlstory.html>.

² Data are available at data.piercecollege.edu.

³ See NO_x: *How nitrogen oxides affect the way we live and breathe*. United States Environmental Protection Agency, Office of Air Quality Planning and Standards. EPA-456/F-98-005, September 1998.

NOx and volatile organic compounds (VOCs) react in the presence of heat and sunlight”.³ Significantly, “[c]hildren, the elderly, people with lung diseases such as asthma, and people who work or exercise outside are susceptible to adverse effects such as damage to lung tissue and reduction in lung function. Ozone can be transported by wind currents and cause health impacts far from the original sources.” Woodland Hills is characterized demographically by an average older population than the rest of the City of Los Angeles, which is significant when considering the environmental impacts of the Project.

According to the US Census Bureau, 23.2% of the population of the City of Los Angeles in 2016 was age 55 years or older. The median age for Los Angeles city is 35.6 years (see US Census Bureau, American FactFinder, 2016 American Community Survey 1-Year Estimates). In contrast, both of the ZIP codes in Woodland Hills are residence to older populations on average. In ZIP code 91364, 32.4% of the population is age 55 or older, while in ZIP code 91367, 30.4% are. The median age for 91364 is 43.2, while the median age for 91367 is 40.9. The aging and already elderly population of Woodland Hills constitutes a class of people protected from discrimination.

According to the State of California Department of Justice,⁴ Government Code section 11135, subdivision (a) states:

No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state

Developers of projects proposed in Warner Center rely on the guidance of the Warner Center 2035 Specific Plan, a municipal ordinance. As such, residents in Woodland Hills and surrounding communities should have reason to trust the Los Angeles Department of City Planning (LADCP) to do all within its authority to ensure that area residents enjoy “the benefits of a healthy environment” and that the “burdens of pollution” are not “focused on sensitive

⁴ See Harris, K. D. (2012). *Environmental Justice at the Local and Regional Level: Legal Background*. State of California. Department of Justice. Retrieved on July 25, 2018. from <https://oag.ca.gov/environment/ceqa/planning>

populations or on communities that already are experiencing its adverse effects” (Harris, 2012). The above-average aging and elderly population of Woodland Hills is a sensitive population that already experiences the undue burdens of stationary and mobile sources of pollution, from the numerous construction projects underway and planned and from the US 101 and all traffic that these new development projects are generating. And yet, the draft SEIR for Promenade and the EIR for the specific plan have betrayed the people of Woodland Hills by failing to consider the cumulative air-quality effects of the many thousands of vehicle trips that would be generated at completion of all of the projects that could be built under the specific plan’s generous guidelines. This error of omission is environmentally unjust and discriminatory to all area residents, but particularly to the sensitive population of aging and elderly people in Woodland Hills. New analyses must be made employing current and updated measurements of the concentrations of pollutants so that operational pollutant emissions at full buildout of Warner Center can be calculated, including VOC, NO_x, CO, SO_x, PM₁₀ and PM_{2.5}, as these pollutants relate to the expected traffic generated by Warner Center developments.

The above-average concentration of people age 55 or older must be considered a sensitive-receptor population for the purposes of reevaluating this specific plan. The localized impacts from on-site construction activities will likely be significant and unavoidable because of the loophole in Warner Center Plan Mitigation Measure AQ-1. To wit, “Warner Center Plan Mitigation Measure AQ-1 requires the use of off-road diesel-powered construction equipment greater than 50 hp to meet the Tier 4 emission standards, *where available*” (Executive Summary, page I-44; emphasis added). What if these types of trucks and other equipment are not available? Of the 16-year buildout remaining in the specific plan, on how many days would such Tier-4-compliant construction equipment not be available? On which locations within Warner Center would such non-Tier-4-compliant construction equipment not be available? In estimating the “maximum localized construction emissions for sensitive receptors,” the Promenade’s DSEIR relies heavily on the “incorporation of Warner Center Plan Mitigation Measure AQ-1” (see Executive Summary, page 1-43). However, the loophole may result in a lack of mitigation for the “maximum construction emissions” that the DSEIR estimates “would exceed the SCAQMD-recommended localized screening threshold for NO_x in Years 2019–2021 and PM₁₀ and PM_{2.5} in Years 2019–2021 and 2031 primarily as a result of grading and hauling activities.” This has

significant implications for the lung health of all people living and working in Warner Center and adjacent neighborhoods or Census blocks.

9. The San Fernando Valley as a place was rendered invisible in the Promenade 2035 draft SEIR through the scale comparison with the entire region encompassed by two administrative units: the SCAQMD and the SCAG. This lack of understanding for the southwest San Fernando Valley as a place is truly disappointing, particularly coming from the LADCP's preparers of the draft SEIR. Their errors of omission are reflected in the entire environmentally irresponsible specific plan by treating the southwest Valley like a blank slate. In reading the specific plan's guidelines for the eight named subdistricts, one is left with the impression that Warner Center was utterly blank at the time of the specific plan's writing. Nothing existed there. No homes, no businesses, no open space, no life whatsoever. It was just a blank screen upon which city planners, developers, and architectural firms could impose their idea of an elite district, with no consideration given to four months of blistering heat, the dearth of publicly owned parks, lack of public infrastructure, or regular power outages in both winter and summer.

However, the SFV has unique conditions, particularly the fact that it is rimmed by mountains of varying heights, including the Simi Hills, the Santa Susana Mountains, the Santa Monica Mountains, and the San Gabriel Mountains. The Valley has a shape akin to a huge soup bowl, with the LA River and many of its tributaries running through it.

10. All major master-planned projects, and all significant projects, such as these—Unibail-Rodamco-Westfield's (U-R-W) redevelopment of the 34-acre Promenade Mall property; Adler Realty's redevelopment of an existing 24-acre corporate office park across from Kaiser on the corner of Burbank and De Soto; Sandstone Properties' proposed 25- and 27-story luxury residential towers on Canoga; and Spieker Realty Investments' 17.6-acre proposed mixed-use development for seniors at Canoga and Burbank on property where Northrop Grumman recently demolished several buildings—should be required to have ongoing, regular community meetings with all area residents and workers.

11. Greater transparency must be constructed around the Warner Center 2035 Specific Plan. To this end, a separate pull-down search category on ZIMAS.lacity.org should be created, in which anyone could search all projects included under the specific plan. Moreover, all projects proposed for the Woodland Hills–Warner Neighborhood Council district area should be included

together on ZIMAS.lacity.org. As of February 2019, an attempted search by neighborhood council yields no results.

12. There should be a community workforce agreement inserted into the specific plan. It is unconscionable that poorly trained, and possibly undocumented, workers are currently building residential units in Warner Center. Residents deserve fully trained, experienced, apprenticed construction workers, such as the carpenters from the Southwest Regional Council of Carpenters, to build buildings in Warner Center. This is a matter of public safety and environmental health, not to mention economic justice for the workers themselves.

13. No further alcohol permits should be approved in Warner Center for at least three years until a comprehensive review of all alcohol permits is conducted. Warner Center is going to be swimming in a sea of alcohol, endangering public safety.

14. There should be a mandate for publicly owned amenities, such as at least three five- to seven-acre parks; one large public library; K–12 public schools, and a police station.

15. Westfield has been an irresponsible actor. Trained EMTs should be required to be hired at least on weekend nights at the Westfield Topanga Mall. Once the food hall, theaters, and restaurants are opened, there will be 10,000 or more human beings, with all of their unpredictable behaviors, and many of them soused on alcohol, together in small spaces. They will be ripe for a mass shooting.

16. There should be height limits throughout the entire specific plan area. A moratorium on towers should be imposed immediately.

17. Entertainment structures should be more narrowly defined. No entertainment center with seating capacities of more than 2,000 to 4,000 people should be allowed.

18. The LADCP has shown disregard for human health vis-à-vis the air pollution impacts of proposed developments in Warner Center. The DSEIR of the Promenade 2035 Project repeatedly states, “In the event that soil on the Project Site is not suitable for recompaction ... then 1,430,000 cubic yards of export and 344,000 cubic yards of import would be required” (see pages I-42–I-43 in the Executive Summary). What attributes would make the soil unsuitable for recompaction? Would contaminants extant in the soil make it unsuitable for recompaction? Will the soil be tested for contaminants that pose risks to human health?

The DSEIR for the Promenade relies too heavily on the mitigating effects of as-yet-undeveloped technological advances in transportation and mobility as a crutch in predicting less-than-significant impacts on local air quality. There is no guarantee that these technological advances will occur, will be affordable, or will be used by a significant proportion of the population to effect any meaningful reductions in the worst air pollutants. The planned conversion of the Orange Line to light rail is not slated to begin until 2051. In the meantime, people will continue to largely rely on fossil-fuel-burning personal vehicles for mobility.

Contaminated Groundwater According to California's Groundwater Bulletin No. 118, South Coast Hydrologic Region, the San Fernando Valley Groundwater Basin is contaminated with VOCs. Specific VOCs that have been found in this groundwater are trichloroethylene (TCE), perchloroethylene (PCE), petroleum compounds, chloroform, nitrate, sulfate, and heavy metals. The western part of the basin has been found to have elevated sulfate concentrations. The DSEIR does not specify this groundwater contamination. In light of the stated excavation to 75 feet at the Project site, the developer should disclose where the soil was tested and whether or not the groundwater itself has been tested for VOCs. As the site is being excavated, how will contaminated groundwater, if found, be remediated, handled, and/or mitigated? What happens if such water were to evaporate or its droplets to become airborne?

19. The Warner Center SP should require stormwater capture systems, including cisterns, and should include innovative permeable surfaces to ensure significant recharging of the aquifer from the percolation of stormwater underneath the site.

20. Employees working at Westfield's properties should be allowed to park in their job sites' parking garages. Especially, they should be allowed to park in their parking garages on rainy or extremely hot days.

21. A pedestrian bridge connecting the south side of Erwin where there is a sidewalk should be immediately made with the Village. Scores, if not hundreds, of people cross the street directly into the driveway of the Village on the south side. They do so because it is natural and logical. The developer should be forced to accommodate them. Likewise, a pedestrian walkway should be constructed on or above the ramp that leads from the 24 Hour Fitness side of the property into the open parking space above.

22. Population density, cars, and heat. A dense population does not lend itself to clean air. According to the US Census Bureau, the average household size in LA is 2.83 persons. Multiplying the specific plan's allowance of 19,000 additional residential units yields 53,770 people. At full buildout, if this many people move to Woodland Hills, which in 2008 had 63,414 residents, population would grow by almost 85%.

With these new residents will come thousands of new cars, and city planners are fooling themselves if they believe otherwise. Transit-usage research published by the Southern California Association of Governments last year revealed significant declines in transit ridership, which accompanied a dramatic increase in ownership of vehicles, particularly by lower-income households, according to a report by Joe Linton in LA Streetsblog. The addition of thousands of fossil-fuel-burning vehicles to Woodland Hills, where summertime temperatures regularly exceed 100 degrees for days on end, will fill the west end of the mountain-rimmed Valley with smog.

When the nitrogen oxide gasses released by fossil-fuel-burning vehicles react with heat and sunlight, ground-level ozone, or smog, is formed, according to the Environmental Protection Agency's Office of Air Quality Planning and Standards. In July 2018 temperatures measured at the Pierce College Weather Station in Woodland Hills reached or exceeded 100°F on 13 days between and including July 6 and July 26: on July 7, the high was 117°F.

Heat and sunlight react not only with vehicle emissions but also with the volatile organic compounds released by cleaning supplies and personal care products, new research has shown. Even if all of the new residents in Warner Center walked, rode bikes, or took the bus, their air fresheners and shampoos would still serve as local sources of air pollution, according to reports from the EPA and the Society for Science & the Public.

23. Existing mature trees should be preserved and protected on the Westfield, Adler, and other properties. It is not enough to replace mature, shade-bearing trees with two saplings each. A new stipulation safeguarding the lives of at least 75% of all existing mature trees, which are providing ecosystem benefits to soil, groundwater, and air, should be inserted into the specific plan and made retroactive to all projects that have been filed under the Warner Center 2035 Specific Plan. These trees should be preserved and should remain in Warner Center.



Comments on the Warner Center Specific Plan

From: Sean McCarthy (sean@jacksonmccarthy.com)

To: tim.fargo@lacity.org

Cc: joycefletcher@yahoo.com; lawlerpaul@aol.com; raymondedwardcole@gmail.com

Date: Thursday, February 14, 2019, 5:13 PM PST

I am a member of the Woodland Hills Warner Center Neighborhood Council and serves as a member of the Warner Center Specific Plan CAC.

My concerns are as follows

1. Why has it taken 4 years to appoint then members of the Implementation Committee? The lapse of time from 2013 when the Specific Plan became a city ordinance and now has caused confusion and uncertainty in the community and because there is no "executive" role specifically envisioned by the Specific Plan to answer developer questions, work with planning and remove uncertainty in the development process. The delay in appointing the implementation committee is a key fail with catastrophic results
2. Now that the Implementation Committee has been appointed, when will we see any meaningful implementation of the Specific Plan? Most of the people now part of the Implementation Committee did not participate in the Specific Plan and therefore have no idea why the plan has many of the features it includes. Further, they know nothing about the compromises reached by the CAC. They are flying blind and need to get up to speed immediately.
3. The Specific Plan called for development fees for parks, cultural credits, and other local community services to be spent in Warner Center. Who is collecting the money? How much of it has been collected and when will the money be made available to the Warner Center Community? Parking meter funds have been siphoned off over the years. The CAC was bound and determined that Warner Center developer fees would remain in Warner Center. Where is the money?
4. Much has been made about a lack of parking in Warner Center Specific Plan. Who set the parking required for Warner Center. What is the rationale for allowing fewer parking spaces than what the public believes is adequate parking for future construction in Warner Center? Was it the City or the Specific Plan CAC that set the parking rations?
5. The Specific Plan called for connectivity between each of the projects yet so far there is little or no rational connectivity among the new and proposed projects. Why is there no pedestrian connectivity? I suspect that it is again a failure to have a unified head of the Specific Plan.
6. Who are the individuals from LADOT, City Planning, LADWP, and the other city as well as state entities that are supposed to participate in the Specific Plan? What are their names?
7. There is pressure to reopen the Specific Plan to add requirements for affordable housing. This is a mistake as the developers are looking for certainty. Reopening this after the Plan is complete will cause many to rethink investing in Warner Center.
8. Why aren't alternatives to requiring developers to include Affordable Housing in their projects being considered? METRO is involved in affordable housing development agreements in North Hollywood, Hollywood, and Korea Town. Why not Warner Center? METRO has a large parking facility on Canoga between Victory and Vanowen that could be developed. Is it the

cost of City construction rules and therefore the high cost of the land as well as construction? In the alternative, is the city requiring the inclusion in developer projects as some kind of social experiment, exposing rich and poor tenants so they are more culturally sensitive? The public should know the rationale for the strategy of including affordable housing in market-rate buildings.

These are a few of the questions and comments regarding the Specific Plan. I hope you find them helpful in reporting on the Warner Center Specific Plan.

Sincerely,

Sean McCarthy
Sean@jacksonmccarthy.com
818-389-1876

WARNER CENTER 2035 SPECIFIC PLAN – FIVE YEAR REVIEW**PUBLIC MEETING AND COMMUNITY FORUM**

Board Meeting of the Woodland Hills-Warner Center Neighborhood Council

Wednesday, February 13, 2019 6:30pm

Rose Goldwater Community Center, 21710 Vanowen St, Canoga Park, CA 91303

WRITTEN COMMENT SHEETNAME Martin Lip[kin] AFFILIATION or ADDRESS Woodland Hills- Warner Center Neighborhood Council

EMAIL ADDRESS

 martinlipkin@yahoo.com **REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!**

Developers who plan for separate phases for both residential and commercial and delay the PHASE II part of the project need to have a Completion Bond guaranteeing that the second phase is ~~completed~~ ^{started} within 10 years of the issuance of the Completion Bond (Exception: master plan remarks)

As of now, there is nothing compelling developers from never completing the commercial phase of their plan -- and most have submitted proposals where the commercial phase have been reduced to such a tiny area, that it makes little or no sense to ever build it, because constructing such a structure would require absurd heights, needle-like architecture, unusable floor plans, and create a situation where a developer could claim "hardship" if ever compelled to build it.

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All developers of 2 phase building projects must begin to pay all fees, levys, etc After 5 years ^(After 1st Conf) even though the Phase II is unbuilt.

Currently, the developers don't pay the anticipated fees & taxes that the 2035 plan had projected -- and if they continue, probably will never pay the required mobility, arts, etc fees that the 2035 plan envisioned.

If only the residential portion of the project is completed After 10 years from the initial Certificate of Occupancy, then an Additional ~~fine~~ ^{penalty} (plus the continuing fees) shall be levied and collected EVERY YEAR After 10 years, until the Phase II part of the project is started.

After 5 years of initial construction on the site, developers shall pay all fees, taxes and costs AS if PHASE II is completed and fully occupied > using maximum build-out footage

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If a developer of a two phase project (not a major master plan project) tears down an existing commercial complex to build his project, he must compensate by including the same square footage of commercial property (exclusive of line/work spaces) when he builds the first phase of his project.

The WC 2035 plan is losing existing commercial space to these builders and any replacement commercial footage is being delayed 5, 10, 20 years if it ever actually gets replaced at all.

This process maintains the estimates that the 2035 plan was based upon, and assumes that developers will not build huge residential-only complexes with the hopes that their commitment to building required commercial space will just go away.

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A balance of residential and ~~to~~ jobs can only be maintained if these are limits applied to the entire WC area.

The City must/shall balance the percentages of existing Commercial (Not including retail centers) and residential ~~or~~ --including fully approved residential. The cumulative balance shall never be allowed to exceed more than 5%/10% in either direction. If too much residential is being built and the percentage exceeds the limit ~~in either direction~~ then no further residential can be built unless a matching/balancing percentage is actually started for Commercial.

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_martinlipkin@yahoo.com**REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!**

Requirements for "Open Space (PAOS)" need to be refined and expanded.

Currently, such "unusable" green areas like parkways and Fire Access entries are counted AS Open Space.

Publically Accessible Open Space must be easily Accessible to everyone (meaning, no open interior courtyards) and remain open from 6AM until 11PM ~~24~~ 365 days each year.

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Developers who plan for separate residential and commercial phase must leave at least 33% of the flat, buildable space open for construction of Phase II (generally commercial)

Currently we are seeing projects that only leave open about 10% of the available building space (not including PAOS that the 2035 Plan requires) and no logical commercial project can be built on the tiny spaces, except at great cost and probably creating a virtual impossibility in leasing.

This is a game that a large number of the already submitted projects are playing, and it undermines the 2035 Plan and needs to be stopped immediately.

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_martinlipkin@yahoo.com**REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!**

Eldercare that is primarily set up for independent living can no longer be allowed to claim that the independent living portion fulfills the "commercial requirement" or qualifies for lower parking requirements.

If an independent living unit has a kitchen (or partial kitchen > microwave is OK) and full bathroom and eating areas, it is AN APARTMENT! Eldercare developers are seeing that they can game the 2035 Plan by claiming these are elder "care" units. They are Apartments, and must be considered as such -- requiring the necessary parking, etc

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The 2035 Plan has no specific requirements for major arenas, meeting center, stadiums or other "single use" colossal structures

A special new section for the 2035 plan needs to be written that covers usage, parking, facilities, etc. for and by the structures.

New traffic studies must/shall be required if an arena/stadium/meeting center/convention hall/etc with a capacity greater than 3,500 (total) persons is proposed. Considerations as to neighborhood impacts, parking, traffic flow, freeway access, and lighting/nois must be ~~taken~~ evaluated.

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Discontinue the current practice of using "proposed" land for Phase II of a project to be "temporarily" used as parking for the constructed Phase I of the project.

Any/All Phase II land set aside for further development must/shall be landscaped, maintained, and treated as "park" land that is completely open and un-fenced, and publically accessible 24/7/365 by everyone in Warner Center.

Developer will install benches and provide restroom access in either the "park" or in the constructed Phase I of his project

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*Master Planned Developments -- if they
have include large open spaces and PAOS
that is 25% greater than the 2035 we Plan
mandates for that cumulative tract of land,
shall not be made to give that land to
the City's Parks & Recreation Department or
any of the City agency, but shall be
required to maintain it daily and have it
remain as PAOS AT ALL times.*

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If A developer does not complete his phased project within the span of the 2035 time frame, he shall be given the option of commencing construction on his required type of construction immediately, or donating the land to the City of Los Angeles for use as a park, a library or art museum site, or some other civic use as determined by the area's City Councilman.

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*Add an incentive for construction of both
Phase I & Phase II project within 24 months of
each other -- like the elimination of certain
on-going taxes for commercial enterprises
within that Phase II building*

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All multi-use residential shall have several "mandated" requirements like dog parks (not smaller than 400 SF) and children's play areas with children's equipment like swings, etc.

These special areas shall NOT be considered part of the PAOS requirements and can/should be gated off and made accessible for building residents.

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Currently center lane planted parkways are not being built as is mandated by the WC 2035 plan.

All divided boulevards should be built and planted as required by the 2035 plan

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All garage facade, facing the street, or another building on site, must have some form of Architectural decoration or screening so as not to be an eye-sore to the community or to neighbors.

Additional greenery screening may also be ~~be~~ used in conjunction with -- but not as a replacement for -- this garage screening'

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WRITTEN COMMENT SHEETNAME Gail StillsonAFFILIATION or ADDRESS 5515 Keokuk Ave.EMAIL ADDRESS gailstillson1@gmail.com**REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!**

- ① parking is a problem now, when will it be acted on!! Coming down Clark to Winnetka, cars go through red lights all the time!!
- ② We have a boarding house on our block! Legal!??
- ③ Where are all the cars (when buildings are finished?) going to park? Our street is overcrowded now & no one cares!! Cars drive too fast!
- ④ We home owners are being squeezed!! Help!!
- ⑤ What is being done with Oso Elem. School? It has been empty and leveled for years?
- ⑥ I heard Regional Center used. What does it mean. The R.C. I know is to help the mentally retarded (my son). That R.C. is a joke!!

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WRITTEN COMMENT SHEET

NAME Susan Stearns
AFFILIATION or ADDRESS 22031 DYNARD
EMAIL ADDRESS SUSAN54RE@AOL.COM

RECEIVED
CITY OF LOS ANGELES
MAR 01 2019
CITY PLANNING
VAN NUYS

REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!

Eliminate or relocate 15,000 seat stadium

*need affordable housing that
people can purchase (not rent)
in the area. This is what
makes a community - Not
Transient!*

Thank you

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CITY PLANNING
VAN NUYS

WRITTEN COMMENT SHEET

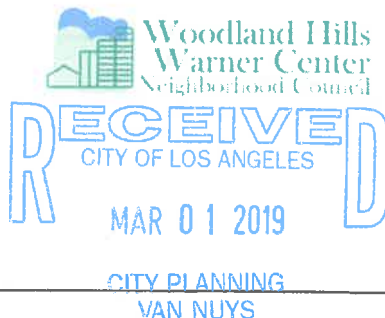
NAME FRANCK AMIACH
AFFILIATION or ADDRESS FOUNTAIN PARK, 22050 Calverly #7
EMAIL ADDRESS franck.a.cellphone@gmail.com

REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!

CONCERNS regarding Pro-nenade 2035
I have concerns regarding noise traffic pollution
and more precisely I believe the 'stadium' will
be a huge disruption of the well being of our
community.
I believe the stadium should not be build!
If it needs to, it should be covered and on a road
and owners north were there are no house but only
businesses.

PLEASE DROP THIS COMMENT SHEET IN THE COMMENT BOX AT TONIGHT'S MEETING.
IF YOU PREFER TO SUBMIT YOUR COMMENTS LATER, YOU CAN EMAIL OR MAIL YOUR COMMENTS TO:
Tim Fargo – tim.fargo@lacity.org – (818) 374-9911 – 6262 Van Nuys Blvd., 4th Floor, Room 430 – Van Nuys, CA 91401

WARNER CENTER 2035 SPECIFIC PLAN – FIVE YEAR REVIEW
PUBLIC MEETING AND COMMUNITY FORUM
Board Meeting of the Woodland Hills-Warner Center Neighborhood Council
Wednesday, February 13, 2019 6:30pm
Rose Goldwater Community Center, 21710 Vanowen St, Canoga Park, CA 91303



WRITTEN COMMENT SHEET

NAME Kathryn Arndt
AFFILIATION or ADDRESS 23422 Clarendon St Woodland hills 91367
EMAIL ADDRESS Kathrynmarndt@yahoo.com

REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!

- ① Why are there fewer parking spaces than units?
- ② How (the hell) are people going to be able to get to the freeway with all of this enormous amount of additional traffic?
- ③ Does the \$ generated by these new properties actually get to work? Show me HOW!
- ④ How will we all be notified when property developers add or delete units, (residential), to their projects? In other words, how can we be assured you don't sneakily "slip in" more people, cars, units to this awful project?

PLEASE DROP THIS COMMENT SHEET IN THE COMMENT BOX AT TONIGHT'S MEETING.

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⑤ Plan needs to be AMENDED

**WARNER CENTER 2035 SPECIFIC PLAN – FIVE YEAR REVIEW
PUBLIC MEETING AND COMMUNITY FORUM**

Board Meeting of the Woodland Hills-Warner Center Neighborhood Council

Wednesday, February 13, 2019 6:30pm

Rose Goldwater Community Center, 21710 Vanowen St, Canoga Park, CA 91303



WRITTEN COMMENT SHEET

NAME JIM VALENTINE
AFFILIATION or ADDRESS 5253 ALHAMA DR WOODLAND HILLS 91364
EMAIL ADDRESS _____

REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!

TRAFFIC PARKING
RUGH ROAD PARKING TRAFFIC - GRIDLOCK
AFFORDABLE HOUSING (SERVICE WORKERS)
HOMELESS POPULATION
DESTRUCTION OF SINGLE FAMILY HOUSING
IMMINENT DOMAIN - CURRENT NEIGHBORHOOD ZONING
BUILDING OF NEW ROADS TO HANDLE TRAFFIC
MASS TRANS - BUSES METRO TRAINS SUBWAY

PLEASE DROP THIS COMMENT SHEET IN THE COMMENT BOX AT TONIGHT'S MEETING.
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ELLEN COLLEY
21330 CELES STREET
WOODLAND HILLS
CALIFORNIA 91384-3241

SANTA CLARITA, CA 913

15 FEB 2019 09:31



RECEIVED
CITY OF LOS ANGELES

FEB 20 2019
CITY PLANNING
VAN NUYS

TO: TIM FAREO
6262 Van Nuys Blvd.
4th Floor
Room 430
Van Nuys CA 91401

91401-276089

91401-276089

URGENT!

WARNER CENTER 2035 SPECIFIC PLAN – FIVE YEAR REVIEW

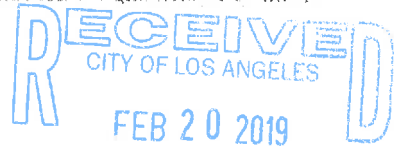
PUBLIC MEETING AND COMMUNITY FORUM

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Rose Goldwater Community Center, 21710 Vanowen St, Canoga Park, CA 91303

Woodland Hills
Warner Center
Neighborhood Council



CITY PLANNING
VAN NUYS

WRITTEN COMMENT SHEET

NAME Ellen Colley

AFFILIATION or ADDRESS 21330 celes st. Woodland Hills 91364

EMAIL ADDRESS ellen@ellencolley.com

*Keep woodland Hills "woodland"! Save our trees and get more!
REVISIONS WILL BE MADE TO THIS PLAN . MAKE YOUR VOICE HEARD!

- We need big, mature trees in HUGE numbers all over the Warner Center, and to save all of the ones at the Promenade property and the Adler Property.
- Traffic is already unmanageable in Warner Center with the current population, and it can't absorb any more without a light-rail /subway from Calabasas to Pasadena and from Granada Hills to Long Beach, with connections stops at LAX and the Red Line at Universal
- We DON'T want a "downtown" in Warner Center. We don't want a stadium, huge concert hall, etc. in Warner Center. During a power outage ^{I witnessed first hand} last year, 1,000 cars could not exit the Topanga Plaza/Village area without severe gridlock due to the traffic pouring out of the plaza/village, indicating a 5,000-15,000 person venue cannot be managed by our infrastructure.
- housing prices are horribly unaffordable. Only the rich

PLEASE DROP THIS COMMENT SHEET IN THE COMMENT BOX AT TONIGHT'S MEETING.

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Tim Fargo – tim.fargo@lacity.org – (818) 374-9911 – 6262 Van Nuys Blvd., 4th Floor, Room 430 – Van Nuys, CA 91401

(~~please turn over~~ →)

- can afford anything in Warner Center currently.
- Bike lanes need to be separated from roadways by a concrete barrier.
- Many more on-and-off-ramps, widening of Canoga, Topanga Cyn, De Soto, Owensmouth (with 101 access added), Victory, Vanowen, Burbank, Oxnard, Erwin and Califa streets all need more lanes.
- Freeway needs an express lanes deck above the 101 for through traffic beyond Woodland Hills east and west with many trees, shade.
- way more parkland is needed than is in the Warner Center plan, or our pollution levels will be incompatible with life and health
- All buildings should be low-rise, less than or equal to 5 stories, all should be silver LEED, have solar panels ^{and other features} to be energy neutral.
- The aesthetics of the buildings in the 2035 plan are completely absent: boring square boxes of concrete and steel. No concrete jungle please.
- Architecture more like the Calabasas Commons and Gelsons Calabasas marketplace would be much more aesthetic, and in keeping with the area's hist
- All roadways and parking lots should be paved with porous material for maximum rainwater capture and minimum runoff.
- Each housing unit needs 2.5 parking spaces minimum.
- Each commercial/office unit needs parking for all employees and ~~many~~ visitors/customers.
- Pedestrians should have pathways that have grade separation from roadways for safety and smoother traffic flow.

Thank-you and begging you to
do the right things,
Ellen Colley, P.T

Exhibit C2:
Emailed Comments Received

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019



Tim Fargo <tim.fargo@lacity.org>

Public Comment - Warner Center 2035 Plan

1 message

Simone Best <sbest818@gmail.com>

Fri, Jan 11, 2019 at 5:55 PM

To: tim.fargo@lacity.org

I strongly urge the Planning Department to review the size of the Warner Center 2035 Plan and to include more affordable and low income housing.

We need an economic and class mix of peoples in this part of the West Valley in order to balance the cost of goods and services here in my area.

I stay away from Topanga Village because it is to expensive.

Thank you for your consideration.

Regards,

Simone Best

West Hills, CA 91307



Tim Fargo <tim.fargo@lacity.org>

Re: Warner Center 2035 Specific Plan Five Year Status Report Pub

1 message

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "gtwriter5@sbcglobal.net" <gtwriter5@sbcglobal.net>
To: Tim <tim.fargo@lacity.org>

Fri, Jan 11, 2019 at 6:16 PM

Thank you for sending this, Tim.

Please add a paragraph on parking instructions. It is very difficult to figure out where to park in a lot that doesn't close at 6 pm.

Thank you,

Gina

Sent from Yahoo Mail on Android

On Fri, Jan 11, 2019 at 4:06 PM, Tim
<tim.fargo@lacity.org> wrote:



WARNER CENTER 2035 SPECIFIC PLAN

*Five Year Status Report
Public Meeting*



The Los Angeles Department of City Planning is seeking your 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 written feedback on development and public improvements**

Public Meeting:

January 30, 2019

5:00 PM – 7:00 PM

Marvin Braude Constituent

Service Center

1st Floor, Conference [Room 1](#)

6262 Van Nuys Boulevard

Van Nuys, California 91401

For more information or if you would like to submit written comments and are unable to make it to the meeting, please contact Tim Fargo at:

tim.fargo@lacity.org

(818) 374-9911

[6262 Van Nuys Boulevard](#)

4th Floor, Room 430

Van Nuys, California 91401

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Tim Fargo <tim.fargo@lacity.org>

Re: Warner Center 2035 Specific Plan Five Year Status Report Public Meeting

1 message

calamary@aol.com <calamary@aol.com>

Fri, Jan 11, 2019 at 4:40 PM

To: Tim <tim.fargo@lacity.org>

Would love to attend but questioning why we couldn't meet somewhere near Warner Center since it is the evening

Sent from my iPhone

On Jan 11, 2019, at 4:06 PM, Tim <tim.fargo@lacity.org> wrote:



***WARNER CENTER 2035
SPECIFIC PLAN***

*Five Year Status Report
Public Meeting*



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1st Floor, Conference [Room 1](#)
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Van Nuys, California 91401

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Tim Fargo <tim.fargo@lacity.org>

Re: Warner Center 2035 Specific Plan Five Year Status Report Public Meeting

Per Sjofors <per@sjofors.com>
To: Tim <tim.fargo@lacity.org>

Hi Tim,

Cannot be at the meeting but I've read though the document WarnerCenter_SP_WEB.pdf. Very comprehensive and I hope the plan can all be realized. I have two comments:

1. I would love to see many high-rise residential towers. Manhattanization! Will provide us in the area with more services and choices as a larger population condense in a small area.
2. There is an opportunity here for better rainwater management; to make sure more of it end up in the aquifer and not in the ocean. I did not see anything about that in the document. There a ground. In some places it will be possible to replace traditional storm drains with open "channels" designed allow for slow water movement and, again, that are porous slowing water seeping i but I could not find any local reference, so here is one from up north:

<https://depts.washington.edu/uwbg/docs/stormwater/BuildingNaturalDrainageSystems.pdf>

Best regards,

Per Sjofors
M: 818 512 9133

On Jan 11, 2019, at 16:06, Tim <tim.fargo@lacity.org> wrote:



**WARNER CENTER 2035
SPECIFIC PLAN**

*Five Year Status Report
Public Meeting*



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Marvin Braude Constituent

Service Center

1st Floor, Conference Room 1

6262 Van Nuys Boulevard

Van Nuys, California 91401

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tim.fargo@lacity.org

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Tim Fargo <tim.fargo@lacity.org>

Warner Center 2015 Specific Plan Document

Ronald Altoon <altoon@altoon.com>
To: tim.fargo@lacity.org

Mon, Jan 14, 2019 at 12:50 PM

Mr. Fargo,

Is it possible to receive an electronic version of the Warner Center 2015 Specific Plan in its current draft format to review in advance of the public meeting?

Thank you,

Ronald Altoon, FAIA, LEED AP
President & CEO
ALTOON | Strategic
5805 White Oak Avenue
Box 16249
Encino, CA 91416

altoon@altoon.com
1.323.314.5331
www.altoon.com



Tim Fargo <tim.fargo@lacity.org>

RE: Warner Center Plan Update

Heather.Crossner@lw.com <Heather.Crossner@lw.com>
To: Tim.Fargo@lacity.org

Tue, Jan 15, 2019 at 7:26 PM

Great, thanks Tim!

From: Tim Fargo <Tim.Fargo@lacity.org>
Sent: Tuesday, January 15, 2019 2:12 PM
To: Crossner, Heather (LA) <Heather.Crossner@lw.com>
Subject: Re: Warner Center Plan Update

Hi Heather,

It will be an open house format with stations that have boards showing the approved and proposed developments and improvements, as well as other information on the implementation of the plan. There will be an opportunity to provide written feedback, but there will not be oral testimony like in a public hearing. A report will be prepared and transmitted to the CPC, most likely to be considered in February or March.

Sincerely,

Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department

Project Planning | San Fernando Valley | Warner Center

📞:(818) 374-9911 | ✉️:Tim.Fargo@lacity.org

On Mon, Jan 14, 2019 at 1:54 PM <Heather.Crossner@lw.com> wrote:

Hi Tim! I just left you a voicemail and wanted to follow-up by email as well. I saw that there's a meeting on the Warner Center Plan Status Report at the end of the month, and wanted to get a little more information on what the format would be – will the Planning department be making a presentation, and will people then be making both oral or written feedback, or just written feedback? Also what's the next step after this presentation – will Planning prepare a staff report for CPC, or are other meetings planning? Is there a timeline for going to CPC?

Thanks so much, and also happy to discuss over the phone if easier! My phone number is below.

Thanks!

Heather

Heather A. Crossner

LATHAM & WATKINS LLP

355 South Grand Avenue, Suite 100

Los Angeles, CA 90071-1560

Direct Dial: +1.213.891.7742

Fax: +1.213.891.8763

Email: heather.crossner@lw.com

<http://www.lw.com>

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Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Plan

Elaine Marenstein <emarenstein@yahoo.com>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Wed, Jan 16, 2019 at 8:24 AM

My name is Elaine Marenstein and I will be attending the meeting on Jan 30. I am a long time resident of Warner Center area, Woodland Hills.



Tim Fargo <tim.fargo@lacity.org>

RSVP

ekwrites@aol.com <ekwrites@aol.com>
To: tim.fargo@lacity.org

Wed, Jan 16, 2019 at 10:32 AM

I would like to RSVP to attend Warner Center 35 meeting.

Ethel Kaplan
ekwrites@aol.com



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Specific Plan

1 message

Jordan <jordan@mtnovick.com>

Wed, Jan 16, 2019 at 3:31 PM

To: tim.fargo@lacity.org

Tim,

My name is Jordan and I work for Independence Enterprises DBA Warner Associates. We are in receipt of an invitation to the January 30, 2019 meeting regarding the Warner Center 2035 Specific Plan five year status report.

Is the information that is going to be disclosed/provided in the meeting available online or will it only be explained at the meeting? If it is going to be made available online can you please provide me with links to the information whenever it is accessible?

Best,

Jordan Novick

Administrative Assistant

Independence Enterprises

DBA Warner Associates, LLC

jordan@mtnovick.com

(818) 373-1170



Tim Fargo <tim.fargo@lacity.org>

(no subject)

insectboy@juno.com <insectboy@juno.com>
To: tim.fargo@lacity.org

Thu, Jan 17, 2019 at 1:19 PM

Mr. Fargo

Today I received a flyer in the mail about attending the Warner Center 2035 Specific Plan. Why should anyone attend? The City is going to do whatever the hell it wants anyways. We attended meeting after meeting about the abomination Westfield's "The Village" and were told our concerns would be taken into account. Not a single concern was addresses. We were lied to. We were stalled, we were ignored. Not a single issue was addressed let alone resolved.

I have a letter from Blumenfield declaring he had nothing to do with The Village and promising his aide would contact me about my concerns "in the near future." That letter is years old and no one has ever contacted me. No, this meeting is simply for the City to tell us peons how the Developers are going to ride roughshod over us with the City's blessings.

Rick Lutes
[6510 Hanna Ave](#)
[Woodland Hills, CA 91303](#)

"History has shown that all that is needed for evil to win is for good people to do nothing."

Judge Judy Steps Down After 23 Years Over This Controversy

glance-hality.com
<http://thirdpartyoffers.juno.com/TGL3132/5c40f1b063ffe71b076b5st04vuc>

Sponsored Links 



Tim Fargo <tim.fargo@lacity.org>

Warner Center Specific Plan 5 Year Status Update

Hill, Kathleen <Kathleen.Hill@alston.com>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Fri, Jan 18, 2019 at 12:00 PM

Hi Tim -

When you have a moment, please let me know if the status update meeting will include a presentation or more of an open house format.

Thanks,

Kathleen

Kathleen A. Hill | Planning Director | Alston & Bird LLP

Environmental, Land Use & Natural Resources Practice Group

333 S. Hope Street, 16th Floor | Los Angeles, CA 90071

Kathleen.hill@alston.com | Office: 213.576.1056 | Mobile: 213.709.1994

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Tim Fargo <tim.fargo@lacity.org>

2035 WARNER CENTER

Frank Butler <Frank@catalinayachts.com>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Fri, Jan 18, 2019 at 11:14 AM

Good morning Tim,
I will not be able to make it to the meeting but would like the information sent to me.
Please email or mail the information to Frank Butler.

By email frank@catalinayachts.com

By mail it should be mailed to: Catalina Yachts [21200 Victory Blvd](#)

Att:Frank Butler
Woodland Hills, Ca 91367

Thank you
Frank

P.S. I appreciate you taking the time to get the information over to me.



Tim Fargo <tim.fargo@lacity.org>

WARNER CENTER 2035

Andrea Palella <palellaa@aol.com>
To: tim.fargo@lacity.org

Mon, Jan 28, 2019 at 1:27 PM

Dear Mr Fargo,

We are strongly concerned and against the inevitable traffic and congestion inevitable as a result of the current warner center 2035 proposal

Actually it is a nightmare...

We live in the center of Topanga Canyon and at this time cannot pull out onto Topanga Cyn blv in the morning due to the valley cars in huge numbers using the canyon as an alternative to the freeway.

What will 19,000 more residents do to our community? Kill it!

Destroying communities is what is happening

We wonder how this could pass.?? And what thoughts and plans went into it other than some corporations and individual profits...

The entire community of Topanga feels the same.

Andrea Palella

Andrea Palella
21385 Summit Rd
Topanga, Ca 90290
818 807 8320
(please pardon typos)

Sent from my iPhone



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 - January 30, 2019 Meeting

Franck Amiack <franck.a.cellphone@gmail.com>

Mon, Jan 28, 2019 at 11:50 AM

To: tim.fargo@lacity.org

Cc: Carol Smotherman <fountainparkcoop@gmail.com>

Dear Mr Fargo,

My name is Franck Amiach. I am a shareholder and current President of the Board of Directors at Fountain Park Cooperative, the 220 community of homeowners situated right across Topanga Blvd, next to the Promenade Mall.

Even though I am not fully updated on the whole Warner Center 2035 Plan, like many people in Woodland Hills, I am aware of the Promenade 2035 project that Westfield has in our area. I already emailed Ms O'Donnell in June 2018 regarding Environmental Case #:ENV-2016-3909-EIR - Promenade 2035. I attended several meetings regarding this project but won't be able to be present on the 30th, hence this email.

As I am sure you know, Woodland Hills is a beautiful community with a lot of shops, restaurants, schools, businesses, homes located in one of the most pleasant areas of Los Angeles with beautiful mountains and close to Malibu. Westfield has already a very large Mall on Topanga and recently built the Village. I understand Westfield owns the Promenade mall that they pretty much abandoned, leaving the neighborhood with a huge empty lot for a long time now but I do not believe they need to build another huge project like Promenade2035 right here. As I am sure you know, there are large areas existing in several other places of the Valley that would be a good opportunity for such development in these neighborhoods. After Fallbrook, Westfield Mall and the Village, our area doesn't really need another big project. The name of the place we love here is Wood Land Hills: that says it all...

I hope the City of L.A will thoroughly consider the beauty of our area, the number of houses and peaceful communities that exist here because of the landscape against the terrible impact that this project could have during and after construction: pollution, noise, traffic... I really believe Los Angeles is an amazing city because of all those various neighborhoods. Woodland Hills and the Valley stand for nature and peace and I do believe they have to remain as such.

Among the phases of the project, I do believe the stadium more specifically has no or very little place in our residential area. Not only this would be a disruption of the Woodland Hills community, but also the increased traffic, the air pollution and the noise would be unbearable. If the city really believes for some reason that we do need a sport center right here please at least consider the option to build it covered of course and on the corner of Oxnard and Owensmouth, next to the businesses. This will also provide an option for visitors to use either the Canoga or the Topanga Exit from the freeway, hence having less impact on Topanga traffic.

Again, I am one of 220 homeowners within Fountain Park alone. Our 8.5 acres community has been here for decades and our lot represents the surface of each phase of the current project. I hope Westfield and the City of L.A will hear our voice and consider what we feel as residents. I therefore would appreciate to be updated on Westfield's intentions regarding the use of this area and see which development they could offer that would indeed benefit the people who live in Woodland Hills.

Thank you so much for your time and consideration.

Best Regards,

Franck Amiach, Homeowner and President of the board of Directors
Fountain Park
22050 Calvert St, Unit 7,
91367 Woodland Hills, CA



Tim Fargo <tim.fargo@lacity.org>

A copy of the Warner Center 2035 Specific Plan status report draft

1 message

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Tim Fargo <tim.fargo@lacity.org>

Mon, Jan 28, 2019 at 1:29 PM

Dear Tim,

I hope this message finds you well.

May I please have a copy of the draft or drafts of the status report on the Warner Center 2035 Specific Plan?

Thank you.

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*



Tim Fargo <tim.fargo@lacity.org>

opposed to 2035 Specific Plan!

sarah priest <sarah@sarahpriest.com>
Reply-To: sarah priest <sarah@sarahpriest.com>
To: tim.fargo@lacity.org

Mon, Jan 28, 2019 at 6:13 AM

Dear Mr. Fargo: This sounds like the ruination of a way of life for this part and spreading in all directions in the valley and Topanga Canyon. Sounds like a great breeding ground for crime and other deprivations caused by over-crowding people. This plan needs more thought and re-structuring to keep our area viable and livable for current and future residents. Thank you for your consideration of these thoughts and comments. Sarah Priest



Fwd: 21515 VANOWEN ENV-2018-2337-CE AND DIR-2018-2336-SPP

2 messages

Christine Rowe <crwhnc@gmail.com>
To: Tim Fargo <Tim.Fargo@lacity.org>

Wed, Jan 30, 2019

Dear Mr Fargo,
This email was responded to by Blake Lamb.
Please see my comments re toxics below this project site.
Respectfully,
Chris Rowe

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

From: **Christine Rowe** <crwhnc@gmail.com>
Date: Sat, May 19, 2018, 3:32 AM
Subject: 21515 VANOWEN ENV-2018-2337-CE AND DIR-2018-2336-SPP
To: Councilmember Bob Blumenfield <Councilmember.Blumenfield@lacity.org>, <vince.bertoni@lacity.org>
Cc: Andrew Pennington <Andrew.Pennington@lacity.org>, Elizabeth Ene <Elizabeth.Ene@lacity.org>, Darren Martinez <Darren.Martinez@lacity.org>, Grayce Liu <grayce.liu@lacity.org>, A Miranda <michellemiranda@canogaparknc.org>, Ronald Clary <ronclary@canogaparknc.org>, <CorinneHo@canogaparknc.org>

Dear Councilmember Blumenfield,

I have been on the City Planning Early Notification System since I was a West Hills Neighborhood Council Board member. I have been watching for the project at 21! Vanowen to be on the Canoga Park Neighborhood Council agenda since it was posted on the Early Warning System in April.
<https://mail.google.com/mail/u/0/?tab=wm#search/21515+vanowen/1631c4a1353fc0d1?compose=16377eca29813b46&projector=1&messagePartId=0.1>

Certified Neighborhood Council -- Canoga Park							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/25/2018	DIR-2018-2336-SPP	21515 W VANOWEN ST 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	DEMOLISH A TWO STORY 36,800 SF NON-MEDICAL OFFICE BUILDING TO CONSTRUCT, USE, AND MAINTAIN A 184,958 SF, 184 UNIT MULTI-FAMILY APARTMENT BUILDING.	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	SARAH GOLDEN (818)716-2780
04/25/2018	ENV-2018-2337-CE	21515 W VANOWEN ST 91303	3	Canoga Park - Winnetka - Woodland Hills - West Hills	DEMOLISH A TWO STORY 36,800 SF NON-MEDICAL OFFICE BUILDING TO CONSTRUCT, USE, AND MAINTAIN A 184,958 SF, 184 UNIT MULTI-FAMILY APARTMENT BUILDING.	CE-CATEGORICAL EXEMPTION	SARAH GOLDEN (818)716-2780

CNC Records: 2

I am contacting you with several concerns.

- #1 - I get the Notifications from four Neighborhood Councils regarding upcoming meetings. I did not get one for a Canoga Park Land Use Committee meeting on Mar 2018. That means under the Brown Act that this meeting was not posted correctly in the EmpowerLA system.
- #2 - I am concerned that this project has a Categorical Exemption under their CEQA review - why? I have been on ZIMAS for this project site. While this project is within the Warner Center Specific Plan, it is in the River Improvement Overlay District which requires certain compliance issues. It is zoned (WC) RIVER-SN-RIO.
- #3 - A search of the City Planning website does not show me any kind of Environmental review or a time to comment under CEQA for this project.
- #4 - Under the City Planning website, I can't even identify a City Planner for this project.
- #5 - This project is probably within 1000 feet of the Canoga Park High School.
- #6 - A project of this scale probably should require a Traffic Study.
- #7 - And most important to me, is there any contamination migrating under this project site from the neighboring UTC Rocketdyne property?
- #8 - According to OEHHA, this project is in an SB 535 Community.
<https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm>

<https://calepa.ca.gov/EnvJustice/GHGInvest/> -

California Climate Investments to Benefit Disadvantaged Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments, these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change.

Funds received from the cap-and-trade program are deposited into the Greenhouse Gas Reduction Fund and appropriated by the Legislature. They must be used for programs that further reduce emissions of greenhouse gases. **Senate Bill 535 (De León, Statutes of 2012) directed that at least a quarter of the proceeds go to projects that provide a benefit to**

disadvantaged communities and at least 10 percent of the funds go to projects located within those communities. The legislation gives CalEPA the responsibility for identifying those communities.

Assembly Bill (AB) 1550 (Gomez, Statutes of 2016) modified the investment minimums to disadvantaged communities. AB 1550 requires at least 25 percent of funds go to projects within and benefitting disadvantaged communities and at least an additional 10 percent is for low-income households or communities.

Disadvantaged Community Designation

In February 2017, CalEPA and Air Resources Board (ARB) staff held community meetings to discuss how to identify disadvantaged and low-income communities for the purpose of investing Cap-and-Trade auction proceeds and implementing SB 535 and AB 1550. Meetings were held in Fresno, Los Angeles, and Oakland. A webinar was also held on February 2, 2017. A copy of the community meetings notice is available here: [SB 535 and AB 1550 Community Meetings Notice | Additional Information](#)

In April 2017, after incorporating public input, CalEPA released its list of disadvantaged communities for the purpose of SB 535. To inform its decision, CalEPA relied on the [California Communities Environmental Health Screening Tool 3.0 \(CalEnviroScreen\)](#), a tool that assesses all census tracts in California to identify the areas disproportionately burdened by and vulnerable to multiple sources of pollution.

California Climate Investments are administered by state and local agencies for a variety of greenhouse-gas cutting programs, including energy efficiency, public transit, low-carbon transportation and affordable housing. Guidelines written by ARB help these agencies develop programs that meet statutory requirements for reducing emissions while maximizing the benefits to disadvantaged communities."

It is doubtful to me that the members of the Canoga Park Neighborhood Council are familiar with the OEHHA - the California Office of Environmental Health Hazard Assessment, let alone the tools on their website. It is doubtful to me that they are aware of SB 535 and other applicable State laws. As our former Assemblymember, you should be aware of these laws. And in my opinion, they should be incorporated into the current Warner Center 2035 Plan.

Please look at the overall Pollution Burden score for this area of Canoga Park and Warner Center. (see the attached screen shot).

According to the OEHHA website, this is what is in the groundwater (Drinking Water) below this Census Tract:

Drinking Water Results

Census Tract 6037134520 has 5,453 people.

This indicator is an index for a select number of contaminants found in drinking water. Average concentrations of contaminants and average violations are ranked by census tract and assigned percentiles. The data is from 2005 to 2013, the most recent complete compliance cycle.

The drinking water contaminant score for this census tract is **618.05**, which is the sum of the contaminant and violation percentiles. The drinking water contaminant percentile is **70**, meaning it is higher than **70%** of the census tracts in California.

The table below shows this census tract's percentiles for each contaminant and violation:

Contaminant or Violation	Percentile
Arsenic	77.94
Cadmium	0
Chromium, Hexavalent	64.86
Dibromochloropropane (DBCP)	0
Lead	0
Nitrate (NO3)	60.66
Perchlorate	0
Total Trihalomethanes (THM)	96.43
Trichloroethylene (TCE)	93.06
Uranium	64.01
Combination Radium 226, 228	0
1,2,3-Trichloropropane (TCP)	75.21

Maximum Contaminant Level (MCL) Violation	0
Total Coliform Rule (TCR) Violation	0

Are you really going to allow this project site to be developed without an Environmental Review? Are you going to let this project be placed on the Canoga Park Neighborhood Council's agenda without adequate notice to the community and to the neighbors within at least 500 feet of this project?

From the CPNC website, I see a committee agenda posted, but as I stated, it did not come to me in the Early Warning System.

I would greatly appreciate it if your staff could send me any project packet for this project, and the Environmental Review if there was any.

As with the UTC Rocketdyne site, I am trying to weigh into you to protect the residents of the surrounding community, and to ask you to consider whether this project should be designated both middle to low income due to its location in an SB 535 community.

The Warner Center Specific Plan was designed to be sustainable. Yet as you are aware, there does not seem to be any provisions within that plan for residences for the workers who will work at the retail and other minimal wage jobs. This project location seems to meet that need.

Respectfully submitted,

Chris Rowe

Resident - Neighborhood Protection Plan Area 4

2 attachments



21515 VANOWEN SB 535 COMMUNITY.png
420K



Pollution Burden Warner Center area.png
1238K

Tim Fargo <Tim.Fargo@lacity.org>
Draft To: Christine Rowe <crwhnc@gmail.com>

Tue, Feb 5, 2019 at 9:24 AM

Hi Chris,

Thank you. Would you forward me the response from Blake Lamb?



Tim Fargo, Ph.D., City Planner
City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎: (818) 374-9911 | ✉: Tim.Fargo@lacity.org

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Tim Fargo <tim.fargo@lacity.org>

Warner center community meeting.

Elaine Marenstein <emarenstein@yahoo.com>

Wed, Jan 30, 2019 at 7:41 PM

Reply-To: "emarenstein@yahoo.com" <emarenstein@yahoo.com>

To: "Tim.Fargo@lacity.org" <Tim.Fargo@lacity.org>

I'm really disappointed when I come to these meetings and am greeted by these boards. I like the boards or print out but not as an explanation. I've been to other meetings where I can understand why the meetings might have changed to this forum.

This meeting has to have a change of name. It's not as easy to switch from board to board to figure out what is proposed and what is being built by the numbers. I expected a report. A good number of people answering questions passed person to person not knowing, not their project.

As I said to one of your lovely not knowing people, not only did this meeting treat people like they don't matter, so does the plan. What you should consider are people movers and double decker roads. Most of the new buildings aren't completed or started and our traffic is horrific. Thinking these shuttle buses that people will be charged to get around on is very wishful.

Still don't understand why Warner Center has been selected for this major growth. We'll look like NYC...dark, crowded, massive traffic & noise. My street parallels the 101 fwy and our traffic has become a nuisance, very noisy.

Fwy off ramps, even with no turn on red either back up onto fwy or people don't follow law.

THINGS AREN'T WORKING NOW...WHAT WITH all these new places and an arena on Oxnard & Topanga??? with more units..oh my

Elaine Marenstein

[Sent from Yahoo Mail on Android](#)



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Plan

1 message

Freddy <facarrillo15@aol.com>

Wed, Jan 30, 2019 at 4:31 PM

To: tim.fargo@lacity.org

Good afternoon Tim:

I'm a resident of Canoga Park and would like to see affordable housing be included in the plan.

Thank you,
Freddy A. Carrillo

Sent from my iPhone



Tim Fargo <tim.fargo@lacity.org>

tonight's meeting

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Tim Fargo <tim.fargo@lacity.org>

Wed, Jan 30, 2019 at 11:53 AM

Hello Tim,

Is tonight's meeting on the specific plan an open workshop where it doesn't matter when one arrives or is it a meeting format where people should arrive on time in order to hear statements spoken by someone at the front of the room?

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*



Tim Fargo <tim.fargo@lacity.org>

Re: tonight's meeting

2 messages

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Tim Fargo <Tim.Fargo@lacity.org>

Wed, Jan 30, 2019 at 12:28 PM

Thank you for your reply, Tim. I look forward to seeing you this evening.

Will there be another meeting like this one in Woodland Hills soon?

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*

On Wednesday, January 30, 2019, 11:56:51 AM PST, Tim Fargo <Tim.Fargo@lacity.org> wrote:

Hi Gina,

It is an open house, so you do not have to arrive at the beginning.

Sincerely,



Tim Fargo, Ph.D., City Planner
City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎:(818) 374-9911 | ✉:Tim.Fargo@lacity.org

On Wed, Jan 30, 2019 at 11:53 AM Gina K. Thornburg <gtwriter5@sbcglobal.net> wrote:

Hello Tim,

Is tonight's meeting on the specific plan an open workshop where it doesn't matter when one arrives or is it a meeting format where people should arrive on time in order to hear statements spoken by someone at the front of the room?

Sincerely,

Gina

Gina K. Thornburg, PhD
Geographer, writer, editor, activist

Founder
Coalition for Valley Neighborhoods

Tim Fargo <Tim.Fargo@lacity.org>
Draft To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>

Wed, Feb 13, 2019 at 12:18 PM

Hi Gina,

We will be at the neighborhood council meeting tonight, but other than that, there are no other meetings scheduled.

Sincerely,



Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎:(818) 374-9911 | ✉:Tim.Fargo@lacity.org

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Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Plan Comment Deadline

2 messages

Jeff Bornstein <powcp@aol.com>
To: Tim.fargo@lacity.org, powcp@aol.com

Wed, Jan 30, 2019 at 1:36 PM

Hi Tim,

Please inform me the deadline for Warner Center 2035 Plan update.

The meeting tonight is one opportunity to comment.

When is the deadline to comment via email?

Please let me know.

Thanks,
Jeff

Tim Fargo <Tim.Fargo@lacity.org>
Draft To: Jeff Bornstein <powcp@aol.com>

Wed, Feb 13, 2019 at 12:19 PM

Reply when hear back from Blake and Michelle



Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎ (818) 374-9911 | ✉ Tim.Fargo@lacity.org

[Quoted text hidden]



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Plan

1 message

Byanka Hardin <byanka.hardin@gmail.com>

Thu, Jan 31, 2019 at 3:36 PM

To: tim.fargo@lacity.org

Cc: Brian Hardin <brian.michael.hardin@gmail.com>

Hello,

My husband and I were not able to make the meeting on Jan 30 in Van Nuys. We own a condo in warner center and would love to hear any news with regards to this project. Can you please share anything that was passed out that we may have missed? Or lead us to a site that will be able to provide more information?

Appreciate your help,
Byanka



Tim Fargo <tim.fargo@lacity.org>

Deadline for Comment WCSP 2035 update?

Jeff Bornstein <powcp@aol.com>
To: tim.fargo@lacity.org, POWcp@aol.com

Thu, Jan 31, 2019 at 4:28 PM

Hi Tim,

Please provide specific time and date for
comment on Warner Center Specific Plan 2035
update. Please let me know date and time
so we are all on the same page.

Thanks,
Jeff Bornstein



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Project

1 message

Charlotte Brown <browns.722.bk@gmail.com>

Fri, Feb 1, 2019 at 10:55 AM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Hello Tim,

I own a condo in Warner Center and was unable to attend the meeting. Is it possible for you to tell me what the plans are for the 2035 project and what progress has been made?

Thank you,

Charlotte Brown

Sent from [Mail](#) for Windows 10



Tim Fargo <tim.fargo@lacity.org>

Expansion

1 message

Bonnie Harris <sundaysmom@gmail.com>

Sun, Feb 3, 2019 at 5:24 PM

To: tim.fargo@lacity.org

Any more units ,traffic, people ,congestion,crime,polution in the woodland hills , tWarner center vicinity is totally insane and vicitimizing those who have made this an ideal place To reside.We already are prisoners of the west valley due tomany issuses....

the greed and lack of intelligent discussion,hearing what citizens desire and care for

And civil planning of the past few years.No one wants to live like this.All the bike lanes and scooters in the world wont make up for the crime and overcrowding already rampart here.

The village is horribly planned and like the new Topanga mall,stores don't seem to be able to survive due to inaccessibility,and overkill.....this will never be the West side...

Like the 101 - 405 interchange.....politicians and developers are making it impossible to enjoy life out here anymore.That was a huge disaster....Peter principal come to life.

It wont be a pretty sight when karma shows up to these big idea folks.Better to leave well enough alone before all these big ideas create a huge slum as all the sane folks

Pack up and leave !

No to expansion! Maybe it would be clear if one of these big idea people got in the way of one of the big shots who have made out streets a dangerous race waynot any longer a quiet neighborhood .We put our lives on the line just driving down Ventura

Boulevard....not to mention how many people are driving high.What is to be done about that issue now that we have pot store on every block here?

NO decent family restaurants now that they have killed Cables,Denny's,Jerry's deli,my Brothers BarB Q...etc.

Encino is still dignified,Sherman Oaks is still quaint and lovely.....But THEY have killed

Woodland Hills....I speak for many people who share my opinions but have lost hope.

What ever happened to decency and common sense?

Sent from my iPad



Tim Fargo <tim.fargo@lacity.org>

Re: Thank you, and a comment about the summary of development

1 message

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Tim Fargo <Tim.Fargo@lacity.org>

Mon, Feb 4, 2019 at 1:33 PM

Hello Tim,

Thank you for your reply.

May I have the list, please, of the "many small, non-significant administrative clearances"?

Please provide me with the floor-area numbers and addresses that figured into the mathematical result of 34,633 net nonresidential floor area since 2008.

The fact that demolitions were used to calculate these figures should have been made transparent on the board presented at the meeting. This is confusing.

Please provide me with the numbers and addresses that figured into the 4,593 net residential units. I was quite sure that I understood you at the meeting. You explained that this number included units built before the specific plan was approved. I understood that to mean the many, many units along De Soto, and on Eaton and Variel. Were there any other streets with residential units built from 2008 to Christmas 2013, when the specific plan went into effect?

There are 1,998 currently under construction, according to the board at the meeting. $4,593 - 1,998 = 2,595$ were built since 2008 in addition to the 6,200 units used as the 2008 baseline, right?

Thank you.

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*

On Monday, February 4, 2019, 1:19:05 PM PST, Tim Fargo <Tim.Fargo@lacity.org> wrote:

Hi Gina,

The list of development projects only includes significant projects and what is proposed to be built. The numbers on those lists do not include demolished structures. Also, there are many small, non-significant administrative clearances. The overall numbers on the handout do include everything, including demolitions and non-significant projects.

The UTC site, as well as other industrial and commercial / light industrial sites were demolished during the past ten years and are included in the net numbers. These eliminate almost all of the square footage of the Village, which is also included.

Please let me know if you have any other questions,



Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎:(818) 374-9911 | ✉:Tim.Fargo@lacity.org

On Thu, Jan 31, 2019 at 3:30 AM Gina K. Thornburg <gtwriter5@sbcglobal.net> wrote:

Hello Tim,

Thank you for the public meeting. Thank you for talking.

I have been going over some of the math on the table in the document Summary of Development and comparing it with the list of 28 significant projects approved and proposed. I found some discrepancies.

In the net residential units of projects submitted but not yet approved I got 6,089 residential units, not 6,094, by adding up the units on the list of 28.

For net residential floor area, I got 6,845,041, not 6,857,586.

The biggest discrepancy is in the net nonresidential floor area. I got 4,275,159 using your list of 28, but the table Summary of Development gives only 2,719,760.

I also have a question about the net nonresidential floor area change since 2008. Your table states 34,633. How is that possible? The village must have more than a million square feet. It opened in 2015. Why is that not included?

I look forward to your reply.

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*



Tim Fargo <tim.fargo@lacity.org>

Vela on OX by Fairfield Residential

1 message

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Tim Fargo <tim.fargo@lacity.org>

Mon, Feb 4, 2019 at 1:38 PM

Hello Tim,

Is Vela on OX the first residential development to be completed under the Warner Center 2035 Specific Plan?

I am asking this question as a matter of gathering correct information for the article that I am writing.

Sincerely,

Gina

*Gina K. Thornburg, PhD
Geographer, writer, editor, activist*

*Founder
Coalition for Valley Neighborhoods*



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035

John Kurzeka <johnk@tviol.com>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Thu, Feb 7, 2019 at 4:37 PM

Hi Tim,

I was unable to attend the January 30 presentation regarding the Warner Center 2035 plan update but am very interested in what was presented and discussed.

Are there any minutes or write up regarding the presentation that is available to the public??

Please let me know

Thanks

John



John F. Kurzeka

President/CEO

18716 Oxnard Street, Tarzana, CA 91356

818.881.8810 p 818.881.9503 f 818.535.5620 c

johnk@tviol.com



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035

Mark Son <myongje@yahoo.com>

Thu, Feb 7, 2019 at 4:26 PM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Dear Mr. Fargo,

I am a resident near Warner Center. Is there any online information/document regarding this plan? Thank you.

Cheers,
Mark Son



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 specific plan

1 message

David Glazer <glazer555@gmail.com>

Mon, Feb 11, 2019 at 4:20 PM

To: tim.fargo@lacity.org

Cc: councilmember.blumenfeld@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org

Mr. Fargo,

Re: the Warner Center 2035 High-Density Urbanization Plan

Traffic congestion is already at a breaking point here in the Warner Center area. The amount of projects being approved is too high. Without specific traffic improvements this area will become gridlocked. I urge you to control this explosion of development which will negatively affect the residents of Woodland Hills.

Sincerely,
David Glazer

Sent from my iPhone



Tim Fargo <tim.fargo@lacity.org>

Warner Center Specific Plan PUBLIC MEETING Feb 13th

2 messages

Gaines, Nicholas <Nicholas.Gaines@sen.ca.gov>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>
Cc: "blake.lamb@lacity.org" <blake.lamb@lacity.org>

Mon, Feb 11, 2019 at 2:28 PM

Hi Tim,

I was hoping to speak with you about the Woodland Hills Neighborhood Council meeting coming up and about the Warner Center Plan + recent revisions more broadly. I was planning on attending the meeting but will unfortunately be in Sacramento. Could I get a copy of whatever your team will be presenting? How has the community generally responded at these events in the past? I appreciate your help and look forward to speaking with you.

Best,

Nick Gaines

Community Engineer

Office of Senator Henry Stern

Tim Fargo <Tim.Fargo@lacity.org>
Draft To: "Gaines, Nicholas" <Nicholas.Gaines@sen.ca.gov>
Cc: "blake.lamb@lacity.org" <blake.lamb@lacity.org>

Thu, Feb 14, 2019 at 11:56 AM



Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department
Project Planning | San Fernando Valley | Warner Center
☎: (818) 374-9911 | ✉: Tim.Fargo@lacity.org

[Quoted text hidden]



Tim Fargo <tim.fargo@lacity.org>

Concerns with Warner Center 2035 Plan

2 messages

robinhell@roadrunner.com <robinhell@roadrunner.com>

Mon, Feb 11, 2019 at 9:11 PM

To: Tim.fargo@lacity.org

Cc: councilmember.blumenfeld@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org

Having lived in Woodland Hills since 1961, I feel very protective of its future and have deep concerns with the planned and proposed development.

Woodland Hills is already escalating as a "heat island" due to the dearth of trees and greenery and the proliferation of concrete being poured for the newer developments. The traffic problem is approaching that of the West side, with Ventura Blvd., Topanga Canyon Blvd., Canoga Avenue, and DeSoto (even Dumetz to the south) backed up and slow moving. This used to be a relatively quiet enclave away from the hustle and bustle. Many of my younger friends are moving out to Calabasas, Agoura and Westlake Village to again find themselves in a peaceful and friendly community.

Most disturbing, however, is the proposal for a sports/concert stadium at 6100 No. Topanga Canyon Blvd. Several years ago, the WHWCNC was successful in stopping a developer proposing such a stadium at Canoga Avenue and the 101, citing the traffic, noise and crime affiliated with such a facility. Woodland Hills is no place for a stadium! Home values here will certainly decrease as towns adjacent to large stadiums are not considered classy, family friendly or desirable.

Robin

Tim Fargo <Tim.Fargo@lacity.org>

Thu, Feb 14, 2019 at 12:10 PM

Draft To: robinhell@roadrunner.com



Tim Fargo, Ph.D., City Planner

City of Los Angeles | City Planning Department

Project Planning | San Fernando Valley | Warner Center

☎ (818) 374-9911 | ✉ Tim.Fargo@lacity.org

[Quoted text hidden]



February 14, 2019

Mr. Tim Fargo
Los Angeles Department of City Planning
6262 Van Nuys Boulevard
Room 430
Van Nuys, CA 91401

RE: Warner Center 2035 Specific Plan, Five Year Status Report

Dear Mr. Fargo:

On behalf of the Warner Center Association (WCA) Board of Directors, representing many of the largest landowners and employers in the Warner Center community, I am writing to provide comments related to the WC 2035 Specific Plan Five (5) Year Status Report.

As you know, the WCA was actively engaged in the development of the Warner Center 2035 Plan ("Plan") since its inception. As one of several WCA representatives appointed by the City Council to represent the Warner Center Stakeholders on the Specific Plan, Citizen's Advisory Committee (CAC) we, along with the other appointees representing the broader community, spent eight years working in partnership with several City of Los Angeles departments and their consultants, Councilmembers Zine and Blumenfield respectively, the Woodland Hills-Warner Center Neighborhood Council and hundreds if not thousands of community stakeholders in diligently creating a vision for the future of Warner Center and then drafting the technical language necessary to implement that vision.

The work was taken very seriously by the CAC members, with well over one-hundred public meetings held to assure access by the public to the work that was being conducted on their behalf. After eight years and those hundreds of public meetings, the Warner Center 2035 Specific Plan was approved by the Los Angeles City Council.

In the title of the Plan you see the year 2035, a very intentional inclusion as the Plan and its variety of components are intended to be longer term in nature. When the Plan was drafted it was acknowledged that for a document of this nature to truly be given the opportunity to be effective, it must be permitted to last substantially intact for an extended period of time.

To that point, the Plan includes an entire Section devoted to the Implementation of the Plan (Section 10) including a Sub-Section creating an Implementation Board/Entity/Corporation (Sub-Section 10.1) as well as a Sub-Section devoted to Monitoring and Maintaining the Plan (Sub-Section 10.4) in support of the Plan's implementation. More directly to the topic at hand, Sub-Section 10.4.2 is specifically intended to **report** on the status of the Plan every five (5) years. This Sub-Section provides very explicit direction to the Los Angeles

Departments of City Planning and Transportation on the preparation, noticing and content of the report.

Sub-Sections 10.4.2(i) and (j) provide further direction as to how the information included in the report is to be used by the Los Angeles City Planning Commission (LACPC) and the Los Angeles City Council. The Sub-Sections read as follows:

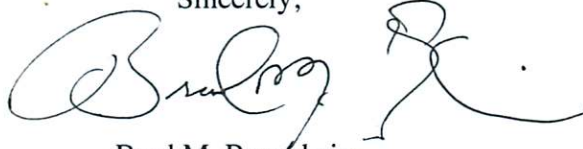
- (i) The City Planning Commission, after review of the Department's report, shall recommend to the City Council any actions necessary to ensure that the City's Implementation of the Plan does comply with its requirements and stated intents.
- (j) The City Council may review the City Planning Commission's action and the Department's report and consider any actions necessary to ensure that the implementation of the Plan does comply with its requirements and stated intents.

Sub-Section (i) and (j) cannot be clearer, the Report is intended to provide empirical data to decision makers oriented not to the performance of the Plan but its implementation and intent (as identified in Section 1 of the Plan). With that said, I would suggest that the data shows that the Plan is performing and being implemented quite well.

In closing, it has been brought to our attention that there are a several individuals and/or organizations intending to use this report as a means to Amend the Warner Center 2035 Specific Plan. Amending the Plan, whether to make technical corrections or revise its intended purpose are processes identified in other Sections of the Municipal Code. In fact, Plan Sub-Section 10.5, does address the Restudy of the Plan but only when certain, as of yet unmet thresholds, are met. Other than that, the Plan is silent on restudy and/or revising the plan because as I previously wrote, the Plan is intended to be long term in nature and impervious to the whims of reactionary forces.

Let this Report not be used as a means to undermine a Plan that is functioning quite well and has led to the entitlement of homes and work places for the future. A Plan that should continue to be relied upon by those who choose to invest in the future of the Warner Center community. Please feel free to contact me at 818.716.2780 or brad@raa-inc.com if you should have any questions related to this matter.

Sincerely,



Brad M. Rosenheim
Executive Director

WARNER CENTER ASSOCIATION

cc: Council Member Blumenfield
Mr. Andrew Pennington
Ms. Blake Lamb

SERVING WARNER CENTER FOR OVER 30 YEARS

21600 OXNARD STREET, SUITE 630 • WOODLAND HILLS, CA 91367
(818) 716-2689 • FAX (818) 593-6184



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Specific Plan - Five Year Status Report

Gary Werner <gary@raa-inc.com>

Thu, Feb 14, 2019 at 4:16 PM

To: Tim Fargo <Tim.Fargo@lacity.org>

Cc: Bob Blumenfield <councilmember.blumenfield@lacity.org>, "Mr. Andrew Pennington" <andrew.pennington@lacity.org>, "Ms. Blake E. Lamb" <blake.lamb@lacity.org>, Delia Arriaga <delia.arriaga@lacity.org>, "Mr. Brad M. Rosenheim" <brad@raa-inc.com>

Hi Tim,

Hope you are doing well.

Attached to this email is Brad Rosenheim's letter in behalf of the Warner Center Associates regarding the Five Year Status Report for the Warner Center 2035 Specific Plan. Please consider the points addressed in the letter as you and the Planning Commission conduct your Status Report.

You should receive the original letter in a few days. It was sent via USPS on this date.

If you have any questions, comments or concerns please feel free to call me at the number listed below, or reply to this email.

Thank you,

Gary Werner
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite #630
Woodland Hills, CA 91367

P: 818-716-2659

F: 818-593-6184

gary@raa-inc.com

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650K



Tim Fargo <tim.fargo@lacity.org>

Comments on the Warner Center Specific Plan

1 message

Sean McCarthy <sean@jacksonmccarthy.com>

Thu, Feb 14, 2019 at 5:13 PM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Cc: Joyce Fletcher <joycefletcher@yahoo.com>, Paul Lawler <lawlerpaul@aol.com>, Ray Cole <raymondwardcole@gmail.com>

I am a member of the Woodland Hills Warner Center Neighborhood Council and serves as a member of the Warner Center Specific Plan CAC.

My concerns are as follows

1. Why has it taken 4 years to appoint then members of the Implementation Committee? The lapse of time from 2013 when the Specific Plan became a city ordinance and now has caused confusion and uncertainty in the community and because there is no "executive" role specifically envisioned by the Specific Plan to answer developer questions, work with planning and remove uncertainty in the development process. The delay in appointing the implementation committee is a key fail with catastrophic results
2. Now that the Implementation Committee has been appointed, when will we see any meaningful implementation of the Specific Plan? Most of the people now part of the Implementation Committee did not participate in the Specific Plan and therefore have no idea why the plan has many of the features it includes. Further, they know nothing about the compromises reached by the CAC. They are flying blind and need to get up to speed immediately.
3. The Specific Plan called for development fees for parks, cultural credits, and other local community services to be spent in Warner Center. Who is collecting the money? How much of it has been collected and when will the money be made available to the Warner Center Community? Parking meter funds have been siphoned off over the years. The CAC was bound and determined that Warner Center developer fees would remain in Warner Center. Where is the money?
4. Much has been made about a lack of parking in Warner Center Specific Plan. Who set the parking required for Warner Center. What is the rationale for allowing fewer parking spaces than what the public believes is adequate parking for future construction in Warner Center? Was it the City or the Specific Plan CAC that set the parking rations?
5. The Specific Plan called for connectivity between each of the projects yet so far there is little or no rational connectivity among the new and proposed projects. Why is there no pedestrian connectivity? I suspect that it is again a failure to have a unified head of the Specific Plan.
6. Who are the individuals from LADOT, City Planning, LADWP, and the other city as well as state entities that are supposed to participate in the Specific Plan? What are their names?
7. There is pressure to reopen the Specific Plan to add requirements for affordable housing. This is a mistake as the developers are looking for certainty. Reopening this after the Plan is complete will cause many to rethink investing in Warner Center.
8. Why aren't alternatives to requiring developers to include Affordable Housing in their projects being considered? METRO is involved in affordable housing development agreements in North Hollywood, Hollywood, and Korea Town. Why not Warner Center? METRO has a large parking facility on Canoga between Victory and Vanowen that could be developed. Is it the cost of City construction rules and therefore the high cost of the land as well as construction? In the alternative, is the city requiring the inclusion in developer projects as some kind of social experiment, exposing rich and poor tenants so they are more culturally sensitive? The public should know the rationale for the strategy of including affordable housing in market-rate buildings.

These are a few of the questions and comments regarding the Specific Plan. I hope you find them helpful in reporting on the Warner Center Specific Plan.

Sincerely,

Sean McCarthy

Sean@jacksonmccarthy.com

818-389-1876



Tim Fargo <tim.fargo@lacity.org>

Comments on Warner Center 2035 Specific Plan / Council File #13-0197-S9

1 message

Charlie Carnow <ccarnow@unitehere11.org>

Fri, Feb 15, 2019 at 1:29 PM

To: tim.fargo@lacity.org

Cc: andrew.pennington@lacity.org

Dear Mr. Fargo,

On behalf of our members, I am writing to support the inclusionary zoning proposal for the Warner Center Specific Plan area.

Attached are our additional comments regarding our suggested approach to inclusionary zoning and other changes to the plan to ensure the affordable housing we desperately needed is provided and existing rent-stabilized housing is preserved in the plan area.

Regards,
Charlie Carnow
UNITE HERE Local 11

--

Charlie Carnow, Research Analyst
UNITE HERE Local 11
Phone: [\(818\) 635-3034](tel:8186353034)
Email: ccarnow@unitehere11.org

 **uniteherewarnercentercomment.pdf**
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UNITEHERE! Local 11

464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

February 15th, 2019

City of Los Angeles, Department of City Planning
ATTN: Tim Fargo
200 N. Spring St
Los Angeles, CA 90012

Re: Council File #13-0197-S9

Dear Mr. Fargo,

On behalf of over 20,000 hospitality workers throughout the City of Los Angeles we are writing to express our strong support for Councilmember Blumenfield and the Department of City Planning's consideration of an inclusionary zoning policy for the Warner Center 2035 Specific Plan area and provide additional suggestions.

Housing is a core issue for our union and its members. Our members, the hard-working people in hotels, event centers, bars and restaurants throughout Los Angeles, are bearing the brunt of the regional housing crisis. Our members report spending fifty to seventy five percent of their income in rents, and Valley rents have escalated faster than rents elsewhere in the City of Los Angeles.¹ Within Warner Center itself, rents increased by 33%² between 2013-2018, faster than 23% increase citywide. Accordingly, we support an inclusionary requirement to ensure Warner Center's development boom is harnessed to create the affordable housing working people desperately need.

We urge the Planning Department craft an inclusionary policy based on Concept 2 as presented in the Department's October 25th, 2018 Report³ to City Council's Planning and Land Use Management Committee. We urge that mandatory affordability set asides be required with incentives available if more affordable units are provided. The Transit Oriented Communities (TOC) Program requires that no fewer than 20% of units be affordable to low income households, 11% very low income, or 8% extremely low income for projects to qualify for incentives to build affordable housing. Given that the Warner Center 2020 plan significantly increased allowable FAR, relaxed parking requirements, and got rid of density limitations in most of the plan area we believe the minimum level of affordability required for projects in the plan area should be set at the 20% low, 11% very low income or 8% extremely low income

¹ Costar Figures cited in Curbed LA. <<https://la.curbed.com/2017/8/10/16126398/san-fernando-valley-rents-la-prices>>

² Costar Figures, cited in Curbed LA. <<https://la.curbed.com/2018/6/18/17475674/warner-center-rental-prices-woodland-hills-affordable-housing>>

³ Report to City Council Planning and Land Use Management Committee. October 25th, 2018. <http://clkrep.lacity.org/onlinedocs/2013/13-0197-S9_rpt_PLAN_10-29-2018.pdf>

thresholds that are the TOC program's lowest tier of affordability. The policy should look to the TOC Guidelines including FAR increases, relaxed parking requirements, and relaxed density and height limitations (in the Topanga and River Districts Subarea) for projects that include higher levels of required affordability. For example, projects which comply with Tier 2 levels of affordability in the Topanga and River District Subareas could receive TOC incentives related to height, density and FAR. Outside of Topanga and River Districts (which have the most restrictive zoning in the plan area), projects that include the affordability requirements of Tier 3 or Tier 4 (perhaps best suited for the Downtown Subarea) could obtain TOC incentives related to increased FAR and relaxed parking requirements.

Additionally, we urge the Department revisit the issue of whether hotels should be by-right. By-right hotels pose a danger to the existing housing stock because under the current Warner Center Specific plan developers can convert existing housing (whether it is rent stabilized, affordable or market rate) to hotel use without any public process. Developers can simply remove the kitchens from existing residential buildings or knock down existing buildings and build larger hotels. In other areas of Los Angeles, developers have successfully converted rent-stabilized residential buildings to boutique hotels, even when the zoning only allowed relatively smaller hotels to be built.⁴ The incentives provided by the current plan are much greater given the relatively permissive zoning in the Warner Center area. Additionally, with the new affordability requirement and the healthy Southern California hotel market, hotel development may crowd out the needed mixed-use, including affordable apartments, that Valley residents desperately need. Under the current plan, housing built today may be converted to hotels and transient use when doing so becomes convenient for developers, for example, during the next recession, rather than lowering or at very least not raising rent.

Other cities in California (see Appendix A) take a more holistic approach to hospitality development by requiring the City, through a conditional use process to consider the proposed project's impacts on housing and social services and what efforts the project will make to reduce auto use and encourage the hiring of residents. This kind of process would protect housing, encourage sustainable transportation, and ensure dollars stay in the community by hiring local

We thus encourage that a CUP, appealable to Council required for all new hotel development in the specific plan area that allows the City Planning Commission to consider:

- (a) The impact of the project and future employees of the hotel or motel on the demand in the City for housing, public transit, child-care, and other social services.

⁴ "Now Apartments in Hollywood are Turning into Hotels Too." *LA Curbed*. <<https://la.curbed.com/2015/7/28/9936002/boutique-hotel-hollywood-chokeee-ave>> regarding project replacing 18 unit rent-stabilized building at 1850 N. Cherokee Ave with a 24-unit boutique hotel. See "Hollywood's Historic Villa Carlotta returns to rental market as upscale, Airbnb style lodging" *LA Curbed*. <<https://la.curbed.com/2018/6/1/17362856/villa-carlotta-hollywood-hotel-rent-control>>. The developer initially sought to transform the 50 unit Villa Carlotta into a boutique hotel. See also the conversion of bungalows to a 99 unit hotel at 966 S. Dewey Ave. <<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE1Njkz0>> and the conversion of rent-stabilized housing to hotel use at 1719 Whitley Drive, <http://planning.lacity.org/pdiscaseinfo/CaseId/MjExNjc20> Where hotel use is by-right.

(b) The measures that will be taken by the project sponsor to employ residents of the San Fernando Valley in order to minimize increased demand for transportation.

(c) The measures that will be taken by the project sponsor, including a transportation demand management plan, to encourage hotel workers and visitors alike to use public transportation, cycling and other non-auto means of transportation.

(d) There is sufficient market demand for hotels, motels, or transient occupancy residential structures of the type proposed.

The City shall also find:

(e) The project will not negatively impact the availability of housing affordable to Angelenos within the specific plan area.

Additionally, the City should consider adopting the policy in the Central City West Specific Plan (see Appendix B) requiring one to one replacement of any affordable or rent-stabilized units before a certificate of occupancy is granted for any new commercial uses, including hotels.

A key element of the Warner Center 2035 plan⁵ is the “creation of a place where people can live, work and play and where day to day needs can be met by walking, bicycle or other ‘small slow vehicles’ and local transit.” By protecting existing housing, encouraging employers to hire locally and promoting the use of transit the conditional use requirement and anti-displacement policy will promote the goals of the Warner Center 2035 Specific Plan.

Thank you very much for your consideration. We look forward to continuing engagement on the plan.

Regards,

Charlie Carnow
Research Analyst
UNITE HERE Local 11

⁵ See Warner Center 2035 Specific Plan, page 3-5.

<https://planning.lacity.org/complan/specplan/pdf/WarnerCenter_SP_WEB.pdf>

Attachment A: Conditional Use Permits for Hotels in Selected Cities

Excerpted from San Francisco Planning Code, Section 303

(g) **Hotels and Motels.** With respect to applications for development of tourist hotels and motels, the Planning Commission shall consider, in addition to the criteria set forth in Subsections (c) and (d) above:

(1) The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, child-care, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel;

(2) The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation;

(3) The market demand for a hotel or motel of the type proposed; and

(4) In the Transit Center C-3-O(SD) Commercial Special Use District, the opportunity for commercial growth in the Special Use District and whether the proposed hotel, considered with other hotels and non-commercial uses approved or proposed for major development sites in the Special Use District since its adoption would substantially reduce the capacity to accommodate dense, transit-oriented job growth in the District.

Attachment B: Anti-Displacement Provisions for Commercial Projects (Central City West Specific Plan, page 37)

Replacement Dwelling Units and Inclusionary Housing Requirements 1. Commercial and Industrial Projects

- a. All commercial and industrial Project Applicant(s) shall document and replace, on a one-for-one basis in the form of new dwelling unit construction, Low and Very Low Income Dwelling Units and/or guest rooms demolished on the Project lot or lots on or after February 24, 1984.
- b. Documentation on demolished Low and Very Low Income Dwelling Units and/or guest rooms may consist of Department of Building and Safety demolition permit records, records from the Rent Stabilization Division of the Housing Department, or other documentation acceptable to the Housing Department, or its successor or assignee.
- c. The rehabilitation of existing dwelling units shall not be used by a Project Applicant to satisfy the requirements of this Subsection. However, dwelling units for which no certificate of occupancy has been issued may be used to satisfy these requirements, provided the dwelling units comply with all the provisions of this Specific Plan which are applicable to a residential Project.
- d. Dwelling units constructed to replace units and/or guest rooms demolished between February 24, 1984 and the effective date of this Specific Plan shall be provided at a ratio of 60% Very Low Income Dwelling Units and 40% Low Income Dwelling Units.
- e. Any Very Low Income Dwelling Unit and/or guest room demolished shall be replaced with a Very Low Income Dwelling Unit, and any Low Income Dwelling Unit and/or guest room demolished shall be replaced with a Low Income Dwelling Unit.
- f. No certificate of occupancy for a commercial or industrial Project which is subject to the requirement to provide replacement dwelling units shall be issued prior to the issuance of the certificate(s) of occupancy for the Low and/or Very Low Income Dwelling Units required pursuant to this Subsection.



Tim Fargo <tim.fargo@lacity.org>

Warner Center Specific Plan Status Report Written Comment

1 message

Sarah Stockham <SarahStockham@calhomebuilders.com>

Fri, Feb 15, 2019 at 10:54 AM

To: "Tim.Fargo@lacity.org" <Tim.Fargo@lacity.org>

Cc: "blake.lamb@lacity.org" <blake.lamb@lacity.org>, Matt Modrzejewski <matt@calhomebuilders.com>

Good Morning Tim,

Attached is our written comment regarding the Warner Center Specific Plan 5-Year Status Report and related motions to amend. Please let me know if you have any questions.

Thank you,

Sarah Stockham

Asst. Construction Coordinator



818.999.9979 Office

520.360.0770 Cell

www.calhomebuilders.com

21510 Roscoe Blvd.

Canoga Park, CA 91304

sarahstockham@calhomebuilders.com

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925K



Tim Fargo
City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

Dear Mr. Fargo:

The Warner Center Specific Plan has been a bright spot in Los Angeles Planning at a time when the construction of housing in Los Angeles has become increasingly difficult. The difficulties arose as a result of legislation and regulations that disincentivize rather than spur desperately needed housing production and thereby worsen affordability. As a local builder and developer in the West Valley for over 25 years, California Home Builders has experienced first-hand the boom and bust construction cycles the City has experienced in the past decades. Some of these cycles have resulted from economy-wide trends (i.e. the most recent "Great Recession") while others were a result of both bad legislation (Measure JJJ, linkage fees) and good City legislation (i.e. the Small Lot Subdivision Ordinance, the WC2035 Specific Plan and the Adaptive Reuse Ordinance). Due to new regulations and legislation, most of the housing built in the last few years or currently under construction is not affordable to the middle-class workforce – police, nurses, teachers, etc. In fact, most of the new housing is being built in Downtown, Hollywood, Playa Vista and other expensive areas. What the City desperately needs is more housing that is affordable for our workforce, such as the housing we and others currently build in the Warner Center. We urge the City of Los Angeles to exercise restraint in making any changes to the Warner Center Specific Plan and allow this area of Woodland Hills to continue its transformation so that its full potential can be realized. We are already concerned about the current state of the real estate market. Changes to the Warner Center Plan will bring future development to an abrupt halt in this plan area.

Changes to the Warner Center Specific Plan, which was meticulously crafted over time with tremendous input from various stakeholders, should be considered in the context of what has happened from a zoning standpoint in the last few years in the City of Los Angeles. Measure JJJ, dramatically higher park fees, art fees for residential development, proposed increases in mobility fees, new linkage fees and an increase in construction costs are already having profoundly negative impacts on the ability of builders to develop new housing. This fact is plain and clear for my company, California Home Builders, which has built over the past decades several hundred homes that are affordable to the City's middle-class workforce. For the first time in 25 years, my company is entitling zero new single-family home projects in the City of LA. Prior to the introduction of Measure JJJ, California Home Builders had multiple projects with several hundred single family homes in development at any given time under construction. These homes provided desperately needed workforce housing and created thousands of jobs and investment in often underserved areas. This dramatic stoppage in the production of homes is not because opportunities do not exist or because the company does not want to build more detached homes. It is because Measure JJJ has made projects that require zone changes financially infeasible due to the onerous construction burdens it imposed. In response to Measure JJJ, California Home Builders and other builders in the City are

increasingly scouring (often fruitlessly) an ever-dwindling availability of sites across Los Angeles that can be built without the need for zone changes. Warner Center is one of the few areas in Los Angeles where new developments have been feasible.

For developers, uncertainty is the biggest challenge and incentives matter. Well-written Specific Plans like the Warner Center Specific Plan eliminate that uncertainty. That is one of the reasons many developers choose to invest in the Warner Center. The Warner Center Specific Plan's forward-thinking provisions have allowed the very investment and construction that is needed to relieve upward pressure on workforce housing prices in the City. Housing development occurs in areas like this where building *incentives* rather than *disincentives* exist. The Warner Center Specific Plan, for the most part, has many of these incentives, including allowances for high density, generous floor to area ratio allowances, an area-based EIR, unlimited height, and urban-oriented setback requirements. As a result of these incentives and the fact that zone changes are unnecessary, the Warner Center Specific Plan area has quickly become a development hot-spot, putting vibrant new projects into the entitlement and construction pipeline. Unfortunately, the incentives that have quickly made this burgeoning transformation possible will soon not be enough to overcome the recent increase in fees and costs and the ever-growing introduction of anti-development measures currently being floated, including onerous mobility fees that "double-dip", unrealistic phasing schedules for multiphase projects, and inclusionary zoning.

We have already observed a dramatic drop in new projects going through the Warner Center Planning pipeline since the introduction of linkage fees (see attached graph). Prior to the effective day of the new linkage fees, a high volume of projects were submitted for entitlements. A major drop in applications was noticed immediately after the effective day of the linkage fee. The City Planning Department itself acknowledged at a City Council meeting that new applications in the Warner Center Specific Plan area "*slowed to a crawl*" after the City Council approved linkage fees. The drop in new applications is most certainly driven primarily by onerous linkage fees and not changes in the economy or demand for new housing production.

An inclusionary requirement in the Warner Center, even one in-lieu of linkage fees, would bring the development/entitlement of new projects to a virtual stand-still as the cost of inclusionary zoning is actually substantially greater than the new linkage fees. As the most active residential builder and developer in the Warner Center currently, it is clear to us that construction momentum in this area is already losing steam and will continue to do so if the City makes any changes to the Specific Plan and/or introduces more onerous mandates, inclusionary zoning, higher linkage fees, dramatically higher mobility fees, etc. As one of the biggest investors in the Warner Center, a local builder, and member of the community, we are hoping that Warner Center becomes the huge success it is on target to be. This success will be achieved by letting a good thing- the Warner Center Specific Plan - remain as is, instead of dismantling it with changes that will ultimately negate future investment, development, and housing affordability in this great area of the City.

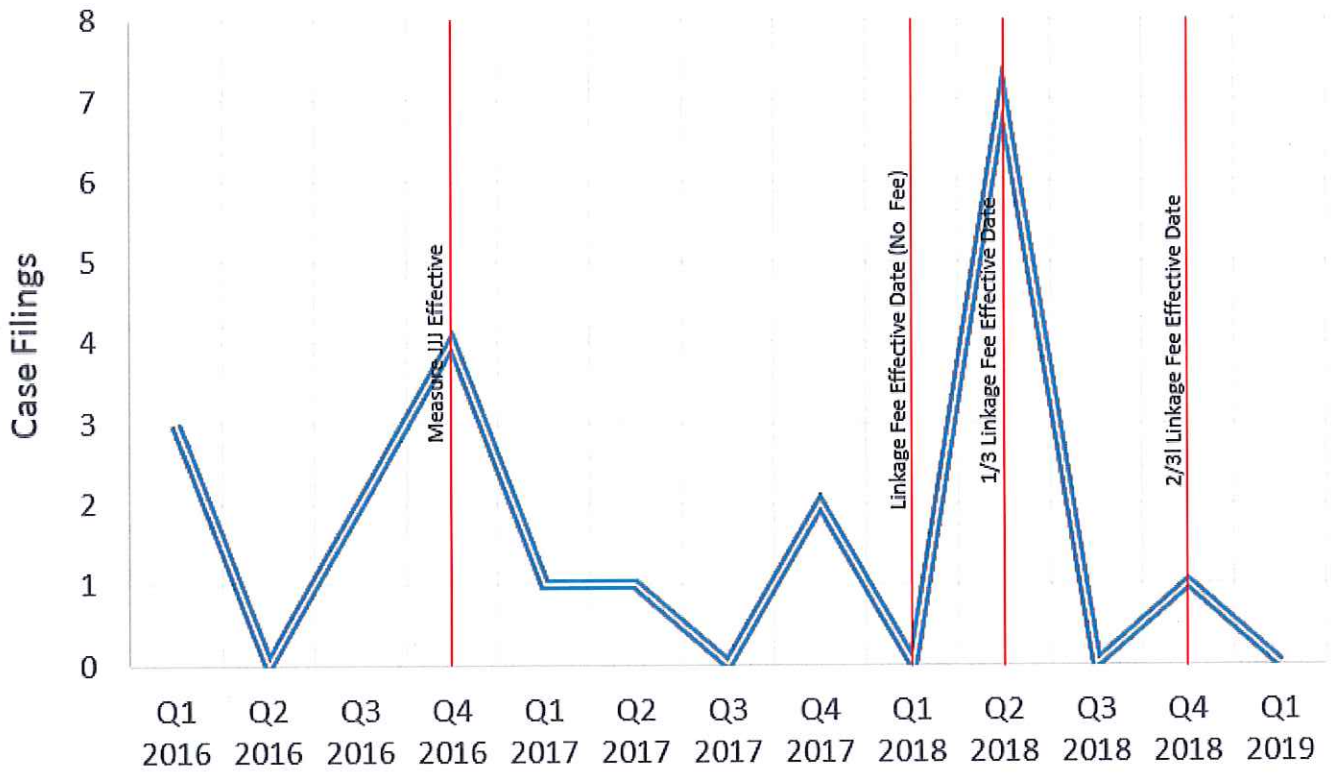
Sincerely,



Shawn Evenhaim
Founder and CEO

CC: Honorable Council Member Blumenfield
Blake Lamb, Principal Planner
Los Angeles Daily News

WARNER CENTER SPECIFIC PLAN AREA MAJOR PROJECT ENTITLEMENT APPLICATIONS





Tim Fargo <tim.fargo@lacity.org>

Warner Center proposals

1 message

Los ARTGALLERY <losartgallery@gmail.com>

Fri, Feb 15, 2019 at 5:02 PM

To: tim.fargo@lacity.org

Cc: councilmember.blumenfield@lacity.org

Tim Fargo,

I could not make the recent planning meeting, but I have 4 concerns at this time:

Where are the new schools going to go with the expected increase in student population and what are the noise mitigation efforts for the proposed 15,000 seat stadium? What other recreation will be available to new residents and pets, since Warner Park is a very small area, with not enough parking available for today's current users?

Please advise and address at the next community meeting.

Also, is underground parking even possible with the contamination sites possibly leaking throughout the below ground level water table?

Sincerely -

Rae Walker

Woodland Hills resident

losartgallery@gmail.com



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 specific plan

1 message

Kelly Lowry <kellylowry50@gmail.com>

Mon, Feb 18, 2019 at 11:58 AM

To: tim.fargo@lacity.org

Hello Mr. Fargo,

I am sorry I missed the meeting in Van Nuys on Jan 30. I am a TOPANGA Canyon resident and very concerned about the congestion we have experienced here in the past 5 years due to increased commuters coming through the canyon from the Valley. We are experiencing 6 full hours of bumper to bumper traffic every weekday between the am & pm commuters. More homes in Warner Center will only add to this sad situation which is devastating to the fragile ecosystem here in the canyon.

I hope you will add my comments to any list you have going in regards to resistance to further building projects.

I would also like to be added to any mailing list you have keeping the public updated about this and other building plans.

Thank-you.

Sent from my iPhone



Tim Fargo <tim.fargo@lacity.org>

WC2035 Signage Public Comment

1 message

Kevin Crosby <Kevin@calhomebuilders.com>

Fri, Feb 22, 2019 at 11:25 AM

To: Tim Fargo <tim.fargo@lacity.org>

Cc: Matt Modrzejewski <matt@calhomebuilders.com>, Sarah Stockham <SarahStockham@calhomebuilders.com>, "andrew.pennington@lacity.org" <andrew.pennington@lacity.org>

Tim,

Per our recent discussion, please see the attached written comment regarding the signage requirements for Vertical Signage Zone 2 within the Warner Center Specific Plan area.

Please let us know if you have any questions.

Thank you for the opportunity to comment,

Kevin Crosby

Planner - Land Development



818.577.5856

www.calhomebuilders.com

21510 Roscoe Blvd.

Canoga Park, CA 91304

kevin@calhomebuilders.com

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2 attachments



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 **Signage WC2035 Written Comment SIGNED 19-0219.pdf**
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February 19, 2019

Attention: Tim Fargo
 City of Los Angeles, Planning Department
 6262 Van Nuys Blvd.
 Van Nuys, CA 91401

Re: Warner Center 2035 Public Comment – Signage

Thank you for the opportunity to provide written feedback on the Warner Center 2035 Plan. This letter focuses entirely on signage requirements as they relate to the Plan.

Ordinance 183147 establishes the Warner Center Plan Sign District to regulate the signs within the Warner Center. There is a significant shortcoming in the signage requirements in relation to the placement of building identification signs on mid-rise buildings.

Currently, building identification signs are not permitted in Vertical Sign Zone 2 (the vertical area between 35 and 100 feet from the building base), the Uptown and Downtown Districts notwithstanding. Given the proliferation of mid-rise multi-use buildings in the area and the importance of impactful signage, this oversight is concerning and in direct conflict with the stated purposes of the Warner Center Sign Ordinance. Building Identification Signs are permitted in Vertical Sign Zone 4, provided the building is at least 120-feet tall. Unfortunately, this provision does nothing to address signage for mid-rise buildings, which represent the vast bulk of new buildings proposed in the Warner Center Specific Plan area.

Mid-rise buildings are typically 35-feet to 100-feet tall. Under the current code, signage must be placed near the base of the building where landscaping, traffic signals, commercial signs and other barriers obscure building identification signage for pedestrians and those driving by. One of the stated purposes of the Warner Center Sign Ordinance is to “ensure the quality of Warner Center’s appearance by avoiding clutter” (Section 2, Paragraph E). Placing Identification signs in the way of signals, lights and landscaping adds to clutter and conflicts with the purposes of the Plan.

Further, mid-rise buildings are often located on arterial streets where traffic moves quickly. Signage placed low on the building is more difficult for drivers to spot. This outcome creates a safety hazard as drivers looking for the building are forced to break if they cannot quickly identify a building. Section 2 Paragraph I of the Warner Center Sign Ordinance states that the purpose of the ordinance is to “minimize potential traffic hazards and protect public safety”. The current regulations create, rather than minimize, traffic hazards.

2. Permitted Locations of Sign Types by Vertical Sign Zones.
 The following signs are the only sign types permitted within the Vertical Sign Zones.

Vertical Sign Zone 1 (0 Feet Up to 35 Feet)
Architectural Ledge Sign
Awning Sign
Hanging Sign
Identification Sign
Information Sign
Marquee Sign
Monument Sign
Pedestrian Sign
Projecting Sign
Pillar Sign
Wall Sign
Window Sign

Vertical Sign Zone 2 (35 Feet Up to 100 Feet)
Large-Scale Architectural Lighting*
Projecting Sign*
Wall Sign*
Integral Digital Display Sign*
Scrolling Digital Display*

*only permitted in Uptown and Downtown Signage Sub-districts

Vertical Sign Zone 3 (Above 100 Feet to 26 Feet From Building’s Top)
Large-Scale Architectural Lighting Only

Vertical Sign Zone 4 (26 Feet From Building Top to its Absolute Top)
Aerial View Sign
Large-Scale Architectural Lighting
Identification Signs, provided the building is at least 120 feet tall.

Exhibit 1: Ordinance 183147 Vertical Sign Zones

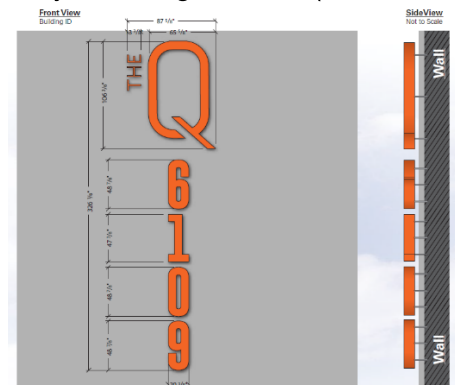


Exhibit 2: Example of Identification Signage

The outcome of restricting signage from the top of the building is that signage appears less balanced within the massing of the building. Placing signage low to the base of the building does not “contribute in a positive way to the City’s visual environment and help maintain an image of quality for the Warner Center.” (Section 2 Paragraph G).

Signage rules also appear to have been applied inconsistently across the Warner Center Specific Plan area. For example, the Vela on Ox apartments, located at 21221 Oxnard Street, have signage within Vertical Sign Zone 2 (See Exhibit 3).



Exhibit 3: Vela on Ox Apartments - 21221 Oxnard St

Below is an example of how the current signage restrictions result in bad outcomes. This case study is from our mixed-use project at 6109 De Soto Avenue. The signage designer originally placed a building identification sign titled “The Q” near the upper portion of the building to create a sense of place and augment the architectural design of the building (Exhibit 4). As design development progressed and after closer examination of the signage rules, the designers had to move the identification signage much lower on the building to remain outside Vertical Sign Zone 2. As shown in Exhibit 5, the outcome of this is a less functional and less aesthetically pleasing signage layout.



Exhibit 4: 6109 De Soto with Building Identification Signage in Vertical Sign Zone 2



Exhibit 5: 6109 De Soto with Building Identification Signage in Vertical Sign Zone 3

Per the Warner Center 2030 Plan’s own massing guidelines under Appendix F: Urban Design Guidelines, Section 6.B.1, mid-rise buildings are generally preferred in the Warner Center. Therefore, the current restrictions on signage for mid-rise buildings are inconsistent with the Plan goals. Architecturally integrated vertical identification signage within Vertical Sign Zone 2 would produce a more urban feel and one that promotes place-making.

As demonstrated, there is a major shortcoming in the sign code under Ordinance 183147 and building identification signs should be permitted in Vertical Sign Zone 2. Building identification signs in this zone help unify the building design, provide superior way-finding, and promulgate better building identity in the Warner Center. Signage placed in Vertical Sign Zone 2 on mid-rise building types also appears more balanced and aesthetically pleasing than signage placed on the lower portions of these structures.

Thank you for your consideration and for the opportunity to provide comments on the Warner Center Specific Plan. We have provided additional images of mid-rise buildings in the City (see attached exhibits 6-8) that feature signage in areas on buildings that are the equivalent of Vertical Sign Zone 2. They are examples of how signage placed in the equivalent of Vertical Sign Zone 2 can be aesthetically pleasing and tasteful, while also contributing to a softer urban character consistent with the Warner Center.

Sincerely,

Shawn Evenhaim

President and Founder



Exhibit 8: Onyx - 313 W California Ave, Glendale



Exhibit 7: 550 S Main St, Los Angeles



Exhibit 6: Domain Apartments - 1099 N Formosa Ave, West Hollywood



Tim Fargo <tim.fargo@lacity.org>

Completely opposed to Warner Center building plan it will ruin this community

1 message

Sarah Priest <sarahpriest1718@icloud.com>

Fri, Feb 22, 2019 at 1:29 PM

To: tim.fargo@lacity.org



Tim Fargo <tim.fargo@lacity.org>

2035 Warner Center Plan

1 message

Jack Trompeter <jtromp34@yahoo.com>

Sun, Feb 24, 2019 at 12:40 AM

To: tim.fargo@lacity.org

Cc: councilmember.blumenfield@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org

I urge the city council to rethink the size of this project as well as the balance of residential numbers versus government services and resources.

19,000 new residential units is way too many for a community with concrete-fueled hot summers, inadequate public transit, traffic congestion and no open space.

Given Los Angeles' shortage of affordable housing, how in the world can there be no mandates for affordable housing?

Why is the plan not adequately considering the resulting demand for on-site police services (via a new police station) or open space and parks catering to both passive and active recreational interests?

The plan doesn't require developers to invest in community resources such as new schools, park district facilities or public libraries?

Where are the new jobs for all these residents?

With regard to the development of the Rocketdyne property, I hope the city's attorneys are able to craft ironclad indemnity coverage against future lawsuits stemming from increased cancer rates among the residents unfortunate enough to live there.

It's obvious none of the council members live near this over-ambitious development or it surely would look much different, if it existed at all. I urge the council to freeze development immediately in order to rethink the scope of this plan. Work with the residents in and around the area whose quality of life will be affected.

In Appreciation of Your Consideration,

Jack Trompeter

jtromp34@yahoo.com



Tim Fargo <tim.fargo@lacity.org>


Warner Center 2035 Specific Plan—Five Year Review, Community Input from Kristine Valentine

K.K. Valentine <feb14lady@gmail.com>
To: tim.fargo@lacity.org

Tue, Feb 26, 2019 at 6:23 PM

Kristine Valentine
5253 Alhama Dr.
Woodland Hills, CA 91364
818-999-0345
Feb14lady@gmail.com

Warner Center 2035 Specific Plan—Five Year Review Community Input from Kristine Valentine

 **Planning 2035 Project.pages**
534K

Community input for Warner Center 2035 Project, February 2019 Five Year Review

Kristine Valentine, 5253 Alhama Dr., Woodland Hills, 91364. FEB14LADY@gmail.com

I was born in Los Angeles and have lived here all my life. My parents bought a brand new home in Woodland Hills and we moved into it in January of 1960. In those days we'd watch Basque sheep herders drive their sheep down Mulholland, perhaps to graze in Calabasas fields. We'd cross Valmar and play in the sets of the old Warner Brothers Ranch, that is now Calabasas homes and The Commons. My 96 year old mother still lives in that home on Deseret Drive. She can't walk to any shops or stores because they are too far away.

In 1975 my husband and I bought a home in Woodland Hills on DeMina Street, which we now rent to a family at below market rent. We now live on Alhama Drive, 2 blocks south of Ventura Blvd. At the time we bought our home I thought, this is just 2 blocks away from a bus stop so when we're no longer able to drive, we'll walk to the boulevard to take a bus. Little did we know how much our neighborhood would change.

Our zoning was R2, so we knew there would be duplexes around us. There was an apartment across the street at the corner. Little did we suspect that people would bootleg in a third unit and the zoning board would allow it because of an affordable housing problem. There were no parking meters on Ventura Blvd. when we moved to our current house in 1978. The businesses now on Ventura Blvd. don't have parking for their employees, so they park on the city streets in the neighborhood. People that frequent the bars, restaurants and smoke shops also park in the neighborhood because there isn't enough parking. There are two businesses that are on Ave. San Luis, (next door and across the street from us.) One business parks cars on the street so they can work on them and take them apart. Multiple cars! So parking is a nightmare around us.

Then there is the problem of the people who live on the streets of Woodland Hills, especially on or near Ventura Blvd. I see people sleeping in doorways. People ask for money. People ride their bikes on the sidewalks and there is flagrant shoplifting. I no longer feel safe walking in the evenings near our home.

Which brings me to the Warner Center 2035 Plan. Every time I go to a meeting regarding planning and construction in the community I feel like there is a hidden agenda that only the "in crowd" knows. So many acronyms are bandied about that it's impossible to understand what is being presented to the community. The answers to community comments and questions, by the Planning Department, seem to be evasive. It's as if the Planning Commission (or is it Department?) already know what they want and community input is just proforma. Developers are getting tax incentives, but many aren't even American owned. Westfield is a French company, for example. Mixed use developments, housing is built but not businesses? How long will low and medium cost housing remain in effect? The Met, at the corner of Burbank and Canoga, used to have horses grazing on part of the land. Affordable housing allowed for tax incentives when they were built, but after some time those units were allowed to be sold at market rate and they were no longer affordable. I can't get away from the feeling that there are winners and losers when these projects are green-lighted. Are people in government making deals that will become evident in their future? Think Villiaragosa and Huizar.

My main concerns revolve around **traffic congestion, parking restrictions** due to the massive increase of population and the one (plus?) parking space per residential unit, the need to pay for parking in the business areas, the crowded street parking, a stadium that will increase outside traffic coming into Warner Center and the **noise pollution** that comes with a stadium. Canoga Avenue will require an eastbound off ramp and a westbound on ramp. If low and middle income families are to live in Warner Center, parking needs to be provided for those who use pickup trucks and vans to do their jobs. No matter where you live or work in Los Angeles, there are gardeners driving on the streets and highways. Lyft and Uber, supposed alternatives to owning a car, will be driving more hours on city streets because their JOB is to MOVE people. They will be stopping, but probably not leaving the roads for much of the time. As for all the bike parking...not many parents will be taking their children to school or to appointments while riding a bike. At the LAUSD schools where I taught, children weren't even allowed to ride their bikes to school for safety reasons and because of bike thefts. Bikes are wonderful vehicles for recreation but they won't keep adult residents in the Warner Center from driving outside of their 1.5 square mile oasis. Is Woodland Hills expected to become a medium-high or high residential market area where people who work here can't afford to live here? Where businesses keep employees working at 37 hours a week so they don't need to pay benefits? Where people come in and leave on the Orange Line, but are fearful of other passengers? Where we need a greater police presence, but the City can't afford it? Where hired private security guards sit or stand looking at their phones, not the people loitering or walking in the community?

My family moved to Woodland Hills in 1960 so that we could live in an affordable suburban neighborhood in Los Angeles. Please don't turn it into an over-crowded, greedy copy of "The West Side" of the City.



Tim Fargo <tim.fargo@lacity.org>

Re: WARNER CENTER 2035 SPECIFIC PLAN - 5 YEAR REVIEW

1 message

Sheryl Aldrich <aldrichpartyof4@gmail.com>

Tue, Feb 26, 2019 at 7:55 AM

To: tim.fargo@lacity.org

Mr. Fargo,

My name is Sheryl Aldrich (all of my contact information is below) and I have been a resident of the west part of the San Fernando Valley for the past 50 years.

Here are my written comments for the "WARNER CENTER 2035 SPECIFIC PLAN - 5 YEAR REVIEW" for the meeting which was held on February 13, 2019 @ 6:30pm.

As a resident of the west part of the San Fernando Valley for the past 50 years it is very disturbing and upsetting to see what our community has already become without the additional building of more condos, apartments, stadium, etc....that is in the works.

We DO NOT have enough of the following and would like to know if the following is included in these plans?:

1) POLICE -

- Will there be more police hired?
- Will there be police stations that will be open 24 hours a day instead closing at 11:00pm at night?
- Will our police get all the supplies they need without having to have a Booster or Foundation created to raise money for such supplies?
- We are very short handed as it is and we cannot afford to have more people which bring more issues and stay with the number of police and police stations we have now.
- Our crime rate is higher than ever regardless of what our politicians are saying, We have had way too many house burglaries, robberies, car break ins, mail thefts
- As taxpayers we deserve to be protected.

2) Natural Gas Supply

- Where do you plan on getting more "Natural Gas Supply"?
- We are being told to cut back that there is a shortage. Turn our thermostats down.
- If this is the case than there will not be enough for all of the construction / building that is slated for Warner Center 2035 Specific Plan.

3) Fire Stations -

- Will there be more fire stations opened and Firefighters hired?

4) Schools -

- Will there be more teachers hired, classrooms available and school supplies for our children?
- It is bad enough our children are in over crowded classrooms and that parents are asked for supplies.
- Where are our tax dollars going????

5) Streets -

- Will our streets and freeways be repaired properly instead of putting band aids on them?

- Our streets and freeways are the worst ever. They cause damage to our cars daily. If you are planning on adding all of the housing that will bring hundreds of thousands more people which means more cars, trucks, buses, etc.... our streets need the proper repairs. We need our roads paved like Nevada.

6) Smog / Pollution -

- How do you plan on handling the smog / pollution situation?

7) Homeless -

- How is the homeless situation going to be handled?

Thank you for your time in advance.

Sincerely,
Sheryl Aldrich
6410 Ellenview Ave
West Hills, CA 91307
Cell: (818) 262-8820
Fax: (818) 710-1210
aldrichpartyof4@gmail.com

On Tue, Feb 26, 2019 at 7:07 AM Sheryl Aldrich <aldrichpartyof4@gmail.com> wrote:

Mr. Fargo,

My name is Sheryl Aldrich (all of my contact information is below) and I have been a resident of the west part of the San Fernando Valley for the past 50 years.

Here are my written comments for the "WARNER CENTER 2035 SPECIFIC PLAN - 5 YEAR REVIEW" for the meeting which was held on February 13, 2019 @ 6:30pm.

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We DO NOT have enough of the following and would like to know if the following is included in these plans?:

1) POLICE - Will there be more police hired? Will there be police stations that will be open 24 hours a day instead closing at 11:00pm at night? We are very short handed as it is and we cannot afford to have more people which bring more issues and stay with the number of police we have now. As tax payers we deserve to be protected.

2) Natural Gas Supply - Where do you plan on getting more "Natural Gas Supply"? We are being told to cut back that there is a shortage. If this is the case then there will not be enough for

Sheryl Aldrich
[6410 Ellenview Ave](mailto:aldrichpartyof4@gmail.com)
[West Hills, CA 91307](mailto:aldrichpartyof4@gmail.com)
Cell: (818) 262-8820
Fax: (818) 710-1210
aldrichpartyof4@gmail.com



Tim Fargo <tim.fargo@lacity.org>

COMMENTS regarding the WARNER CENTER 2035 PLAN

1 message

jenben1@pacbell.net <jenben1@pacbell.net>

Wed, Feb 27, 2019 at 9:41 AM

To: Tim.fargo@lacity.org, blake.lamb@lacity.org

To
Tim Fargo: City Planner;

Blake Lamb: Principal City Planner

The following comments , below and attached, for your recommendation to the City Council with regard to the WARNER CENTER 2035 PLAN.

Comments About Warner’s Center 2035 Specific Plan (Re: Dept. of City Planning Meeting February 2019)

The Status report presentation was specifically vague... And, although the public was given the opportunity to ask questions and/or speak about the comments regarding the PLAN, responses were general at best and the Planning representatives Tim Fargo and Blake Lamb made it very clear they were to present the status of the project and not to comment what we as individuals or a group would like I to be part of the Plan.

Here are my comments:

There are entirely too many residential units proposed for the project – **Reduce the number of Residential Units**

There are entirely too few parking space (for automobiles, NOT bicycles) – **Increase the number of parking spaces for Automobiles.**

Average household percentage of residents states at 1.4 is UNDERSTATED by almost ½. (2.4%) NO wonder there are so few parking spaces - **the 2 comments above**

There is no true definition for Non- residential units - **We want commercial business property – office space, restaurants shops.**

I understood the goal of plan was to create a community where we can LIVE and WORK.

There is NO INDICATION that any TRUE commercial spaces (which are non-residential) have been approved, and Per the Chart provided by the City during the meeting, NONE have been proposed.

Where are the WALK to work opportunities for these thousands of new residents?

Stated in the Plan for 2018 - Affordable Housing Linkage fee reduction for Affordable Housing. Yet there are NO Affordable Housing units developed during the past and current phased of development.... And I see no indication of ANY per the City Chart of proposed development in for the future.

Speaking of Linkage Fees - ALL Linkage Fess collected as part of the construction of the Warner Center 2035 Plan - Should remain local and used for the benefit of the LOCAL Community of Woodland Hills. NO EXCEPTIONS

Warner Center Area Resident

Sylvan Street Woodland Hills CA



Comments About Warner.docx

16K



Tim Fargo <tim.fargo@lacity.org>

public comments regarding Warner Center 2035 Plan

1 message

Beth Portello <bportello@cinemalibrestudio.com>

Wed, Feb 27, 2019 at 1:50 PM

Reply-To: bportello@cinemalibrestudio.com

To: tim.fargo@lacity.org

Cc: councilmember.blumenfeld@lacity.org, councilmember.wesson@lacity.org, vince.bertoni@lacity.org

Dear Mr. Fargo,

With regards to the Warner Center 2035 Specific Plan, it is my understanding that no affordable housing is included in any of the proposed residential projects.

I find this ethically abhorrent considering this city's affordability issues and burgeoning homelessness crises and politely request that you consider the less affluent and their needs as this plan develops.

As you likely know, nearly 55,000 people are homeless on any given night in Los Angeles proper with rates for middle-aged women and students rising.

<https://www.latimes.com/local/lanow/la-me-homeless-how-we-got-here-20180201-story.html>

As voters, we voted on taxing ourselves more in order to build 10,000 units of affordable housing !

But we must rely on City Planners such as yourself and our elected officials such as Councilmembers Wesson and Blumenfeld to fight for those less fortunate constituents.

Having said that, we are the distributor of the documentary film THE ADVOCATES, a 2018 documentary which examines LA's homelessness rises from the point of view of the caseworkers from Housing Works, LA on Cloud 9 and Midnight Mission, as they strive to find housing options for their clients. I beseech you to watch the trailer and think about these folks before approving only "high-rent" projects.

<http://cinemalibrestudio.com/the-advocates/#video>

L.A. can only be a great place to live when all of it's people are able to live decently.

Sincerely.

Beth Portello

Topanga resident and tax-payer

310-780-4008



: Warner Center 2035 comment

1 message

Jeff Bornstein <powcp@aol.com>

Wed, Feb 27, 2019 at 12:18 PM

To: tim.fargo@lacity.org, alison.pugash@lacity.org
Cc: powcp@aol.com

Hi Tim and Alison,

Please include this comment below for the Warner Center 2035 plan.
Please let me know if it needs to be titled differently or if anything else is needed.
Please confirm receipt and inclusion in the record.

Dear Sirs and Madams,

Profit oriented land use is what we derive from capitalism. Just as prescription drugs and the science of medicine are vehicles of profit, land and our communities are a source of profit for land developers. It is legal. It is the law of the land. But also part of the equation are the three branches of government. On the federal level, the state level and in this case the municipal level the executive, legislative and judicial branches of government oversee this process in the name of community and the common good. Unfortunately money is the only thing that fuels and manipulates, tilting the scales of justice. The mayor and city council are elected and election costs a lot of money. Early in election cycles candidates are commonly rated on how much money they raised. Money tilts the process. Money is influence and that is before the FBI saw cause to raid Los Angeles City Officials offices and homes. Money is needed to participate on a judicial level as well. To participate judicially one has to spend their own money with no fiscal reward at the end of the process unlike developer interests. The cost of participating judicially is tens of thousands of dollars just for attorney's fees alone. The average resident has no say in how their community is developed. Holding public meetings and taking comments has little to no effect on the process. Developers build what they want because they have the money to not just build, but build a political campaign, either for "You or Your Opponent". Elected officials are going to naturally migrate towards money. The undue influence of money is undeniable in Warner Center 2035. Warner Center developers have the vested interest to spend what ever money they need to spend to get their projects approved by the Los Angeles City Council. That should change and the existing community should have a real say in the process. One that is not manipulated and controlled by money.

The Warner Center 2035 Plan allows for too many residences and building that are too large for the existing community. Plans for housing and employment for a combined 120,000 new participants in Warner Center, combining new residences and new jobs as the plan states.

Warner Center 2035 Specific Plan. Chapter 3 Community Vision(CommunityVision) Statement WC2035SP Warner Center 2035 Specific Plan reads as,

"Increase jobs in Warner Center from the existing approximately 40,000 to 80,000 by 2035, including Research/Development, Professional/Technical and other "creative class" jobs.

- Create an environment to attract jobs, provide quality residential neighborhoods with amenities, including open space, a community shopping center, neighborhood-serving retail, entertainment and walk-able streets, add 20,000 new residential units of various types and sizes by the year 2035."

Beyond the overall detriment the Warner Center 2035 there are many problems with the Warner Center 2035 Plan. Phasing , set-backs, defining commercial space, insufficient tree replacement and services such as a Police Station and affordable housing are not properly addressed in Warner Center 2035.

Planning new residence and employment for large numbers as the plan allows will not be viable without concurrent plans for already overwhelmed services.

Developers need to be responsible for costs for additional services to avoid such costs burdening the the less prosperous neighbors. Developers are prosperous, not only prosperous, but also benefit from Government Aid in the form of tax breaks. Included in those tax breaks recipients is Westfield Village which is in Warner Center and adjacent to the planned Promenade 2035.

The Tax breaks were found by Los Angeles City Controller to be not favorable to the taxpayer.

Los Angeles City Controller Ron Galperin has concluded that the city needs to improve on evaluating and negotiating such deals in which the city awards tax breaks and incentives.

In a 29-page report released in August 2018, Galperin called for more transparency, noting that since the mid-2000s, the city had approved such projects without exercising a broader and more comprehensive economic development strategy.

“We need a clear road map to ensure consistency, fairness and value for those we serve,” Galperin said.

The controller's report looked at a quintet of deals brokered between 2005 and 2015 that totaled \$654 million in tax breaks; among them, the Village at Westfield Topanga shopping mall in Woodland Hills.

In his report, Galperin broke down the arrangement on the Westfield mall.

“The Village at Westfield Topanga had a reported feasibility gap of \$35.7 million based on an estimated value of \$300 million and estimated development costs of \$335.7 million. The city approved financial assistance of up to \$47.7 million (\$25 million NPV) over 25 years. ... Initially, a hotel was planned as part of the development project although that idea was later abandoned. The new Village at Westfield Topanga opened in Sept. 2015,” the report states.

Other projects examined in the controller's study included the Courtyard Marriott and Residence Inn north of L.A. Live; the Hotel Indigo in Metropolis; the J.W. Marriott and Ritz Carlton at L.A. Live; and the InterContinental Hotel in the Wilshire Grand.

The city will negotiate tax incentive deals when developers face a funding or feasibility gap that could curtail progress on a development deemed valuable to the city's long-term economic benefit. However, citing a failure by the city to negotiate the best possible deal in these cases, Galperin's report concludes that the city should bring in an expert on salary or a consultant who can help determine if a project needs financial assistance from the city.

Phasing

No phasing of projects should be allowed. Projects should be built all at once.

Phasing does not give the community a full picture of projects. Developments of this size and scope need to be planned and built all at once to ease the disruption to the surrounding area and community. A 4 phase project takes 12 years to complete.

One phase projects take three to four years. We owe it to the existing community to be as diligent as possible in avoiding disturbances and disruption to the adjoining areas especially those directly next to the projects. Developments should be built all at once with time limits to respect the surrounding homeowners and businesses.

Westfield has proposed a project in four phases. That should be prohibited.

Setbacks

Setbacks are extremely important when you have skyscrapers.

Tall buildings give a lot of square footage with a smaller footprint.

That is basically their definition.

Setbacks are a necessary offset to the density of multi story buildings.

The taller the buildings the more setbacks are not only appropriate but necessary for live-able/workable spaces.

Setbacks must be 40 feet on all sides of multi story buildings.
Forty feet from the edge of the building to any street or driveway.
Not only providing open space, but also providing a safety buffer
for that occasional but ever increasing car that drives into
ground floors of buildings.

Warner Center 2035 allows for unlimited number of stories and
size to new residences and work spaces adding many more car trips.
40 feet gives some relief from car pollutants for those who want to
enjoy the outside.

These spaces should be no smoking with the exception of
one singular area furthest from the building and no bigger than 5 feet by 5 feet.
A 5' x 5' area clearly marked as the only smoking area, a specialized smoking
area or smoking bench.

Set backs should be forty feet of grass, greenery or drought tolerant plants that are a necessity
to offset the height and density Warner Center 2035 plan currently allows.

Defining a Commercial Unit

A residence is a residence. Calling a project half residential and half commercial
does not make it half commercial. What makes a building 1/2 commercial is
utilization of half the space of the building for commercial or business enterprises.
There has to be a definition that can not be manipulated. Documentation
of a space's utilization needs to be a tenant of an updated Warner Center 2035. Any definition
of commercial space must also include overseen policies that outline the manner
in which commercial space claims are verified. Language needs to be tight with no loop holes.

Insufficient Tree Replacement

Removing enormous amount of mature trees and not replanting those same trees as part of the property
is one of the worst aspect of this plan. Replacing large mature trees with smaller trees in an era of Global Warming
makes no sense. Studies need to be done to document the oxygen output differential. Two small trees do not
equal the out put of the large existing trees in Warner Center. Oxygen output is an environmental concern.
Denying the importance of Oxygen output would be wrong and cause concerns about Developer intent
when it comes to the community.

LA City Tree Preservation Ordinance No. 177.404

LA City Tree Preservation Ordinance No. 177.404, an ordinance amending various provisions of Articles 2 and 7 of
Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code signed into law March
2006 does not include
oxygenation as a concern when protecting and replacing trees. It only protects trees not people. A super majority of
Scientists see Human-Induced Climate Change, also known as Global warming as real. This ordinance needs to be
updated to take health issues into account regarding trees and the protection of life giving oxygen-output trees provide.
Trees are desperately needed to offset Greenhouse gases such as carbon dioxide and methane raise the
Earth's temperatures by trapping the sun's energy in the Earth's atmosphere and surface. Energy that would
otherwise radiate into space.
Human-induced climate change must be a priority and ignoring the important natural addition of oxygen needs to be
addressed.
Replacing the amount of Oxygen should be a priority when trees are removed and replaced for any property.. Oxygen-
output is measurable and it is not proper for a governmental entity such as The Municipality of Los Angeles to ignore.
University of Maryland's Center for Environmental Science study just released warns that warming comes with serious
environmental consequences. The University of Maryland's Center for Environmental Science established in 1925
recently published a report predicting the temperature levels for cities and
their comparable counterpart in 2080. Los Angeles is predicted to have the weather of Cabo San Lucas.
"From a beach-day perspective, warmer might be better, but it is not better for our food production and in some areas it
could lead to more pests, invasive species and disease," said study leader Matthew Fitzpatrick, a biogeographer at the
University of Maryland's Center for Environmental Science. The study reports Aedes mosquitoes, which transmit Zika,
dengue and other deadly viruses, prefer warmer weather and may be able to spread into new areas of the U.S. as
temperatures climb, scientists said in the University of Maryland's Center for Environmental Science.
On the West Coast, warmer temperatures are associated with more smog, which can be dangerous to people with
asthma, emphysema,

Chronic Obstructive Pulmonary Disease aka COPD and allergies.

A recent NASA report found that last year's average global surface temperature was 1.49 degrees Fahrenheit above a baseline period between 1951 and 1980.

As well Alex Hall, who directs the Center for Climate Science at UCLA stated that there is more to climate change than shifts in average temperature and precipitation.

"Changes in extremes, which we also expect, matter a lot, especially here in California," he said. "

This ordinance is a basis for tree replacement in Warner Center for proposed developments specified in Warner Center 2035 Plan.

Not taking into account important health issues is an obsolete approach. An incomplete, outdated and obsolete approach to trees and tree replacement when it comes to the environment, it's effect on people and Climate Change. Methodology and ideology have changed since 2006 when Rocky Delgadillo signed ordinance 177.404. An ordinance amending various provisions of Articles 2 and 7 of Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code into law. This ordinance is 13 years old.

Environmental concerns are not the same now as in 2006. This ordinance, No. 177.404, and/or Articles 2 and 7 of Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code needs be revisited as they are a basis for actions approved in 2019, but implementation planned for well beyond for the Warner Center 2035 Plan. If we do not concern ourselves with the environment and life sustaining assets such as oxygen the City of Los Angeles is doomed to be part of the problem of human-induced climate change aka Global Warming. Not the solution. Revisiting these Articles, Chapters and Ordinance is a must for urban sustainability as we add a lot more people who need Oxygen to an already crowded urban dwelling. As planned Warner Center will be extremely dense. Only further evidence that environmental need to be addressed better than they are currently in No. 177.404, and/or Articles 2 and 7 of Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code. In the current climate taking environmental concerns into account as we build toward the future is a must. Not taking environmental concerns and oxygenation levels is great cause for health concerns as we go forward. When trees are removed oxygen-output levels need to be equal of the oxygen-output levels from the previous trees, now known as existing trees.

New Services- A Full Size Police Station is Needed

A Police Station and other additional services will be needed.

With additional residences of a planned 80,000 and 40,000 new jobs safety will be a key to a successful neighborhood.

These new residents and jobs will stretch are already thinly stretched public services.

We need to dedicate land and start planning a full size, totally functioning Police Station.

Affordable Housing

It is a sad example that Westfield after receiving Los Angeles Municipal tax breaks for the Village plans no affordable housing at the planned Promenade 2035.

Evidence that the developer has only profit for it's interest, not the community interest

Building affordable housing has to be a goal for Warner Center 2035.

Building affordable housing is a goal for the City of Los Angeles.

Affordable housing--Thinking Out of the Box

One idea would be to build housing atop existing Canoga Avenue.

Building a series of 4 story affordable apartments would require a tunnel under these apartments for traffic on Canoga Ave.

Canoga Ave would be tunneled under with the costs of the tunnel being augmented and eventually fully paid off by rents derived from those apartments.

If a tunnel is too daunting another solution would be to have Canoga Ave. curve slightly west at Victory and curve or "jog" right at Vanowen Street. Canoga Avenue already has jog or slight curves between Vanowen and Sherman Way.

Money from the apartments should also go for traffic improvements on and around Canoga Ave to offset the inconvenience to the community of the jogged street as well as inconvenience during construction.

Canoga Ave is not built on a site with hazardous materials in the soil such as the former Rocketdyne site. Which is directly adjacent to the west.

As well building a 3/8 mile line of 4 story affordable units adjacent to the Orange Line would show Sacramento we are serious about getting light rail improvements to the existing Orange Line.

Warner Center 2035 Validity Concerns

Currently the FBI is investigating past City of Los Angeles Planning activity. With this in doubt it makes no sense to move forward until we know how valid previous plans and approvals are. We need to know if this currently announced federal investigation will taint the process that approved Warner Center 2035 or any other projects or developments in the Warner Center defined area.

If approved by Los Angeles City Planning Committee, the project needs to be verified as not tainted by corruption, bribery or any other malfeasance. Being transparent and not allowing developers to contribute to Los Angeles City candidates for elected office is needed. Needed as a start on the path to a better community with fairness and more omnipresence benefiting the community development process.

Sincerely,
Jeff Bornstein
[7507 Winnetka Ave.](#)
[Canoga Park, Ca 91306](#)



Tim Fargo <tim.fargo@lacity.org>

DEADLINE MET 2/28/19 WARNER PROJECT 2035 Lack of consideration for 2035 Warner Project - concerns and issues

1 message

Lena Ayvazian <lena.a@sbcglobal.net>

Thu, Feb 28, 2019 at 1:10 PM

To: Tim Fargo <tim.fargo@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, City of Los Angeles <councilmember.blumenfeld@lacity.org>, "tracy.d.williams@lacity.org" <tracy.d.williams@lacity.org>, "miguel.hernandez@lacity.org" <miguel.hernandez@lacity.org>, "sbgallo@cs.com" <sbgallo@cs.com>, "blake.lamb@lacity.org" <blake.lamb@lacity.org>
Cc: Tamar Ayvazian <tamar7331@gmail.com>, Tamara Alameddine <tamara.csun@gmail.com>, "keVends@aol.com" <keVends@aol.com>, "kickboxermommy@yahoo.com" <kickboxermommy@yahoo.com>, kslyapich@yahoo.com, miguel.hernandez@lacity.org, "sossy.b@sbcglobal.net" <sossy.b@sbcglobal.net>, Tamara <tamara.1008@yahoo.com>, "jerredl@swcarpenters.org" <jerredl@swcarpenters.org>, "garo@kamarianlaw.com" <garo@kamarianlaw.com>

Hello,

Please accept this email as compliance for consideration of concerns relative to the 2035 Warner Project. Response to the pending issues deadline is today February 28, 2019.

Please note that during this months Warner Center City Counsel there were approximately 250 folks expressing their serious concerns relative to the project

Concerns ranged from:

1. Water contamination in the area which in reports noted by the speaker are well known, however, not required to be addressed by the development of the project
2. Union workers expressing that local help was not being retained and work pay was ranging approximately \$16 an hour
3. Parking requirements for projects were set at approximately 1 spot per 1.4 units. That the project did not require at least 2 spots per unit no matter how many rooms. Lack of guest parking in addition to the minimum required
4. Zero accountability for new LAUSD
5. Zero accountability for new LAPD
6. Zero accountability for new LAFD
7. Zero accountability for hospitals/medical care
8. Project INTENT was to be a work/live environment with less parking due to work/live proximate
9. Project does NOT fall into the INTENT developers were required to comply with apartments are being scheduled to start from \$2800 to \$3400 for 2 bedroom in Canoga Park. Bureau census for the area mid income is \$70,000. Lack of parking, lighting, roads, freeway entrances all lacking to accommodate folk that will be required to work outside of the vicinity to met such rent.
10. ZERO balance of owner occupied vs. rental occupied
11. ZERO Balance from the City Planners of the required Commercial vs. Residential balance of the project
12. 12 Story steel building is seeking approval at the corner of Alabama/Vanowen -
 - a. ZERO requirement for shadow blockage of condo association directly behind -
 - b. Minimum parking
 - c. approximately 700 vehicles to use a very short dead end street with ZERO requirement of street light
 - d. Talk of removing the minimum street parking due to increased usage of the small street, this effecting the value of the owner occupied condominiums

****Please look into the property under construction at this time at corner of Alabama and Vanowen. Guidelines was to have it sit 50Feet behind the river base line. IT IS NOT.**

When asking planners they say go to to permit, when asking permit they say go to planners.

Now I'm going to All. It is said that the developers are not asking for changes, however, when they are under construction changes are being met.

The project calls for just over **26,000 units** to be built within a 1.5 mile radius, this calculates to approximately 80,000 residents and approximately 200,000 guests for the 12,000-15,000 arena being proposed.

Lack of interest of education alone should be enough to stop this project and reevaluate its long term effect on the community

I urge all reading this to also reach out to the parties the email is being addressed to
I urge all to share these concerns with their family, friends and neighbors

Thank you

Concerned Citizen
Lena Ayvazian
(818) 481-6019



Tim Fargo <tim.fargo@lacity.org>

Warner Center Written Comments

1 message


Jerred Langford <jerredl@swcarpenters.org>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Thu, Feb 28, 2019 at 1:20 PM

Please see attached written comments,

Thank you,

2 attachments

 **1699_001.pdf**
2194K

 **ATT00001.txt**
1K

Re: Email from Jerred Langford 2/28/2019

Note: Attachments transcribed and included as part of Exhibit C4



Tim Fargo <tim.fargo@lacity.org>

Warner Center Written Comments

1 message

Jerred Langford <jerredl@swcarpenters.org>


Thu, Feb 28, 2019 at 1:21 PM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Please see next attachment of written comments, their will be 4 total.

Thank you,

2 attachments

 **1699_026.pdf**
2089K

 **ATT00001.txt**
1K

Re: Email from Jerred Langford 2/28/2019

Note: Attachments transcribed and included as part of Exhibit C4



Tim Fargo <tim.fargo@lacity.org>

Re: DEADLINE MET 2/28/19 WARNER PROJECT 2035 Lack of consideration for 2035 Warner Project - concerns and issues

1 message

Susan <sbgallo@cs.com>

Thu, Feb 28, 2019 at 1:22 PM

To: Lena Ayvazian <lena.a@sbcglobal.net>

Cc: Tim Fargo <tim.fargo@lacity.org>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>, City of Los Angeles <councilmember.blumenfeld@lacity.org>, "tracy.d.williams@lacity.org" <tracy.d.williams@lacity.org>, "miguel.hernandez@lacity.org" <miguel.hernandez@lacity.org>, "blake.lamb@lacity.org" <blake.lamb@lacity.org>, Tamar Ayvazian <tamar7331@gmail.com>, Tamara Alameddine <tamara.csun@gmail.com>, "kevlends@aol.com" <kevlends@aol.com>, "kickboxermommy@yahoo.com" <kickboxermommy@yahoo.com>, kslyapich@yahoo.com, "sossy.b@sbcglobal.net" <sossy.b@sbcglobal.net>, Tamara <tamara.1008@yahoo.com>, "jerredl@swcarpenters.org" <jerredl@swcarpenters.org>, "garo@kamarianlaw.com" <garo@kamarianlaw.com>

In addition to Lena's email below, there has been no discussion regarding the ability to evacuate everyone should a major disaster take place. Especially on the Alabama/Vanowen street where there is only one way out.

Very Concerned Citizen
Susan Watson

Sent from my iPhone

On Feb 28, 2019, at 1:10 PM, Lena Ayvazian <lena.a@sbcglobal.net> wrote:

Hello,

Please accept this email as compliance for consideration of concerns relative to the 2035 Warner Project. Response to the pending issues deadline is today February 28, 2019.

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I urge all reading this to also reach out to the parties the email is being addressed to
I urge all to share these concerns with their family, friends and neighbors

Thank you

Concerned Citizen
Lena Ayvazian
(818) 481-6019



Tim Fargo <tim.fargo@lacity.org>

Warner Center Written Comments

1 message


Jerred Langford <jerredl@swcarpenters.org>
To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Thu, Feb 28, 2019 at 1:28 PM

Please see attached written comments. This is the final attachment.

Thank you,

2 attachments

 **1699_071.pdf**
1935K

 **ATT00001.txt**
1K

Re: Email from Jerred Langford 2/28/2019

Note: Attachments transcribed and included as part of Exhibit C4



Tim Fargo <tim.fargo@lacity.org>

Warner Center

1 message

William Preston Bowling <williamprestonbowling@yahoo.com>

Thu, Feb 28, 2019 at 3:12 PM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>

Cc: City of Los Angeles <councilmember.blumenfield@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "vince.bertoni@lacity.org" <vince.bertoni@lacity.org>, Bonnie Klea <bonnie1@dslextreme.com>

Dear City of Los Angeles,

It is of the importance of Human Health and the Environment that ANY development near and/or ontop of the former Rocketdyne Canoga/Atomics International Vanowen Facility be done after a full remediation of the Radiological and Chemical Contamination that exists beneath the building site. This includes the groundwater plume that has been impacted by past operations.

Please click on the link below for details about the former operations at the site which left the ground unsuitable for any development and the future residents of this site could face illness from indoor vapor intrusion and workers who build your proposed buildings are subject to heath risks as well...

<http://acmela.org/canogafacility.html>

I am ccing Bonnie Klea in this e-mail who is a Former Employee of Atomics International and is witness to the operations of this site including testimony from former employee John Boyer which Bonnie interviewed. Mr. Boyer would on Nuclear projects at the site and in the above link you will notice that THIS WAS A NUCLEAR FACILITY and one documented accident gives thanks to firefighters who put out a Uranium Fire at the back of the Vanowen Facility.

Please keep me on the list for any future public meetings on this project.

William Preston Bowling
Founder ACME
Aerospace Contamination Museum of Education



Tim Fargo <tim.fargo@lacity.org>

WC 2035 Plan Comments

1 message

Lauren Coffman <l.coffman@whcouncil.org>

Thu, Feb 28, 2019 at 4:49 PM

Reply-To: l.coffman@whcouncil.org

To: tim.fargo@lacity.org

Hi Tim,

Following are comments regarding the WC 2035 Plan that I have encountered on the PLUM committee. These are not committee generated.

1. Applicants meeting density requirements of the specific districts of Warner Center: This issue is mostly an issue in the Commerce District where, above a 3:1 FAR, there is required a 50% residential and 50% commercial use requirement. There is no relationship or restriction to the lot coverage in complying with these uses. Since it is prevalent that large scale commercial uses are not existent or pushed off to Phase Two of all of our projects, the lots are being designed with the residential uses covering most of the lot, with a small footprint left for a tower / highrise to comply with the commercial use, to be built in Phase two. The highrise building type is the most expensive building type, so I predict that these towers will not be bank funded anytime soon. This defeats the Live / Work / Play motto for the Warner Center 2035 Plan as residents will need to leave the area for work, thus also increasing traffic.
2. There should be a requirement that if commercial buildings are demolished in a district of the Warner Center where commercial is required, then the amount of commercial being demolished needs to be provided for in Phase One of the new proposed project. We are losing all the commercial buildings in the Commerce district.
3. When projects are phased, there needs to be a short time limit for Phase two, after which all the required fees are due. This would cause developers to think differently about phasing their projects if all their fees for unbuilt portions of their project were to come due within two years, or so. They would start to think more creatively how they design their projects.
4. It is very important that Planning Department presentations reflect Phasing of all the projects and their required uses. Then they will learn that almost all the commercial building is pushed off to Phase two, which has no time limit.
5. In general, building massing / variety of building massing is a problem. All the residential buildings currently approved follow a formula because it is the most cost effective construction: 7 stories with 2 stories of concrete construction for the parking garages and 5 stories of wood construction above for the residential. It is a sea of 7 story buildings, a 7 story street wall, with very little relief in terms of plazas or parks along the edge. The Plan dictates this. I think there needs to be massing guidelines that require the break up and more dramatic variety to the heights and massing of these very large scaled buildings.

Thank you!

Kind regards,

Lauren

Lauren Coffman

COFFMANDESIGN

COLLABORATIVE

T	818.980.9989
F	818.980.9996
C	818.419.1377



Tim Fargo <tim.fargo@lacity.org>

Concerns regarding 2015 Warner Center Project

Debbie Skilken <dskilken@msn.com>

Thu, Feb 28, 2019 at 7:41 PM

To: Tim Fargo <Tim.Fargo@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "blake.lamb@lacity" <blake.lamb@lacity>, "mayor.garcetti@lacity.org" <mayor.garcetti@lacity.org>

As president of the Warner Gardens Home Owners Association located at 6825 Alabama and [6820 Remmet](#) both located off of Vanowen. Our association has the following concerns:

Lack of additional allocation of LAPD, LAFD, and LAUSD .

Additional construction of all the new apartment buildings (too many) in the area and the problems that follow with no concern for the existing properties that are currently being affected .

Traffic issues / our condo complex is located across the street from the former Rocketdyne site on the Vanowen side and the traffic is already a nightmare ! With all the development planned what is going to be done about this traffic situation ?

Alabama is a dead end street and with the addition of the apartment complex currently being constructed and the future addition of another 12 story apartment located at [21515 Vanowen](#) and our existing condo complex there will be approximately 400 cars coming and going from a very short dead end st. How can this be

workable ? No traffic light currently planned .

Parking Issues / There is already limited parking in the area for any type of guest parking and this is only going to become a bigger issue with the additional apartments being constructed.

Health Issues / With the demolition and then construction of [21515 Vanowen](#) 12 story apartment building our complex is being dramatically affected ! We are being surrounded by these huge apartment buildings and our complex will have limited sunlight and be blocked in. We are literally a few feet away from this building and 12 of our units are seriously affected.

We would greatly appreciate any support you can give us regarding these concerns.

Thank You



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Plan

1 message

Stacy Sledge <contact@topangatowncouncil.org>

Thu, Feb 28, 2019 at 6:23 PM

To: tim.fargo@lacity.org

Dear Los Angeles City Planners,

Please see the attached letter stating concerns the Topanga Town Council has on the upcoming Warner Center 2035 Plan. We appreciate you considering ways to mitigate problems that will affect the Topanga community.

Thank you,

Stacy Sledge

President, Topanga Town Council

PO Box 1085, Topanga, CA 90290

310-455-3001

 **WESTFIELD DEVELOPMENT_EIR COMMENT_7.26.18_F.pdf**
294K



TOPANGA TOWN COUNCIL

P.O. BOX 1085 ♦ TOPANGA, CA 90290 ♦ 310.455.3001 ♦ www.TopangaTownCouncil.org

STACY SLEDGE
PRESIDENT

CARRIE CARRIER
VICE PRESIDENT

LINDSAY ZOOK
SECRETARY/TREASURER

TAM TAYLOR
COMMUNITY LIAISON

JOHN WALLER
ADVISOR

MOHAN JOSHI
ADVISOR

REBECCA GOLDFARB
ADVISOR

July 26, 2018

Los Angeles Department of City Planning
6262 Van Nuys Blvd
Van Nuys, Ca 91401

Environmental Case NO ENV-2016-3909-EIR
Project Name Promenade 2035
Project Applicant Westfield Promenade LLC

Of the 12,000 people who live in Topanga and the thousands more who already seek out our town as visitors, are attracted by its unique, natural mountain character. We are the largest urban wild land interface in the United States. Since Topanga's earliest days, it has required major effort on the part of residents, Federal, State and County representatives, many environmental agencies and organizations to preserve and protect that natural environment to which is of benefit to not only Topangans, but those beyond its borders.

All that is now being threatened.

We have several grave concerns about the deficiencies within the proposed Westfield development Environmental Impact Report (EIR) and how it will adversely affect Topanga---the greatest of which is traffic. Specifically, the serious omission of studying the impact of traffic on Topanga Canyon Boulevard from Woodland Hills ("the Valley") to Pacific Coast Highway ("PCH") will have serious harmful consequences. The EIR for the Westfield Development inexplicably neglects to address this key transit corridor in Topanga Canyon. We draw your attention to the following facts, observations and likely occurrences:

1. The massive Westfield development will increase daily traffic on Topanga Canyon Blvd ("TCB") by many thousands of cars, especially during peak hours. In 2008, a traffic study showed that over 18,000 cars per day traverse our canyon road. Traffic has increased over the years due to past valley and westside development and from phone traffic apps redirecting commuters from congested freeway systems.
2. Countless studies have shown that traffic violations increase in direct correlation to the number of cars on the road. CHP's monthly reports to the Topanga Town Council indicate the primary collision factors are from unsafe turning (22107 VC) and unsafe speed (22350). Inevitably these infractions will increase in number putting more people in jeopardy.
3. The proposed 15,000 seat arena, in particular, will draw people to and from the west side, not only increasing the number of cars on the road, but likely introducing many drivers under the influence (alcohol and cannabis) who will be navigating an unfamiliar, winding road as they return home from valley events.
4. The more cars on the road creates a greater likelihood of a wildfire caused by the spark from a hot engine coming into contact with dry brush or cigarettes being thrown out vehicle windows. Cal Fire statistics indicate that more than 300 wildfires between 2011 and 2016 were caused by these factors. As we all know, it only takes ONE wildfire to wipe out a town.

Other important concerns of the impact to Topanga of a massive adjacent development:

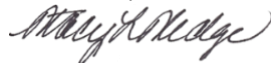
1. Topangans are extremely aware of the high fire risk of living and working in the canyon and take great precautions to protect our families, businesses, homes and environment. Increased traffic congestion will only further inhibit timely emergency response, both for the evacuation of residents and businesses and the accessibility of emergency responders. People unfamiliar with Topanga and who lack an understanding of its inherent dangers can become a real threat to the safety of our community.
2. Topanga has one main artery of ingress and egress that when congested, especially during peak hours, severely inhibits residents and patrons from safely entering the boulevard. With current traffic, it frequently takes five minutes or more to access TCB from side neighborhood streets, not to mention the additional travel time.
3. The increased traffic as a result of the development, especially the 15,000-seat arena, will willfully generate harmful air and sound pollution---contradicting Los Angeles County's commitment to clean air and a healthy environment.
4. More traffic leads to more trash which then results to many hazards: a) animals eat debris and get entangled, b) trash pollutes the creek thus creating clogged drains and pollution at the beach, c) creates a toxic environment for the animals, d) defaces our state sanctioned Scenic Highway 27.
5. Topanga has no wildlife crossing like that which is being constructed over the 101 freeway. Our wildlife must traverse Topanga Canyon Boulevard as part of their natural habitat. More cars equal greater risk of injury and death.
6. We concur with Topanga Association for a Scenic Community (TASC) regarding their evaluation of the SEIR.

In conclusion, The Topanga Town Council respectfully requests the following:

- Provide a detailed traffic study that includes data on the potential and probable impact on Topanga Canyon Boulevard from Ventura Blvd to PCH.
- Eliminating or relocating the arena to reduce traffic on TCB to PCH. If this is not an option, the developers should significantly reduce the arena capacity to under 500 occupants and devise a way to block or divert traffic from using TCB as a pass-through.
- After an event, traffic should be directed to side streets using timed signals, and traffic officers should steer cars away from using TCB as a means to access PCH.
- Encouraging bus or train service to reduce the number of cars through Topanga Canyon.
- Permanently increasing the number of CHP officers to manage the traffic, potential violations, and noise levels in our canyon.

The Town Council and the entire Topanga community appreciates your attention in this matter and your help in preserving our treasured mountain lifestyle.

Respectfully submitted,



Stacy Sledge, President

Topanga Town Council

Stacy Sledge	President
Carrie Carrier	Vice President
Lindsay Zook	Secretary/Treasurer
Tam Taylor	Community Liaison



Tim Fargo <tim.fargo@lacity.org>

WHHO - EVALUATION OF THE WARNER CENTER 2035 SPECIFIC PLAN

1 message

John M. Walker <johnmwalker@earthlink.net> Fri, Mar 1, 2019 at 1:16 PM

To: Tim Fargo <tim.fargo@lacity.org>, Blake Lamb <blake.lamb@lacity.org>, Michelle Levy <michelle.levy@lacity.org>
Cc: Councilman Bob Blumenfield <councilmember.blumenfield@lacity.org>, Councilman Greg Smith <Councilmember.Smith@lacity.org>, Andrew Pennington <andrew.pennington@lacity.org>, James K Williams <cpc@lacity.org>, "Vincent Bertoni," <vince.bertoni@lacity.org>, Lisa Weber <lisa.weber@lacity.org>, Delia Arriaga <delia.arriaga@lacity.org>, Tracy Williams <tracy.d.williams@lacity.org>, Joyce Fletcher <joycefletcher@yahoo.com>, Shepard Kaufman <sheppard.kaufman@icloud.com>, Michelle Miranda <michellemiranda@canogaparknc.org>, Mary Patterson <marypaterson@canogaparknc.org>, Lauren Coffman <lauren@coffmandesign.com>, Don Patterson <donpaulpat@yahoo.com>, August Steurer <augustinca@me.com>, John Walker <johnmwalker@earthlink.net>, Robert Veeck <Irobertveeck@msn.com>, Shirley Blessing <theblessings@sbcglobal.net>, Nancy Porter <nonnypenguin@yahoo.com>, Martin Lipkin <martinlipkin@yahoo.com>, Herb Madsen <herb91367@yahoo.com>, Silvia Anthony- Murley <silvianess77@att.net>, Dennis DiBiase <denkardib@msn.com>, Pat Patton <glendaandpat@yahoo.com>, "Richard Sheinberg, PhD" <rsheinberg10@gmail.com>, Stephen Naczinski <stephen@nacz.com>, Armen Hovanesian <armenhovanes@sbcglobal.net>

TO:
TIM FARGO, BLAKE LAMB and MICHELLE LEVY:

Please find attached the Woodland Hills Homeowners Organization EVALUATION OF THE WARNER CENTER 2035 SPECIFIC PLAN PROCESS.

We hope tis will be helpful in your preparation of a 5-Year Status Report of he Warner Center 2035 Specific Plan for submission to the City Planning Commission and their recommendations to the City Council for any "actions necessary to ensure that the City's implementation of the Plan does comply with its requirements and stated intents."

PLEASE ACKNOWLEDGE RECEIPT OF THE ATTACHED LETTER.

If we can be of further assistance, please feel free to contact us.

John M. Walker
President, WHHO
www.whho.com
JOHN M. WALKER, Esq.
[5850 Canoga Ave.](#)
[4th Floor](#)
Woodland Hills, CA 91367
818-719-9181

_____ ESET NOD32 Antivirus _____

This email was scanned, no threats were found.

Detection engine version: 18958 (20190301)

<http://www.eset.com>

 **WHHO Let to City Planning - Re 5 yr Review WC2035-SP.pdf**
579K

Re: Email from John Walker 3/1/2019

Note: Attachments transcribed and included as part of Exhibit C1



Tim Fargo <tim.fargo@lacity.org>

WC2035 review - Comment Letter from August Steurer.pdf

1 message

August Steurer <augustinca@me.com>

Fri, Mar 1, 2019 at 1:23 PM

To: Tim.Fargo@lacity.org

Cc: Andrew Pennington <andrew.pennington@lacity.org>, Bob Blumenfield <councilmember.blumenfield@lacity.org>

Here are my comments for the 5-year review of the Warner Center 2035 plan. I believe there are still more details that should be considered, but this is what I was able to compile within the given time.

Thank you for the opportunity to make the Plan a bbetter Plan.



WC2035 review - Comment Letter from August Steurer.pdf

178K

February 23, 2019

From: August Steurer

Full-term, 8-year member of the Warner Center 2035 Citizen Advisory Committee
15-year member of the WHWCNC PLUM committee

To: LA City Planning Department and the LA City Planning Commission

As I am very familiar with what was intended in the Plan and the NC review of every project application that has been proposed in Warner Center except for those in the River District which is in the CPNC, I thank you for the opportunity to provide my assessment regarding the WC2035 Plan.

When the Citizen Advisory Committee created the 5-year review requirement, the members realized that it was not possible to know how well the details of the plan would succeed in fulfilling the intents and purposes of the Plan. It was our best compromise of opinions at the time. We knew that we might not have anticipated what was needed and therefore we wanted reasonable periodic assessments to allow for corrections as needed.

Given my experience reviewing applications for Specific Plan Compliance, I know of many deficiencies that need attention. Since correcting the deficiencies will require addressing complex interrelated issues I feel that it is incumbent that ***City Planning and the City Planning Commission recommend a new Advisory Commission of persons knowledgeable of the issues be convened to work out corrections to make the WC2035 work as intended in a limited amount of time.***

Qualitative Assessment Needed

The quantitative assessment presented by the Planning Department at the public workshop is only a basic start for the required report but a qualitative assessment is also necessary to evaluate the success of the WC2035 Plan.

By themselves, the raw quantitative numbers may provide a rosy impression that the Plan is very successful. There are many areas where development is not proceeding as intended or planned. Only a qualitative review of approved projects and how development is proceeding can inform the Planning Commission regarding what needs to be improved to correct the deficiencies of the Plan's requirements. For the Plan to fulfill its intents and purposes these deficiencies must be corrected as soon as possible.

Problematic Issues

- Failure to develop network of Pedestrian Adapted Pathways
- Poorly developed publicly accessible open space.
- Phasing in the Plan currently exacerbates imbalance between residential and jobs
- No regulation of lot coverage between uses to preserve adequate room for the required use.

- Failure of Graduated FAR tables to mix uses.
- Insufficient public serving uses required
- Failure of city departments to follow/implement the plan
- Failure to consider long range needs beyond 2035 in decision making
- No progress on complete streets
- Design standards inadequate to create urban regional center.

First Issues: Failure to develop network of Pedestrian Adapted Pathways and Poorly developed publicly accessible open space.

Section 2 (Purpose) of the Plan states: [bold emphasis added]

*“Buildings are to be designed around **Pedestrian-Adapted Pathways and Publicly-Accessible Open Spaces** with all sidewalks shaded, comfortable and walkable.*

*The Warner Center 2035 Plan will create a vibrant and vital TOD. As such, **the success of this TOD depends on several guiding principles** to synergize economic development over the life of the Plan. **These principles include:***

- ... • *Creation of a framework of transit, **pedestrian and bicycle systems that provides alternatives to automobile use.***
- ***Plan and reserve transportation routes** in coordination with land use.*
 - *Establish connectivity networks, including new streets and **pedestrian-adapted pathways**, with and between the established Districts.*
 - *Create a **network of publicly-accessible open spaces** to encourage public gathering and pedestrian activity. ...*
 - ***Establish a system of public spaces**, activity nodes and active streets 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.*

Factors that defeat the Plans Purpose Regarding the purpose of PAP and PAOS

1. Most Publicly-Accessible Open Space [PAOS] is consists of Parkways, Setbacks, Fire Access, Dog Runs, and areas that do not provide a network of pathways.
2. For applicants and property owners, pedestrian connectivity is an afterthought the results in inadequate sidewalks to handle long-term the intended mobility spectrum. Pathways are being designed around buildings instead of vice-versa as intended by the Plan. Pathways are often planned lastly into the setbacks without considering their intended purpose.

3. The requirement for 15% PAOS is often met before providing Pedestrian-Adapted Pathways [PAP], so they aren't provided despite what the Plan requires for building a network. Oftentimes the PAOS is not really accessible or usable for pedestrian activity. The Design studio and the department in general seems to not be enforcing the plans intents. Hardly any pathways meet the requirements of Pedestrian-Adapted Pathways.
4. To create a network for cross-block connectivity, the connectivity needs to occur on two axes (generally across the rear and parallel to a side or down the middle). Unless the NC insists on this, it doesn't happened, with the exception of one architect and some master plans.
5. Generally, the pathways also will not connect at the same grade of adjacent properties. Architects leave every potential problem they can't be bothered with to be solved by the next architect for an adjacent project to solve the problems they create.
6. The projects we see claim to facilitate PAP by providing half of a PAP saying that the next project will provide the other half. There is no provision in the plan that says you can provide just half which is 10' and that becomes the setback and often has a retaining wall along the sidewalk if not a 6' fence.
7. Intended PAP are often along a parking structure, often a very long and high one. Many times, the NC has to ask for changes to a finished design in order to make the structure pedestrian more friendly. The 10' space of half of a PAP next to 65' to 95' structures is will not feel comfortable or inviting for pedestrians especially when they are always in shadow on the northside of the structure. A full PAP of 20' width that has 95' walls on both sides will never be psychologically safe or comfortable.
8. The promise of the consultants, who assisted in developing the plan, was that adjacent properties would create open spaces like large patios, miniparks, plazas and courtyards at the internal junctions of the PAP network. This has not happened. There is no plan or viable requirement yet to ensure that it can happen. The open spaces in the interior of blocks are necessary to encourage pedestrian activity. No past projects have done so this far. We only get courtyards facing the street. Projects, that are not master-planned, are not providing the open space and gathering places the Plan expects along the PAP/PAOS network that would make the network routes interesting. Dog runs are the closest thing to a gathering place that have been proposed. They are an amenity for the residents and not the community as a whole. Too much of the proposed pathways are unappealing afterthoughts along boring walls.
9. In approving and designing for specific plan compliance, the focus has been on meeting quantitative requirements and not the qualitative requirements that will ensure the needed non-automotive mobility of the plan.

Recommend changes to meet Plans Purpose Regarding the purpose of PAP and PAOS

1. Given what qualifies as PAOS, the requirement needs to be increased to 25% of net site area. This is needed to get the PAP and functional PAOS and for them to have the quality and connectivity as intended.
For projects over 217K sf the PAOS would be possibly be reduced to 20% of net site after street dedication. This could affect the bonus for providing PAOS in

excess of what is required.

The alternative is to reduce what qualifies for PAOS and put stricter qualifications.

2. The 5-acre trigger for a reductions in open space should be raised to more acres and a 5-acre trigger for master planning should possibly be reduced to get more responsible pathway/connectivity planning. Connectivity planning has focused on the project and not the block or district as a whole to meet the intents of the plan.

Do not count parkways and sidewalk easements as PAOS. The CAC intended that setbacks for the Street wall were to be measured from the sidewalk, not the curb. This has not been the department's policy because the intent was not put into the wording adequately and it reduced to PAOS.

3. Redefine Motorized Vehicles for PAP purposes. Electric bicycles, e-scooters, e-skates, and similar personal devices will be used on PAPs when fully implemented regardless of what the specific plan says. The PAP limitation should be only for vehicles over a certain weight and/or speed.
4. If a Fire Access lane is to qualify for PAP it must connect to the PAP at the rear of the project, otherwise it is not serving the purpose of a PAP or PAOS.
5. Requirements for PAP need to be redefined to incorporate the recommendations regarding "Enclosure." Proper enclosure will facilitate pedestrian activity because people feel comfortable and safe with appropriate enclosure.

Enclosure is the principle that street walls along a street create a perceived "enclosed space" like a room. Although they did not come up with the same ideals, multiple instances of research have shown there is a desired range of ratios of street wall height to street/pathway width. In a 2007 study, the ideal ratio is about 3 :4 with the preferred range to be from 1:2 to 1:1. Above 3:1 feels uncomfortable and unsafe to a majority of pedestrians but the type of environment also plays a factor. 6:1 is the absolute limit.

For a PAP of 20', the ideal street wall should ideally be only 15" which is one story in Warner Center. A PAP of 40" would result in 3 stories and 60' would allow a 45'-60' street wall. In that instance a structure below 180' could be tolerable but not preferred.

6. For structures next to PAP to be taller than preferred street/path walls, a step-back should be required above the preferred maximum height.
7. The minimum half PAP should be 30' which would allow for 20' of Fire Lane paved for pedestrians and approved vehicles and provide for 10' of landscaping. For tall buildings over 45' of 60', it might be considered to allow overhang of the structure up to the 20' fire lane above a height of 45' to 60' depending on the height of the building. This might still achieve the openness and enclosure that is desired. Perhaps parts of this PAP could be colonnades. The 90% open to the sky requirement might need medication in this instance.
8. For 5.3.3.1.1(e) there should be stronger emphasis on having a required narrative explanation for how the project furthers the completion of the PAP

network in its project and for properties within its block. Most mobility maps do not do this. Approval should be heavily weighted on how successful the project furthers the PAP network.

9. The 25' deep pedestrian serving uses for parking structures should apply to a minimal part of the structure frontage along PAPs.
10. Parking structure façades should be more strongly enforced/required to be friendly/interesting for pedestrians on pathways and match the styling of the projects architecture to minimize the parking structure appearance an intended by the Plan.
11. Minimal amounts of gathering space should be required and distributed along the PAP network segments.
12. 6.2.2.3.2 The Language is confusing. It should be that only 50% of the street area is eligible for consideration as PAOS. The existing language implies that there is only 5% PAOS on projects over 217K sf. when streets qualify as the other 5%. Also, it should say that 100% of the PAP qualifies as PAOS instead of the present wording.
13. Emergency access lanes are consuming too much of PAOS. We aren't getting quality public spaces or PAP. They should only get 50% area credit as PAOS unless the access lane is developed as a Pedestrian Adapted Pathway and not a driveway.
14. 6.2.2.4.2 The 66% limit is too high to provide the other types of open space necessary to make the pedestrian mobility of the Plan work. It needs to be lowered to $\leq 50\%$.
15. To get more public serving open space, certain types of PAOS should be able to substitute for park fees or land dedication. This also saves the city from the maintenance requirements.

Second group of Issues: Phasing in the Plan currently exacerbates imbalance between residential and jobs; No regulation of lot coverage between uses to preserve adequate room for the required use; and Failure of Graduated FAR tables to mix uses.

In Section 1, one of the stated intentions for the Plan is to be a "unique urban planning blueprint intended to spur job growth and economic development."

It also seeks to limit VMT by achieving a jobs/housing balance. This is not occurring.

The danger in the long run is that developers will use the housing crisis as justification for developing their non-residential FAR as residential with possible claims that the non-residential requirement has become a "hardship."

Factors that defeat the Plans Purpose achieving job growth and lowering VMT.

1. The ability for phasing projects has allowed projects to do residential components first with minimal non-residential uses providing jobs.
2. The area devoted to a non-residential later Phase is minimal in relation to the area devoted to residential. The area devoted to proposed commercial results in high-rise needle structures that leaves many knowledgeable community members believing that those buildings are not viable and will never be built. In essence, the developer is able to game the mixed-use requirements to create basically a single-use project.
3. While we have a housing crisis, creating an excess of housing in relation to job creation means that the assumptions of the traffic model and the EIR are not being met and the situation will require more mitigations than are required in the Plan to deal with traffic.
4. This exacerbated by the faulty table of mobility fees requirements that do not collect adequate fees to fund mitigations. Because credits are given for prior uses that are considered more intensive trip generators than residential, smaller amounts of mobility fees are being generated.
5. The requirements for Non-residential FAR do not distinguish between non-public project serving amenity space and community serving retail/commercial space. As a result, projects can often meet their ground floor non-residential FAR without providing uses that activate the streets and PAPs for pedestrians.
6. There is a danger in considering comprehensive eldercare as non-residential because it does not contribute to job growth sufficiently in relation to the acreage consumed. It fails to adequately maintain a jobs/housing balance.

Recommend changes to meet the Plans intention for integrated mixed uses within projects.

1. The Graduated FAR tables need to be enhanced to include graduated amounts of minimal lot coverage for non-residential uses.
2. The Graduated FAR tables need to define how much of the ground floor non-residential must be public/community serving uses to ensure active streets and pedestrian activity and minimize VMT.
3. Graduated FAR tables should incorporate the 25% PAOS requirement. Residential and Non-residential lot coverage should total no more than 75%.
4. There should be a financial incentive to build later phases within 5 or 7 years. Mobility fees related to the approved later phases need to be paid at that 5-7 year time to provide the necessary traffic mitigations caused by exacerbated imbalance between jobs and housing.
5. The allowance for using space for later phases to be used as surface parking should be eliminated or expire after 5-7 years. The space should become public serving open space (developed at the developers expense) until the Given what qualifies as PAOS, the requirement needs to be increased to 25% of net site area. This is needed to get the PAP and functional PAOS and for them to have the quality and connectivity as intended.

6. There need to be limits to the amount of residential floor area approved in relation to the amount of non-residential floor area that is not built in order to achieve some balance between jobs and housing.
7. Incentives are not being used enough – adjusting Graduated tables to be more restrictive on residential may encourage more use of an affordable housing incentive.
8. Active frontages should be added to Oxnard St in the Downtown, College and Commercial district to compensate for the minimal amount of pedestrian serving uses to date and the use of Oxnard St by the Circulator. The west side of Variel Ave in the College District should also be Active frontage along the entire length because the projects are not providing enough pedestrian serving uses to activate the street.

I am attaching example/suggested refinements to the Graduated FAR Tables for the four districts affected.

Other Issues:

- **Failure of city departments to follow/implement the plan**

It's hard to make recommendations for how to get city departments to adhere to the Plan. It would be helpful if the Planning Department is empowered by the Plan to overrule the requirements of other city departments. This includes the Departments of Transportation, Forestry, Engineering, and Parks and Recreation. The Planning Department needs to be empowered to make the Plan work in a coordinated fashion without conflicting directives from other departments.

- **Failure to consider long range needs beyond 2035 in decision making**

When it comes to long range plans, departments don't consider the area needs beyond the 2035 horizon. When approving projects, enough thought must be given to preventing development that will prevent good development in the future, especially when it relates to future transportation needs. Development needs to be planned around future transit that connects to communities outside of Warner Center. There is no plan for this just as there is no plan to make a functional PAP network system.

- **No progress on complete streets and adaptation to new technology.**

The Plan needs to include new developments in technology, especially personal mobility devices such as electric bikes and scooters plus the regulation of delivery robots, automated vehicles, and automated unmanned air vehicles and drone deliveries. Streets and pathways need to incorporate these uses into complete streets.

- **Design standards inadequate to create urban regional center.**

Warner Center is developing as a pancake suburban community which is not the Plans intention. More requirement for more intense density needs to be considered.

Residential projects have a uniformity in height that creates un-interesting skylines. Neighborhoods would benefit from greater diversity above the street wall appropriate for enclosure. Street wall requirements should be adapted to the width of the streets and pathways.

The requirement for residential buildings over 100' in height needs to be added to the commerce and Uptown Districts to deal with the pressure for housing due to the housing crisis. Low-rise development is heavily favored and consuming available acreage primarily for housing and not job creation.

The new version of City-Wide Design guidelines should be reviewed for applicable design guidelines that should be incorporated into the Plan and the Plan's Design Guidelines.

Brief Issues

The original envisioned circulator route on Owensmouth and Variel was a basis for Activity Nodes. The current circulator route varies and therefore Activity Nodes at Canoga/Burbank, Canoga/Oxnard and Canoga/Erwin intersections should be added to the Plan.

There needs to be limits on allowed lot sizes for parcel and tract maps in WC zones. There also needs to be a limits on lot line changes for the intended purpose of avoiding master planning and mobility planning. Lot sized under 1 acre cannot support the projects intended for Warner Center.

We have had cases where only part of the parking is subterranean yet still qualifies for a incentive bonus. I don't recall that this is what the CAC intended. The subterranean parking incentive should be for all parking to be subterranean to improve the pedestrian experience. I submit that it really should be removed and replaced with automated parking. Subterranean parking is a problem when it leads to dewatering which can cause migration of polluted ground water in Warner Center to unpolluted areas.

I have run out of time for commenting on other deficiencies. This is why it's important to convene a temporary Citizen Advisory Committee to hash out necessary amendments to the Plan. Waiting for another 5 years will allow too much damage to Warner Center and limit its growth, economy and function.

Sincerely,

August Steurer

COLLEGE DISTRICT Graduated FAR and Lot Coverage for Non-residential and residential				
FAR RANGE	Minimum % Non-Residential Floor Area	Minimum % of Ground Floor Area for Pubic Uses	Project Footprint Area -	
			Minimum % Non- Residential (assuming 25% open space)	Maximum % Residential (assuming 25% Open Space)
≤ 1.0	100%	10%	75%	0%
>1.0 Up to 1.25	90%	15%	75%	0%
>1.25 up to 1.5	80%	20%	75%	0%
>1.5 up to 2.0	75%	25%	25%	50%
>2.0 up to 2.5	70%	33%	30%	45%
>2.5 up to 3.0	65%	45%	35%	40%
>3.0 up to 3.5	50%	55%	40%	35%
>3.5 up to 4.0	45%	65%	40%	35%
>4.0 up to 4.5	40%	75%	45%	30%
>4.5	35%	80%	50%	25%

COMMERCE DISTRICT Graduated FAR and Lot Coverage for Non-residential and residential				
FAR RANGE	Minimum % Non-Residential Floor Area	Minimum % of Ground Floor Area for Pubic Uses	Project Footprint Area -	
			Minimum % Non- Residential (assuming 25% open space)	Maximum % Residential (assuming 25% Open Space)
≤ 1.0	100%	25%	75%	0%
>1.0 Up to 1.25	95%	30%	75%	0%
>1.25 up to 1.5	90%	35%	65%	10%
>1.5 up to 2.0	85%	40%	60%	15%
>2.0 up to 2.5	80%	45%	55%	20%
>2.5 up to 3.0	75%	50%	50%	25%
>3.0 up to 3.5	70%	60%	45%	30%
>3.5 up to 4.0	65%	70%	45%	30%
>4.0 up to 4.5	55%	80%	40%	35%
>4.5	50%	90%	40%	35%

DOWNTOWN DISTRICT Graduated FAR and Lot Coverage for Non-residential and residential				
FAR	Minimum % Non-Residential Floor Area	Minimum % of Ground Floor Area for Pubic Uses	Project Footprint Area -	
			Minimum % Non- Residential (assuming 25% open space)	Maximum % Residential (assuming 25% Open Space)
≤ 1.0	100%	40%	75%	0%
>1.0 Up to 1.25	92%	45%	75%	0%
>1.25 up to 1.5	85%	50%	65%	10%
>1.5 up to 2.0	80%	55%	60%	15%
>2.0 up to 2.5	75%	60%	55%	20%
>2.5 up to 3.0	70%	65%	50%	25%
>3.0 up to 3.5	65%	70%	45%	30%
>3.5 up to 4.0	60%	75%	45%	30%
>4.0 up to 4.5	55%	80%	40%	35%
>4.5	50%	85%	40%	35%

UPTOWN DISTRICT Graduated FAR and Lot Coverage for Non-residential and residential				
FAR	Minimum % Non-Residential Floor Area	Minimum % of Ground Floor Area for Pubic Uses	Project Footprint Area -	
			Minimum % Non- Residential (assuming 25% open space)	Maximum % Residential (assuming 25% Open Space)
≤ 1.0	100%	20%	75%	0%
>1.0 Up to 1.25	90%	25%	75%	0%
>1.25 up to 1.5	80%	30%	65%	10%
>1.5 up to 2.0	70%	35%	60%	15%
>2.0 up to 2.5	65%	40%	55%	20%
>2.5 up to 3.0	60%	45%	50%	25%
>3.0 up to 3.5	55%	50%	45%	30%
>3.5 up to 4.0	50%	55%	45%	30%
>4.0 up to 4.5	45%	60%	40%	35%
>4.5	40%	70%	37.5%	37.5%



Tim Fargo <tim.fargo@lacity.org>

Here are my comments on the five-year review of the WC2035 SP

1 message

Gina Thornburg <ginat.cfm@gmail.com>

Fri, Mar 1, 2019 at 2:29 PM

To: tim.fargo@lacity.org

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

Dear Tim:

Attached are my comments. Thank you for your time on this matter.

Sincerely,

Gina

--

Gina K. Thornburg, PhD
Geographer, Writer, Editor, Activist, Speaker
Housing- and Food-Justice Issues
Based in Los Angeles, California

Member, West Valley Neighborhood Alliance on Homelessness, 2018 - present
Board member, Woodland Hills-Warner Center Neighborhood Council, 2017 - present

Founder
Coalition for Valley Neighborhoods, 2017
<https://www.facebook.com/groups/CoalitionforValleyNeighborhoods/>

Co-Founder
Geographies of Food and Agriculture Specialty Group
American Association of Geographers, 2011



Thornburg_Gina_Warner Center SP Five-Year Report_comments to TF.pdf
245K

Re: Email from Gina Thornburg 3/1/2019

Note: Attachment included as part of Exhibit C1.



Tim Fargo <tim.fargo@lacity.org>

WC 2035 Specific Plan input from Martin Lipkin

1 message

martin lipkin <martinlipkin@yahoo.com>

Fri, Mar 1, 2019 at 5:04 PM

To: "tim.fargo@lacity.org" <tim.fargo@lacity.org>, "blake.lamb@lacity.org" <blake.lamb@lacity.org>, "michelle.levy@lacity.org" <michelle.levy@lacity.org>, "lisa.weber@lacity.org" <lisa.weber@lacity.org>

I am sending you my document outlining the issues and potential solutions I have determined that Planning should consider in creating its WC 2035 Specific Plan Report.

The document with letter is attached.

Thank you,
Martin Lipkin



Martin Lipkin-WC Plan Letter-Proposals to Planning.pdf

809K

Martin Lipkin

6153 County Oak Road, Woodland Hills, CA 91367

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City Planner

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MS. LISA WEBER,

Deputy Director of Planning

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***RE: SIGNIFICANT ISSUES IN THE CURRENT 2035 WARNER CENTER SPECIFIC
PLAN NEEDING CORRECTION AT THE 5-YEAR STATUS REPORT ANALYSIS,
AND SUBMISSION OF POSSIBLE SOLUTIONS AND/OR CORRECTIONS.***

Dear Mr. Fargo; Ms. Blake, Ms. Levy and Ms. Weber:

This letter and following document contain my personal, formal submission of analysis, evaluations, and recommended solutions for significant issues impacting the on-going implementation.

I request that these noticed issues—along with the accompanying proposed solutions and corrections, be considered along with any previously submitted comments and solutions that Planning received at their two Public Hearings held earlier this year in Van Nuys and at the WHWCNC Board Meeting in February, 2019.

I further request that this letter and document be entered into the Planning Case File for this matter, and that this letter and document be transmitted for distribution to all of the members of the City Planning Commission.

As an individual who deals first-hand with many of the complexities and issues involved in Planning Applications submitted for development within Warner Center as a representative on the WHWCNC and a long-serving member of its Planning, Land Use and Mobility (PLUM) Committee member, I have great familiarity with the most serious deficiencies of the WC 2035 Plan. I am calling on that hands-on experience to submit my own personal assessments and

recommendations. I underscore that these are NOT being submitted under providence of the WHWCNC, its PLUM Committee or the Woodland Hills Homeowners Organization (WHHO).

It is my belief that the attached evaluations and recommendations will help realign the WC 2035 Specific Plan back to its legally approved mission and intentions without requiring reopening of the Plan's EIR.

I hope all levels of the Planning Department, the City Planning Commission and the Council District-3 Office—including Councilman Bob Blumenfield—will seriously review this document with the determination to fulfill the intention and promise of the 5-Year Report Analysis and Assessment to help the City of Los Angeles resolve issues, situations and practices through “any actions necessary to ensure that the City's implementation of the Plan does comply with its requirements and stated intents.”

Thank you for your consideration of this matter.

Respectfully submitted, March 1, 2019 (by Email)

Martin Lipkin (No Sig Avail.)
6153 County Oak Road
Woodland Hills, CA 91367

ISSUE I: Failure of the WC 2035 Specific Plan to have realistic guarantees of a timely balance between Residential and Commercial Phases in a mixed-use development.

Problem: Because the 2035 WC Plan does not specify mandatory completion date periods, mandate completion of a two-phase project within the 2035 end date of the Plan, nor propose any penalties or solutions for developments in Districts that were created in the Plan to provide balanced commercial and residential elements, a growing list of developers have taken to “gaming” the 2035 WC Plan by constructing large 7-story residential Phase I complexes, and leaving virtually no lot space for constructing a realistically usable and construction-affordable Phase II Commercial building. This creates numerous future problems for the future of the 2035 WC Specific Plan and for the envisioned plan and promises that the City of Los Angeles told the public would be offered at the Plan’s completion date of 2035.

- Developers can walk away from absurdly tiny vacant plots that were supposedly intended to fulfill the Commercial requirement of their agreement to build in that District.
- By never fulfilling the residential/commercial balance intent of the 2035 PLAN, the statistics, estimates, calculations and projections of the EIR will be irrevocably maimed and calculations for Developer fees, DOT trip calculations, density projections and the intended community balance is undermined and the EIR made virtually worthless.
- Failure to fulfill the required “balance” aspect of the WC 2035 Plan puts undue burdens on existing roads, Freeways and even mass transit capabilities since the 2035 WC Plan was intended to be a place where individuals who resided in Warner Center would have no need to use their automobiles or over-crowd busses or Metro trains in order to reach employment miles away from Warner Center.
- As more and more developers of mixed-use projects use the ploy of covering almost every square inch of the buildable lot with the Phase I residential portion of their project, the balance promised by the 2035 WC Plan becomes nothing but an empty promise and a dereliction of the duties of the Planning Department and the rest of City government.

Possible Solutions: 1. Evaluate the actual “balance” of Residential and Commercial approved and actually under construction every three years. If that “balance” of properties created under the 2035 WC Plan (and excluding all existing Residential and Commercial properties built under previous Specific Plans) is exceeded by more than 15% in either direction, then Planning shall invoke a moratorium on building more of the deficient type of construction, until the “balance is restored to no more than 5% in either direction.

2. Require that a fixed percentage of the Commercial (or Residential) type of construction be included in the initial Phase of the development. This could replace a large percentage of any jobs lost by the demolition of an existing commercial building to make way for the proposed mixed-use development.
3. Mandate that a developer pays ALL FEES for both the proposed residential and commercial Phases of the project after a set period of time (7 yrs. for example)—even if the Phase II building has not commenced construction. This will at least assure that DOT fees, affordable housing fees, and any other mandated fees can be collected and spent to solve the various problems that will still be generated by the development project. This would be considering the total project proposed at maximum build-out and fully occupied.

ISSUE II: Creating virtually “Unbuildable” lots for the remaining Phase II segment of a mixed-use development (generally the commercial requirement of the Plan).

Problem: Because the 2035 WC Plan has no safeguards that insure projects completely fulfill all of the agreed-to terms of development within a specific Warner Center District, not any timelines to insure that all aspects of an approved project are completed within a “realistic” time period instead of an open ended “TBD” by developers who will continue to play the “existing market conditions” and “failure to find financial funding” excuse cards for never completing the project, a growing list of developers submitting projects are utilizing the “tiny lot scam.” Specifically, these developers submit plans that cover 80+ percent of the buildable lot with residential structures, and leave tiny, virtually unbuildable/unusable lots (or buildable only at an extremely high cost due to the lack of a sufficient base) that turn up a “needle-like towers” that most of the developers have no intention to build due to much higher construction requirements and relatively unusable floor space for potential commercial prospects. Some developers even propose using the tiny Phase II spaces as extra parking lots which are not sufficiently addressed in the 2035 WC Plan.

- Possible Solutions:**
1. Change the requirements of the 2035 WC Plan to MANDATE that developers MUST/SHALL leave a MINIMUM of 30% of the buildable lot (not including required PAOS areas and connectivity pathways) for construction of the Phase II building of the project.
 2. Change lot (excluding total PAOS) the WC 2035 Plan to NOT ALLOW any Phasing UNLESS at least 33% of the buildable has been set aside for the Phase II construction.
 3. Prohibit developers from using any unbuilt space on their lots for

additional / temporary parking after 5 years of receiving an Occupancy Certificate. Mandate that after 5-years, any unbuilt Phase II land be converted to landscaped, PAOS with benches, possibly art and open for use by the general public within Warner Center.

4. Allow developers to “donate” the unbuilt land for the uncompleted Phase II to the City of Los Angeles for use as a Police Center, Art museum, or some other civic use deemed necessary by the City, and paid for by at least 50% of the construction costs by the developer/owner of the property.

ISSUE III: Building massing and street wall requirements need to be re-examined and improved.

Problem: Although the requirements we specified in the adopted 2035 WC Plan, the unintended “canyon effect” is being created along streets where 7-story building after 7-story building are beginning to create a boring, visually unappealing and unwelcoming community. Since 7-stories is the maximum developers can built with the more affordable wood frame construction, the 2035 Plan needs to be adjusted so that some form of step-back, break-up or other architectural solution is mandated to allow more light, greater architectural differentiation, and more “personality” to be achieved, and to thwart the “Bronxification” of large areas of Warner Center.

Possible Solutions:

1. Change current 2035 WC Plan language to mandate set-backs or some other architectural solutions to break up the dense street walls that are currently being built or proposed.
2. Allow the construction of only a percentage (%) of 7-story wood frame buildings along a block (between two streets) to be constructed. All other developments must either be higher than 7-stories, or lower along the street frontage to break up the “Canyon Effect.”
3. Stop the “Bronxification” effect by changing the building requirements to mandate more courtyard entries and PAOS between developments.

ISSUE IV: Failure of the 2035 Specific Plan to mandate greater connectivity between projects and require public access through the current “Super Blocks” in order to make Warner Center more pedestrian friendly

Problem: Although this issue is addressed in the current version of the 2035 WC Specific Plan, there is virtually no enforcement by Planning, Building & Safety or any other City Department. That situation has let developers fail to put in the required connectivity and to prevent access through the super blocks. There are no fines

and no penalties being imposed, and this seems to be a part of the Plan that is going completely ignored.

- Possible Solutions:**
1. Impose and administer a mandated financial penalty on any project that begins construction without providing the mandated connectivity or pedestrian access through a super block.
 2. Delegate enforcement of the 2035 WC Plan rules to a City department that will actually enforce the rules. Make their enforcement disclosure mandatory for both the Council District-3 office and the public.

ISSUE V: There is a need to create greater environments in each District that create a greater “Sense of Community.”

Problem: District requirements in the Plan need to be reconsidered so that each development isn’t constructed as a self-contained enclave with no allowance for interaction between the individual projects—thus creating a “Sense of Community.” Currently, individual developers think only about their own project and fail to adjust them so that their various structures and developments interrelate.

- Possible Solutions:**
1. Give developers an added bonus or a reduction of some fee if they connect their PAOS with an adjacent project or provide a community-serving asset that can be easily shared between projects.

ISSUE VI: A lack of “allowance opportunities” and waivers for developers to receive special tax incentives, restriction waivers and other incentives to encourage developers to submit projects that include a “Community-serving facility” in their development plans such as an “outpost” for a recognized museum (like LA Contemporary has at the Pacific Design Center in West Hollywood), or a “theatrical or musical theater,” a City Library facility, a LAUSD school, etc.

Problem: When the 2035 WC Specific Plan was created, including incentives and options for developers to build a “Community-serving facility” were overlooked. While the WC Plan does require the addition of some kind of art “addition: (sculpture, mural, etc.), it doesn’t address the need for other types of community-serving additions like small playhouses for stage plays and small musical performances, LA Public Library extensions, LAUSD schools, museum outposts, etc.,

- Possible Solutions:**
1. Create a plan to add incentives for each project that includes building a “Community-serving Facility” in the initial phase of its development project. The incentive or bonus could only be realized after the facility is actually constructed.
 2. Offer a “menu” of various Community-serving facilities from which a developer can choose. If one (or a maximum number TBD) has already been taken by another project, then it would be unavailable for subsequent developers.
 3. Have the City designate an office for someone to coordinate the possible Community-serving facility opportunities with City departments or with other entities like the LAUSD, the Public Library Department, LAPD, etc.

ISSUE VII: The Publically Accessible Open Space (PAOS) requirements need to be re-thought and refined, and better defined. The rules and exclusions need to be both clarified and expanded.

Problem: Many developers are including very questionable areas in their PAOS solutions. That includes the Fire Access, roof gardens, and the grass strips along streets and sidewalks—most of which constitute very UNUSABLE SPACE for people. The rules are often too vague or frankly, overly generous in evaluating PAOS. And frequently, much of the so-called publicly accessible open space isn’t easily accessed or very open to the public.

- Possible Solutions:**
1. Rewrite and re-define what PAOS realistically means. Increase the number of uses that are mistakenly being included as PAOS by developers.
 2. Exclude any PAOS that requires someone to gain entry to it by passing through a building.
 3. Exclude inclusion of any PAOS that is only open to residents of a building—like a rooftop pool area.
 4. Define landscape and hardscape requirements for PAOS.

ISSUE VIII: More clearly define what sections of an Eldercare or Assisted Living facility are really apartments, and which parts of a Senior Facility require greater parking requirements. Limit those allowances in the WC Districts that are inclusive of mixed-use development.

Problem: Placing a senior residential complex that is mostly apartments with some Eldercare and Assisted Living care in a WC District that is designated for a balance of Commercial with Residential creates major problems for the “balance” intent of the WC Plan. Especially if the developer also intends to claim the

Eldercare law in his development. This eliminates areas that were originally designated for a much higher concentration of job-producing commercial venues, and tilts the Residential side of the scale down to a major imbalance in the Plan.

- Possible Solutions:**
1. Rewrite section of the 2035 WC Plan that parses the current interpretation of a “Community serving use.” The differences between independent living units and other units that are actually medically dependent needs to be defined so that adequate parking can be imposed. Furthermore, if a senior project is intended in a WC District that has been created as a major job-producing area for Warner Center, the WC 2035 Plan should impose some numerical requirement of precisely how many full-time on-site job positions will be created by the project.



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Specific Plan - comments

1 message

Karen DiBiase <karendibiase@yahoo.com>

Fri, Mar 1, 2019 at 10:17 PM

To: Tim <tim.fargo@lacity.org>

Cc: "blake.lanb@lacity.org" <blake.lanb@lacity.org>, "michelle.levy@lacity.org" <michelle.levy@lacity.org>, "blumenfield@lacity.org" <blumenfield@lacity.org>, Andrew Pennington <andrew.pennington@lacity.org>, "johnwalker@earthlink.net" <johnwalker@earthlink.net>, Joyce Fletcher <joycefletcher@yahoo.com>, Sheppard Kaufman <s.kaufman@whcouncil.org>, August Steurer <augustinca@me.com>, Martin Lipkin <martinlipkin@yahoo.com>, Lauren Coffman <lauren@coffmandesign.com>, Kriss Stauber <kkstauber@icloud.com>

Dear Tim Fargo
City Planner with the City of Los Angeles

Please see attached my comments regarding the Warner Center Specific Plan.

Sincerely,
Karen DiBiase



Warner Center Specific Plan - comments 3-01-19.pdf

1041K

K A R E N D I B I A S E

20525 Aetna St., Woodland Hills, CA 91367 * 818.346.9567 *

karendibiase@yahoo.com

March 1, 2019

Tim Fargo, City Planner
City of Los Angeles, Dept of City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
Tim.fargo@lacity.org

RE: Warner Center 2035 Specific Plan

Dear Tim,

I have been a resident of Woodland Hills for over 30 years, as well as a current member of the Woodland Hills Warner Center Neighborhood Council. The following are my personal comments related to the Warner Center 2035 Specific Plan. **I am concerned that the balance of residential vs commercial is not achievable.**

1. I support the idea looking into the Warner Center 2035 Specific Plan to include affordable housing within Warner Center. **The Linkage Fees should be waived if the developer/property owner includes affordable housing** in the project. This will benefit Warner Center. Also, the funds paid by the Linkage Fee must be required to remain in the Warner Center area. The benefit must stay local or there is NO benefit.
2. **Fees paid to LAUSD must remain within Warner Center** in order to provide for the education of the very residents we want to bring into Warner Center. Open LAUSD sites must be reserved for the future anticipated educational needs of the children moving into our community.
3. There **cannot be a trade-off of open space**, site setbacks, property access by the public or any other current requirements within the Warner Center Specific Plan in order to incentive the inclusion of affordable housing. This would be anti the intent of the Warner Center Specific Plan.
4. Phasing of each project needs to be controlled: **A deadline of when Phase II is scheduled to begin construction must be a condition of the original project approval**, so a balance between residential and commercial is achievable in Warner Center. If the purpose of Warner Center Specific Plan is a balance of work-live-play, then it is imperative that the original intent of the Plan be

safeguarded. You cannot build residential without commercial. The required balance will *never* be achieved.

5. The area of the site being reserved for Phase II needs to be appropriate for construction and the on-site staging of that construction. The reserved area should be no less than 30% of the overall site. Designing a pencil-sized building for commercial space, with no guarantee of it ever being constructed, violates the Warner Center Specific Plan. **A condition of approval must be based on 100% buildout of the project, with a guarantee that all phasing will be constructed within an agreed upon time schedule.** Penalties and fees must be assessed based on the proposed square footage of the Phase II if not constructed within a set period of time. This “set period of time” must be written into the approval process and conditions. This will force property development to meet the purpose of the Warner Center Specific Plan.

6. The City of Los Angeles needs to **waive of the Gross Receipt Tax in order to promote the simultaneous construction of the commercial phase now and encourage future commercial development.** The City of Los Angeles has already lost these Gross Receipt Tax revenue due to the imbalance between Phase I residential construction (where no tax is imposed) vs Phase II commercial projects (that may or may not be completed). By waiving the Gross Receipt Tax, or waiving it for perhaps the first 5 years of the business being active, it would give an incentive to build the Commercial Phase II now...and in the long run, will benefit the City of Los Angeles and Warner Center. If these Phase II Commercial Projects are not built, the revenue from this Gross Receipt Tax to the City of Los Angeles will be permanently lost.

7. The Warner Center 3035 Specific Plan Implementation Board needs to have responsibility over all aspects of the Plan and that the **original intent of the Plan is being followed. This should include the collection of Linkage Fees and LAUSD fees paid that MUST remain in Warner Center.**

I listed these suggestions on the public comment boards while attending the Open House for the Warner Center 2035 Specific Plan on Jan 31, 2019.

Summary: a balance between residential and commercial construction in Warner Center needs to be required and maintained. The original intent of the 2035 Specific Plan was to make Warner Center a thriving downtown business center for live-work-play. It is crucial that this balance is achieved, or no side of this live-work-play triangle will be able to function correctly.

Thank you for your work to help improve our Warner Center community and for considering my comments.

Sincerely,

Karen DiBiase

Karen DiBiase

karendibiase@yahoo.com

cc: Blake Lamb, Principal City Planner, blake.lamb@lacity.org
Michelle Levy, Senior city Planner, michelle.levy@lacity.org
Bob Blumenfield, CD3 Councilman, blumenfield@lacity.org
Andrew Pennington, Andrew.pennington@lacity.org
John Walker, johnwalker@earthlink.net
Joyce Fletcher, joycefletcher@yahoo.com
Sheppard Kaufman, s.kaufman@whcouncil.org
August Steurer, augustinca@me.com
Martin Lipkin, martinlipkin@yahoo.com
Lauren Coffman, lauren@coffmandesign.com
Kriss Stauber, kkstauber@icloud.com



Tim Fargo <tim.fargo@lacity.org>

Warner Center 2035 Specific Plan - comments regarding Westfield "Entertainment Center"

1 message

Karen DiBiase <karendibiase@yahoo.com>

Fri, Mar 1, 2019 at 10:22 PM

To: Tim <tim.fargo@lacity.org>

Cc: "blake.lanb@lacity.org" <blake.lanb@lacity.org>, "michelle.levy@lacity.org" <michelle.levy@lacity.org>, "Bob Blumenfield. 190403 Code-NC IPad" <bob.blumenfield@lacity.org>, Andrew Pennington <andrew.pennington@lacity.org>, "johnwalker@earthlink.net" <johnwalker@earthlink.net>, Joyce Fletcher <joycefletcher@yahoo.com>, Sheppard Kaufman <s.kaufman@whcouncil.org>, August Steurer <augustinca@me.com>, Martin Lipkin <martinlipkin@yahoo.com>, Lauren Coffman <lauren@coffmandesign.com>, Kriss Stauber <kkstauber@icloud.com>

Dear Tim Fargo
City Planner with the City of Los Angeles

Please see attached my comments regarding the Warner Center Specific Plan.

Sincerely,
Karen DiBiase



Warner Center Specific Plan - comments 3-01-19 regarding Westfield entertainment center.pdf

762K

K A R E N D I B I A S E

20525 Aetna St., Woodland Hills, CA 91367 * 818.346.9567 *

karendibiase@yahoo.com

March 1, 2019

Tim Fargo, City Planner
City of Los Angeles, Dept of City Planning
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
Tim.fargo@lacity.org

**RE: Warner Center 2035 Specific Plan
Westfield Promenade 2035 Plan**

Dear Tim,

I have been a resident of Woodland Hills for 30+ years, as well as a current member of the Woodland Hills Warner Center Neighborhood Council and active in my community. The following is my personal comment related to the Warner Center 2035 Specific Plan, related to the Westfield Promenade site.

1. **Project Specific Comment: I do not support an open-roof Arena/"Entertainment Center"** proposed at the Westfield Promenade site. I do not support, nor do I believe it is in the best interest of the community, for an "entertainment center" to be proposed on this location. The noise/light/parking restraints/traffic congestion that would be generated by the "open-roof" aspect of this project is detrimental to its close proximity to residences in both Warner Center and Woodland Hills. Outreach to nearby neighborhoods needs to be compiled. In all prior conversation I have had with representatives with Westfield regarding the Promenade site, there has been NO public decision by Westfield of Open Air vs Closed Roof.
2. **Topanga Canyon Blvd is designated as an emergency access roadway** and will be required to be partially closed down in order to facilitate access to and from the Arena/"Entertainment Center". The required closure of Topanga Canyon Blvd in order to mitigate traffic for daily arena events, thereby reducing necessary emergency accessibility, must be considered as a detriment to the community.
3. There is **no provision by Westfield for on-site parking**. Shared parking agreements with neighboring facilities are open to changes of ownership at those

off-site facilities (ie: Anthem). Approval of this construction phrase based on "off-site" parking should never be allowed. I, nor the public, have been informed of any agreements that are currently in-writing that will guarantee parking to support a 15,000 arena.

4. The intent of the Warner Center Specific Plan does not define the definition of "entertainment" within Warner Center. This definition needs to be better defined by the Warner Center Specific Plan Implementation Board as to what best serves the community *prior to an approval*. If there is not enough parking, not a clear definition of what Westfield is proposing for the site, no reporting of how this will impact the neighboring communities with noise/lights/traffic, then a "stadium" should not be approved under the Warner Center Specific Plan.
5. Therefore, **the Arena/"Entertainment Center" should not approved under the Warner Center 2035 Specific Plan guidelines.**

Summary: a balance between live-work-play in Warner Center needs to be required and maintained. The original intent of the 2035 Specific Plan was to make Warner Center a thriving downtown business center for live-work-play. It is crucial that this balance is achieved, or no side of this live-work-play triangle will be able to function correctly.

Thank you for your work to help improve our Warner Center community and for considering my comments.

Sincerely,



Karen DiBiase

karendibiase@yahoo.com

cc: Blake Lamb, Principal City Planner, blake.lamb@lacity.org
Michelle Levy, Senior City Planner, Michelle.levy@lacity.org
Bob Blumenfield, CD3 Councilman, blumenfield@lacity.org
Andrew Pennington, Andrew.pennington@lacity.org
John Walker, johnwalker@earthlink.net
Joyce Fletcher, joycefletcher@yahoo.com
Sheppard Kaufman, s.kaufman@whcouncil.org
August Steurer, augustinca@me.com
Martin Lipkin, martinlipkin@yahoo.com
Lauren Coffman, lauren@coffmandesign.com
Kriss Stauber, kkstauber@icloud.com



Tim Fargo <tim.fargo@lacity.org>

Re: Warner Center 2035 Specific Plan Five Year Status Report - Comments

1 message

s.kaufman@whcouncil.org <s.kaufman@whcouncil.org>

Mon, Mar 4, 2019 at 9:07 AM

To: Tim <tim.fargo@lacity.org>

Cc: Joyce Fletcher <j.fletcher@whcouncil.org>, Blake Lamb <blake.lamb@lacity.org>

Dear Tim,

Attached (and pasted below), are my personal comments on the WC 2035 Specific Plan.

Thank you,
Shep

3/03/19

Tim Fargo
LA Department of City Planning
[6262 Van Nuys Boulevard](#)
4th Floor, Room 430
Van Nuys, California 9140
tim.fargo@lacity.org

Re: Warner Center Specific Plan

Dear Tim:

I am the VP of the Woodland Hills-Warner Center Neighborhood Council and the Chair of its Public Safety Committee. I am also a resident of Woodland Hills. The comments provided reflect my personal opinion and are not necessarily those of our board.

I believe the overall intent of the plan is correct; however, there are issues that, I believe, need to be addressed. The following are my comments:

- 1. Phasing:** While the plan allows phasing, it seems to be getting used as a loophole for developers to meet FAR balance and other WC Plan requirements in their design and approval phase; however, the required additional construction - usually of commercial property - does not get completed. This works against the "Live-Work" concept of the Plan as well as creates more impacts on the surrounding neighborhood such as increased traffic, etc. It also could leave us with a Warner Center area that is substantially more residential than "Live-Work" balanced. The city needs to create a method by which there is a guarantee of the phase completion within a reasonable amount of time. If the phasing is not completed, then there should be substantial built-in penalties.
- 2. Infrastructure:** Recent EIRs for Westfield and other properties have pointed out the impacts on infrastructure. While the developers may pay their fees, many of the mitigation measures either are implemented years after the project completion or not at all. For example: CalTrans related freeway/roadway improvements called out in the Westfield Village EIR have, for the most part, not been implemented yet further development continues. The same concerns exist for City roadways, power, water and parkways.
- 3. Public Safety:** Basically, the same concerns as infrastructure: that the City is not able to expand the needed police, fire and other emergency resources on pace with the increased development and population growth.
- 4. Cultural and Civic Institutions:** With the goal of WC as a "Downtown", one important factor would be to incorporate civic and cultural institutions within the Warner Center area. This will add vibrancy and a civic focal point to the development area. As is, there are no libraries, museums or other publicly owned community centers in the Warner Center area.
- 5. Affordable Housing:** It is clear that in order for the WC area to serve all residents and employees within the "Live-Work" environment, there is a need for some component of affordable senior and employee housing within or within walking distance to the central features of the Warner Center - and built to the same standards as the WC plan area. If private developers are failing to provide these components, then public agencies should step in to develop them.
- 6. Sustainability:** It is clear that the impacts of climate change will continue to be felt in Los Angeles. The WC Plan should mandate and expand the incorporation of sustainable design - for environmental and disaster prevention/preparedness

purposes. Residential and commercial structures should be able to provide emergency supplies to their tenants for at least one week after a catastrophic event.


7. **Schools:** In the EIRs, LAUSD acknowledges the need for additional classroom space in certain grade levels but, to date, no public plan has been brought forward to insure that these facilities will be available by the time the student population has increased.
8. **Metro:** It would be great to see the originally intended light rail and other transit corridors materialize. The key to the success of the public transit options is both reliability and simplicity (ie: minimal, if any, transfers for commuters to get to their destinations)

In summary, it is critical that the desired balance between residential and commercial development be realized in order to make the Warner Center Plan work. It is imperative that the City insure that the plan's goals are fully realized. It is also critical that the required public infrastructure be put in place at the time of development in order to both achieve the goals of the plan and to mitigate impacts on the surrounding areas.

Thank you for your time and consideration.

Sheppard Kaufman
VP/ Chair-Public Safety, Woodland Hills-Warner Center Neighborhood Council
Woodland Hills Resident

On Jan 11, 2019, at 4:06 PM, Tim <tim.fargo@lacity.org> wrote:

 **WC Plan Comments_SK_3-2019.pdf**
197K

3/03/19

Tim Fargo
LA Department of City Planning
6262 Van Nuys Boulevard
4th Floor, Room 430
Van Nuys, California 9140
tim.fargo@lacity.org

Re: Warner Center Specific Plan

Dear Tim:

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1. **Phasing:** While the plan allows phasing, it seems to be getting used as a loophole for developers to meet FAR balance and other WC Plan requirements in their design and approval phase; however, the required additional construction - usually of commercial property - does not get completed. This works against the “Live-Work” concept of the Plan as well as creates more impacts on the surrounding neighborhood such as increased traffic, etc. It also could leave us with a Warner Center area that is substantially more residential than “Live-Work” balanced. The city needs to create a method by which there is a guarantee of the phase completion within a reasonable amount of time. If the phasing is not completed, then there should be substantial built-in penalties.
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3. **Public Safety:** Basically, the same concerns as infrastructure: that the City is not able to expand the needed police, fire and other emergency resources on pace with the increased development and population growth.
4. **Cultural and Civic Institutions:** With the goal of WC as a “Downtown”, one important factor would be to incorporate civic and cultural institutions within the Warner Center area. This will add vibrancy and a civic focal point to the development area. As is, there are no libraries, museums or other publicly owned community centers in the Warner Center area.

5. **Affordable Housing:** It is clear that in order for the WC area to serve all residents and employees within the “Live-Work” environment, there is a need for some component of affordable senior and employee housing within or within walking distance to the central features of the Warner Center - and built to the same standards as the WC plan area. If private developers are failing to provide these components, then public agencies should step in to develop them.
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7. **Schools:** In the EIRs, LAUSD acknowledges the need for additional classroom space in certain grade levels but, to date, no public plan has been brought forward to insure that these facilities will be available by the time the student population has increased.
8. **Metro:** It would be great to see the originally intended light rail and other transit corridors materialize. The key to the success of the public transit options is both reliability and simplicity (ie: minimal, if any, transfers for commuters to get to their destinations)

In summary, it is critical that the desired balance between residential and commercial development be realized in order to make the Warner Center Plan work. It is imperative that the City insure that the plan’s goals are fully realized. It is also critical that the required public infrastructure be put in place at the time of development in order to both achieve the goals of the plan and to mitigate impacts on the surrounding areas.

Thank you for your time and consideration.



Sheppard Kaufman
VP/ Chair-Public Safety, Woodland Hills-Warner Center Neighborhood Council
Woodland Hills Resident



Tim Fargo <tim.fargo@lacity.org>

Comment on Warner Center Plan

1 message

Pamela McCrory <mccroryphd@earthlink.net>

Sun, Mar 17, 2019 at 8:48 AM

To: tim.fargo@lacity.org

Dear Mr. Tim Fargo,

I oppose the plan for Warner Center. It must have height limits, publicly owned open space, increased and adequate police and fire services, affordable housing, support for home ownership, protections for existing mature trees, community workforce agreement, additional schools. It must be based as an average of 2.83 persons per residential unit, in line with average for L.A. is 2.83. The plan must protect air quality. It must address and make transparent scientific and health research on the toxic contamination under the former Rocketdyne site. The specific plan actually encourages the construction of 5,000 residential units on that contaminated ground, under which lies a plume of toxic contaminants, including TCE, a known carcinogen.

I oppose the stadium plan proposed for Oxnard.

The plan also is silent on the harmful effects of the tons of volatile organic compounds released into the atmosphere by such a densely packed concentration of people. Greenhouse gas emissions from automobiles and trucks are not our only worries. Address and be transparent about the air in the West Valley will be when 53,000 more people are living in a 1.5-square-mile zone with office towers all around, . We will see ozone levels soar in our terribly hottest-place-in-LA neighborhood, and asthma rates are guaranteed to go up.

Sincerely,

Pamela J. McCrory, Ph.D.

[23622 Calabasas Rd, Suite 151](#)

[Calabasas, CA 91302](#)

Phone: (818) 999-4126

Fax: (818) 591-2089

mccroryphd@earthlink.net

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Exhibit C3:

Comments Received from the
January 30, 2019 Public Meeting

CPC-2008-3470-

SP-GPA-ZC-SUD-BL

Hearing Date: 3/28/2019

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PUBLIC HEARING FOR WARNER CENTER 2035 PLAN
Wednesday, January 30, 2019
6262 Van Nuys Boulevard, Conference Room 1
Van Nuys, California 91401

SHANBERG SHORTHAND REPORTERS
4771 LA VILLA MARINA
UNIT H
MARINA DEL REY, CALIFORNIA 90292
(310) 306-6149

REPORTED BY:
HEATHERLYNN GONZALEZ

1 CSR #13646

2 APPEARANCES

3 IN-PERSON STATEMENTS :

4 JARED LANGFORD
5 CAROL SMOTHERMAN
6 JASON GREEN
7 DANIEL P. ALFARO
8 JUAN J. CRUZ
9 AARON ROBIN
10 JANICE LAWSON
11 JOE FUCHS
12 KRISTINE VALENTINE
13 RON DIAMOND
14 COREY CROCKERHAM
15 MARC MYKIETYN
16 LENA AYVAZAAN

17 STATEMENTS SUBMITTED IN WRITING :

18 JOSH RAPER
19 DONNIE R. JOHNSON
20 PETER FLETCHER
21 EDGAR HULK GOMEZ
22 CATARINO CANEDOS
23 TRAVIS KRIPPNER
24 MICHAEL P. CORDERO
25 CLAUDIO HERNANDEZ
26 MITCH CUTTS
27 DANIEL ESPAÑA
28 STEVEN SALGADO
29 JOYCE FLETCHER
30 CARLOS MORALES
31 ETHEL KAPLAN
32 MICHAEL T. COUGHLIN
33 AARON ROBIN
34 RICHARD A. FANTER
35 JERRED LANGFORD
36 MARC MYKIETYN
37 ALBERTO GARCIA
38 JOSE TONY CASTRO
39 JOSEPH JOHNSTON
40 SEAN MANN
41 JOSHUA CHRISTENSEN
42 CASEY LORENZEN
43 ANTONIO MUNOZ
44 FREDDIE ZUNIGA
45 SEAN McCARTY

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ROBERT FALLON
DONTE

APPEARANCES (CONTINUED)

STATEMENTS SUBMITTED IN WRITING (CONTINUED) :

ALFREDO LOPEZ
BRAD ROSENHEIM
ALEJANDRO DELGADO
MARIA CORONADO
JASON TATE
TIMOTHY GLYNN
RUSSELL LEWIS
JONATHAN SAENZ
KENNETH BRAN
ERNAN X
MICHAEL NICOLETTI
GARM BEALL
ROY CHANG
FRANK ARMENTA
HECTOR MEJIA
JUAN VASQUEZ
HERMAN RICKS
PEDRO TOSCANO
MIKE SIMNOWSKI
JEREMY BROWN
CARMEN ERLINDO RAMIREZ
JIMMY BARRAGAN
PAUL MYKIETYN
JOHNY KHACHAFPIAR
EDUARDO FELIX
JONATHAN DURAN
CHRIS SCHAEFFER
JOSE A. CAMPOS
JOE FUCHS

1
2 STATEMENTS SUBMITTED ORALLY

3 Wednesday, January 30, 2019; Van Nuys, California

4 4:45 p.m.

5 -oOo-

6 My name is Jared Langford. I'm a representative
7 of the Southwest carpenters. I'm here today with these
8 carpenters in support of good paying jobs and benefits for
9 workers working on projects in the Warner Center 2035
10 plan. The economic prosperity is important for this area,
11 and it starts with the carpenters working on these
12 projects.

13 Giving local carpenters an opportunity to work in
14 the city they live in with a decent wage means tax dollars
15 are invested back into the community.

16 We ask you to implement a community workforce
17 agreement that ensures local hire and good paying jobs for
18 hard working men and women. It will promote the use of
19 apprentices and offer a path to the middle class for the
20 residents of this community and also ensure projects will
21 be done on time and that it is a quality project due to
22 the supply of qualified carpenters.

23

24

25

1 Carol Smotherman, C-a-r-o-l S-m-o-t-h-e-r-m-a-n.

2 So I manage a property -- eight-and-a-half acre
3 property that's on Oxnard Street next to where this
4 project is going to be built, and in close proximity to
5 the arena that they're suggesting.

6 There are about five hundred people that live on
7 this property. It's a coop. And the building was built
8 in 1964; so the building codes were very different back
9 then. There's not a lot of insulation in the walls.
10 There's no sheer wall. They're very transparent in terms
11 of sound. And having an open-air arena, no matter what
12 you put in it, is going to create a huge lack of peaceable
13 possession for these people.

14 We are asking for the developer to consider
15 moving the arena to Owensmouth and Oxnard where there are
16 more businesses and not residential area, or enclosing it
17 so that whatever is in -- what is being featured there,
18 whether it's a sporting event or a concert, then the noise
19 of that will not come out at people. It will be
20 contained. And that's just a better way to go in our
21 neighborhood.

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1 Jason Green, J-a-s-o-n G-r-e-e-n. I live in
2 Woodland Hills.

3 So my thing is if there's going to be a workforce
4 agreement for any local hire on the projects in Woodland
5 Hills. That's it.

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1 Daniel P. Alfaro, D-a-n-i-e-l P. A-l-f-a-r-o. We
2 are a union carpenter. We can -- we can build anything.
3 We live here. We build here with our fair wages. There's
4 a lot of youngsters in the union right now. And we all
5 would like to have the -- any buildings, any -- anything
6 that's going to be built through the union. Thank you
7 very much. God bless you.

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1 Juan J. Cruz, J-u-a-n J. C-r-u-z. I'm a union
2 carpenter. I'm -- same thing. I want to. I'm in
3 construction before. Good pay me. I don't know what else
4 I have to say now. But God bless you too.

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1 Aaron, A-a-r-o-n, Robin, R-o-b-i-n. And, yeah.
2 I just want to thank the organizers for putting this
3 together, but also suggest that maybe there are -- they
4 can do some more seminar or lecture style presentation to
5 the public for just educational purposes followed by Qand
6 Abut less about presentation and hearing and more just
7 about casual educating the public on planning and what's
8 kind of behind the thinking of the plan. Something like
9 that?

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1 Janice Lawson. J-a-n-i-c-e L-a-w-s-o-n. And I
2 live just outside the Warner Center plan. I live just
3 west of -- of the Warner Center area off of Oxnard --
4 immediately south of Oxnard and just west of Shoup.

5 My big -- I have two things that I've been after
6 every time I attend a neighborhood counsel meeting. And
7 the first thing is mobility for older people, because
8 we're hearing more and more about aging in place. Live,
9 work, play. How do we get from our home -- whatever it
10 is, to a market? To a drug store? There's doctor's
11 offices within a reasonable distance, but how do we get to
12 those things?

13 And the other is how much -- how much is Metro
14 going to put out in the way of small shuttles kinds of
15 transportation. Because they want us more and more to get
16 out of our cars; so alternatives need to be provided. But
17 the traffic is unfathomable. Thank you.

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1 Joe Fuchs, F-u-c-h-s.

2 Just wanted to give my input on the Warner 2035
3 plan, and basically state that the people developing
4 should think of infrastructure to traffic. You know, the
5 impact in the community, and also the -- the impact on the
6 union you hire, and things of that nature. And the
7 contractors they use -- there should be contractors that
8 use a state accredited apprenticeship program that pay a
9 prevailing wage -- a living wage. That, you know, people
10 that work in the area or live in the area should be able
11 to work in the area.

12 And that the -- I think the biggest impact on a
13 community is the traffic, and that they should first talk
14 before they consider building this huge, multi-level
15 high-rise living -- you know, live, work, play. They
16 should consider the traffic, because without upgrades to
17 the roads and the utilities, it turns into a huge disaster
18 for the local community. That people have been living
19 there for 50, 60 years, are retired there, are watching
20 this huge sprawl show up in their neighborhood. Like me.
21 And that that should be also taken into account before the
22 start of the projects.

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1 K-r-i-s-t-i-n-e, Kristine Valentine,
2 V-a-l-e-n-t-i-n-e.

3 And I'm really concerned for multiple reasons
4 about this 2035 plan, because I've gone to a couple of the
5 meetings. They were all crammed with union
6 representatives. And I was a retired teacher. I was a
7 union representative at my school. But there were mostly
8 union reps and members of the Chamber of Commerce, and
9 also Westfield representatives.

10 And when I brought up -- well, actually, somebody
11 brought up the schools, and one of the members of the
12 Chamber said, oh, well, these people will be sending their
13 children to private schools; so we don't have to worry
14 about, you know, having public schools. And then somebody
15 brought up, well, we're going to need more police
16 officers. And then somebody said, oh, no. We'll have
17 private security in the area.

18 Then they're talking about parking. And there's
19 only -- the way it was, they had one parking space per
20 unit. So figure that if you've got two people, and then
21 if they have driver-age children, they're not going to
22 have two or three people using public transportation all
23 the time. So then they'll be parking on the street.

24 And I live in Woodland Hills now where the
25 designs are. And there's an apartment, and the people are

1 parking on the street; so there's no place for our guests
2 to park.

3 And I think that, when I went to the meeting
4 about Westfield Village, they said, you know, we need more
5 jobs. But the Village is so expensive. If you don't -- I
6 mean, you can park at Costco. And two or three -- three
7 hours of free parking. But it's -- they have -- I figure
8 you could go to Calabasas and get free parking at the --
9 the Calabasas Commons, and it's much more high status area
10 -- if you're interested in status.

11 And I just think that this plan is not -- is not
12 good for the community. Maybe if they put a homeless or a
13 low income housing there, but I don't think that's what
14 Westfield probably wants. I think it's -- and I'm really
15 concerned that Westfield, when they put in the Village, I
16 think they got a huge tax advantage. They got a tax
17 advantage.

18 And they're not -- it was an Australian company.
19 And now it's a French company. Why aren't we hiring --
20 working with American companies if we want to help take
21 care of the people that are in our community and need
22 jobs?

23 I think they're people -- my mom's 96. She can't
24 get around on a scooter. She can't get around in a Lyft.
25 She really has to -- she has caregivers, they have a job.

1 What are we going to do when there's no parking, when the
2 taxes are going to these international companies and are
3 getting subsidies from the City.

4 And I'm also concerned about the City Council
5 people. If you think about who they are and what he's
6 been up to. And he's on the zoning committee, and then
7 his wife was getting -- she was working for the private
8 Catholic school -- high school that he went to high school
9 in, and she was getting all of these donations from the
10 developers.

11 So that is like -- it just seems criminal to me
12 that these plans are not in the best interest of the
13 community. It's like everybody is patting each other's
14 backs. Thank you.

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1 Ron Diamond, and I'm a local carpenter. Lived
2 here in the Valley for about 30 years. I've been working
3 on projects all over Los Angeles. And I've noticed that a
4 lot of the projects that are coming up in the San Fernando
5 Valley -- one's that are on their way and those upcoming
6 are going to contractors that don't pay area standard
7 wages and benefits. And I'm really concerned of the
8 future of our city. And I believe that in the Warner
9 Center 2035 plan there is already language that will
10 trigger the use of contractors that utilize apprenticeship
11 -- that participate in apprenticeship programs, and put
12 these young guys to work. And also pay a living wage to
13 the journeymen that work there.

14 So very concerned. And I would like to see that
15 the Planning Commission takes that into consideration.
16 Not only does it matter how these buildings look, but it
17 matters who builds them. And I'd like to see local hire
18 people from the neighborhood, people that pay taxes here,
19 rather than having contractors coming from the outside and
20 bring in a workforce that has no stake in the community.

21 I believe that the community is more than just a
22 group of people that are concerned about aesthetics. And
23 communities should be concerned about labor as well as how
24 buildings look. And that's the reason I'm here.

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1 Corey, C-o-r-e-y, Crockerham C-r-o-c-k-e-r-h-a-m.

2 So my concerns are probably like Ron's. I'm a
3 Local 58 hire. We want to see local hire. We want to see
4 guys who live in the communities work in the community. I
5 used to live in the Valley. I don't now because I can't
6 afford it. But I work in the Valley. And I'd like to
7 live in the Valley; so I'd like to be able to work here
8 and make a livable wage or a prevailing wage, and actually
9 buy a home in the Valley.

10 And also local hires. We want the guys who live
11 here to work here. And then I want talked about the bad
12 contractors or the contractors that beat out our
13 contractors because they don't pay livable wages. And
14 then sometimes they don't pay the workers the wages they
15 promised them, or don't pay them for time worked. And all
16 of that stops tax revenue from coming back into the city.
17 And most of these guys don't live here either because they
18 can't afford it. And those are my concerns.

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1 Marc, M-a-r-c M-y-k-i-e-t-y-n. I'm just a local
2 resident. I was born in Encino. Went to high school out
3 here, Pierce College. Received a journeyman
4 apprenticeship through the work for hire for the State of
5 California program. And I'm for any project that demands
6 the apprenticeship training program be put into it. I'm
7 against any building that does not do it. And this is --
8 I live in this Valley. I bought a house here, pay taxes
9 here. Without that program, I wouldn't have been able to
10 do that. So any project -- I want it to be prevailing
11 area standards and incorporate the apprenticeship
12 training. Carpenters, electricians -- anybody needs to
13 have a training program involved in it. Thank you.

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1 L-e-n-a A-y-v-a-z-a-a-n. I'm a resident in the
2 Warner Center project area. I have a lot of concerns. We
3 have a building that's being built next to us at
4 approximately 170 units with limited mid-range parking
5 availability. We have a building that's going to be built
6 in front of us at 12 stories made of steel. And with the
7 city mid and high range of parking limitations, they have
8 also gone mid range. So very limited parking.

9 We have a very small cul-de-sac street with no
10 light that's going to be having approximately 700 cars
11 utilizing it daily for egress and degress [sic].

12 We have 11,000 apartments that are coming up
13 within a two-mile radius of the Warner Center project with
14 zero requirement of new schools, police departments, fire
15 departments.

16 The building that is constructing right now --
17 almost finished -- on the corner of Alabama and Vanowen
18 was supposed to be set back 50 feet from the river. That
19 was a requirement for the project itself. However, they
20 have not complied. It almost abutts against the river
21 itself. They did not comply with the 50-foot requirement.

22 I have tried to reach the City Planning. I have
23 tried to reach to City Permit departments.

24 I have tried to reach the developer themselves to no
25 avail.

1 How and why folk are getting away with the
2 progress of not following what the Warner Center project
3 is mandating it do, I am not sure.

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1 TRANSCRIBED WRITTEN STATEMENTS

2 Name: Josh Raper

3 Connection to the Warner Center: Construction
4 worker

5 E-mail: JRAPER@SWCARPENTERS.ORG

6 Concerned local construction worker who has to
7 drive extreme distances to acquire employment when there
8 is wording in the 2035 plan pages 29-30 that calls out for
9 local hire and livable wage. I am asking for regulation
10 and enforcement of these items. Current construction
11 workers in the area are receiving cash pay which means no
12 taxes for public services. Apprenticeship language, along
13 with skilled and trained workforce should be added to
14 ensure quality and safety. Please protect our industry
15 and community by implementing a standard.

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1 Name: Donnie R. Johnson

2 E-mail: DONNIERJOHNSON9@YAHOO.COM

3 Union carpenters have a proven track record of
4 building quality buildings and we will continue to move
5 with integrity and slide into excellence.

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1 Name: Peter Fletcher

2 Connection to the Warner Center: WHWCNC and
3 resident

4 E-mail: P.Fletcher@WHCOUNCIL.ORG

5 1) In mixed use apt/office projects the office
6 buildings are not being built, so no jobs -- lower than
7 expected mobility fees.

8 2) Please no 14,000 seat open air venue at
9 Westfield Promenade. Traffic and noise nightmare. Not
10 anticipated as a UIC in the 2035 plan -- major
11 neighborhood opposition. There is not sufficient parking
12 for the venue.

13 3) Traffic impacts cannot be mitigated with
14 24,000 new units and no offices for local jobs.

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1 Edgar Hulk Gomez

2 E-mail: BIGBADBIGBEAR@GMAIL.COM

3 Would like union carpenter on the job site. All

4 union.

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1 Name: Catarino Canedos

2 I am excited to see good paying jobs in my
3 community, as well as being a part in
4 building infrastructure that is creating local jobs.

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1 Name: Travis Krippner

2 Connection to the Warner Center: Valley

3 resident.

4 E-mail address: TRAVISALLISON8@GMAIL.COM

5 Like to see this built with union carpenters and

6 apprentices. We are trained and skilled and deserve the

7 work in our community.

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1 Name: Michael P. Cordero

2 Connection to the Warner Center: Carpenters
3 union/live at Warner Center

4 The carpenters union made it possible to live a
5 better life. Better wages, health care, training, and
6 being able to work closer to home. The union offers
7 training to men and women of all age groups but most
8 importantly our youth.

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1 Name: Claudio Hernandez.

2 E-mail: HCLAUDIO823@GMAIL.COM

3 We need this for the community and progress our
4 cities and them with the plan and the work for our
5 families, so that we can keep living the dream we owe one.
6 Work means happiness for us.

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1 Name: Mitch Cutts

2 Connection to the Warner Center: Interest in
3 working close to home

4 E-mail: CMCUTTS@GMAIL.COM

5 As a union carpenter who has completed a
6 state-approved apprenticeship program to make the living
7 wage that I make, I currently drive in excess of 100 miles
8 a day to do so. This is my neighborhood, and I would ask
9 that any and all building projects associated with the
10 Warner Center 2035 plan have a local-hire requirement, so
11 that I may have a chance to work close to home. I would
12 also ask that all building trades involved use workers
13 that have completed a state-accredited training program.
14 I'm a union carpenter. I live here, I want to build here.
15 There must be a community workforce agreement in place.

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1 Name: Daniel Espana

2 Connection to Warner Center: Union carpenter

3 E-mail: DESPANA33@YAHOO.COM

4 As a Los Angeles resident and union carpenter, I
5 am fortunate enough to be able to work in the area I live
6 (near lax). I am here today to support my fellow
7 carpenters who live in this immediate area. I believe
8 they should be able to supply their professional skills in
9 the area that they live. Union carpenters contribute a
10 majority of their earnings back to our local communities.
11 And we would like to ensure that this project is made
12 available to union carpenters from this local area.

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1 Name: Steven Salgado

2 Connection to the Warner Center: Union

3 employment

4 E-mail: CEE.BO.SS13@GMAIL.COM

5 I am a proud union carpenter. I am a member of
6 local 661 carpenters union. I'm in support of the Warner
7 Center 2035 plan. It would provide work for the next 15
8 years for all my union brothers and myself. And in
9 return, you all would receive trained, skilled, talented
10 hard working carpenters. As opposed to going nonunion
11 unskilled carpenters. I look forward to being a part of
12 this massive workforce. Let's insure that this work goes
13 to the men and women of the carpenters union.

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1 Name: Joyce Fletcher

2 Connection to Warner Center: Resident --
3 President, Woodland Hills-Warner Center neighborhood
4 Council

5 E-mail: JOYCEFLETCHER@YAHOO.COM

6 1) The front, back, side, etc of the new
7 buildings need to set back further. Developers are not
8 providing enough open space, so setbacks would help
9 provide more open space. Everything including sales
10 offices and fire lanes is being called "open spaces."

11 2) Developers are building APTS, but not
12 commercial. The city should require developers to build
13 commercial within a reasonable set time. Some developers
14 are leaving only a small area in their design -- 20
15 percent, saying they will build a tall 30 story building
16 "some day" on that space. However, the council has
17 concerns the "space lift" is a ploy to never build
18 commercial.

19 3) Live and work is a nice concept -- but so far
20 it isn't drawing stakeholders to the development because
21 it's not really an open retail space. Therefore, this
22 street level use does not activate the street. WCSP needs
23 more requirements for cultural, civic space.

24 4) The connectivity of streets isn't happening!!!
25 Developers are not complying with this requirement in the

1 plan.

2 5) Parking requirement is too low! Not everyone
3 will ride bikes. Development isn't family friendly. No
4 low income housing!

5 6) WCSP needs art requirements in open spaces or
6 in building lobbies, etc.

7 7) But mostly -- please change the setbacks to
8 provide more open space with trees and plants and places
9 to sit!!!

10 8) Bicycles -- you can't take a bicycle
11 everywhere! Especially if you have a child! WCSP is not
12 child friendly or senior friendly!

13 9) It's a concept -- not a real plan for a
14 healthy, friendly community. It's written by people who
15 don't care about neighborhoods --

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1 Name: Carlos Morales

2 E-mail: LAKER1180@GMAIL.COM

3 My concerns would be that I think this project
4 should be built by union carpenters. Many brothers in my
5 local (661) are and have been driving over 60 miles or
6 more one way to work. This really takes a toll on our
7 family life and also adds greatly to traffic. In my
8 opinion, giving this work to union carpenters is a big win
9 for everyone involved. We got to work close to home and
10 the builders (owners) will get quality/professional
11 results. Thanks for your time, proud union member.
12 Carlos Morales, Local 661.

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1 Name: Ethel Kaplan

2 Connection to the Warner Center: Neighbor

3 Hire the carpenters union local 661. They will
4 do the best job.

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Name: Michael T. Coughlin

Connection to the Warner Center: Carpenters
local 661 member/Construction worker

E-mail: MCOUGHLIN209@GMAIL.COM

Being a construction worker, I would like to
request that all work be performed by union contractors
using local people to man all projects in this Warner
Center 2035 plan. Thank you!

1 Name: Aaron Robin

2 Connection to the Warner Center: Construction
3 industry professional

4 E-mail: AROBIN@GMAIL.COM

5 Thank you for hosting the public event, which was
6 very informative. I would like to suggest that: One, in
7 addition to the free format of today's event, it would be
8 great to have some presentation followed by Q and A style
9 lectures or seminars to educate the public on some of the
10 thinking behind the planning, so that they/we might form
11 more informed, educated opinions and participate in more
12 nuanced conversations beyond the most simplistic
13 self-interests; 2, specific to the plan -- more dynamism
14 and pushing between the character zones in order to foster
15 greater continuity in the pedestrian experience. Thanks!

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1 Name: Richard A. Fanter

2 Connection to the Warner Center: Lived and shop
3 in area for past 20 years

4 E-mail: RICHARDFANTER@GMAIL.COM

5 I would like to see a work agreement in the union
6 workers that are trained and certified by the State of
7 California, to ensure quality workmanship and wages for
8 the individuals like myself that shop, work and live in
9 the area. Myself would love to be a part of such a major
10 project that when finished I can show friends and family
11 what a great organization I was a part of establishing
12 such a development. It's time to make a decision to hire
13 the right men and women for the job and not hire cut rated
14 contractors within a project of this magnitude. Trust
15 your local 661.

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1 Name: Jerred Langford

2 Connection to the Warner Center: Workforce

3 E-mail: JERREDL@SWCARPENTERS.ORG

4 I stand with all the carpenters here today to

5 support good paying jobs with benefits to be paid to

6 carpenters craftworkers working on projects in the Warner

7 Center 2035 plan. The economic prosperity for this area

8 starts with the carpenters building these projects.

9 Giving local carpenters an opportunity to work in the city

10 they live in for a decent wage with benefits ensures tax

11 dollars will be invested back into the community. We ask

12 you to implement a community workforce agreement that

13 ensures local hire and good paying jobs with benefits. It

14 will promote the use of apprentices and insulate the

15 community from contractors who engage in tax fraud,

16 payroll fraud, and wage theft.

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Name: Marc Mykietyn

Correction to the Warner Center: Local resident.

E-mail: MMYKIETYN@ATT.NET

I was born at Encino hospital, Encino California. I've attended and graduated El Camino Real High School. I received my journeyman certificate from State of California Carpenter Apprenticeship Program. I want and will vote for the language and people that demand language be placed in Warner Center master plan for the requirements that developers and contractors get their workforce from state accredited apprenticeship and local labor, that uphold area standards.

1 Name: Alberto Garcia

2 Connection to the Warner Center: Want to build
3 in my community

4 E-mail: AG9584@GMAIL.COM

5 I live in Sylmar and I want this project to be
6 built union. I am a union carpenter out of local 661.
7 And I always have to commute for more than an hour to work
8 in South Los Angeles which takes a lot of my time away
9 from my wife and children. I want to stay married and
10 watch my children grow up so I need to work closer to
11 home, to be able to be a present effective father and
12 husband overall. Be a great citizen, that would have more
13 time to give back to my lovely community. So please make
14 this and all upcoming local projects to be signatory with
15 the carpenters union and all other trades to be union so
16 it can be built right the first time, and not need to be
17 rebuilt.

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1 Name: José Tony Castro.
2 Connection to the Warner Center: Close to home.
3 E-mail: TONYCASTRO91344@HOTMAIL.COM
4 Past 25 years commuting long hours to work.
5 Missing out on many events of my children hoping to get
6 these projects approved so that I am able to seek
7 employment closer to home allowing me to take an active
8 part in my children's after-school activities. J Castro.

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1 Name: Joseph Johnston
2 Connection to the Warner Center: Nearby resident
3 E-mail: JOHNSTONJOEY1991@GMAIL.COM

4 I'd like to see developers use contractors that
5 will hire local contractors and provide them the
6 opportunity to work in the community we live in. Doing so
7 will directly ensure that we're able to spend money in our
8 own community as well as provide for ourselves and our
9 families. For me, it gives me a great sense of pride
10 seeing great projects I've built in my own neighborhood.

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1 Name: Sean Mann

2 Connection to the Warner Center: Workforce

3 E-mail: SMANN@SWCARPENTERS.ORG

4 As a carpenter, and a concerned member of the
5 community, I'm asking that there be a community workforce
6 agreement put in place. By doing so, you allow the men
7 and women who live in the area to work closer to home, and
8 spend valuable time with their families as opposed to
9 spending the time on the road. It also allows the money
10 earned to be spent locally and put back into the
11 community. It also makes/holds each contractor to the
12 same standards of, paying a livable wage and health fair
13 for the workforce and the members of their families.

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1 Name: Joshua Christensen
2 Connection to the Warner Center: Carpenter live
3 E-mail: JOSHUA4513@GMAIL.COM

4 In asking as we review the Warner Center 2035
5 plan to add community workforce agreement. By adding CWA
6 with the carpenters union guarantees local hire will be a
7 requirement with area standard wages. It also will allow
8 local folks attend apprenticeship school, and learn the
9 trade and being productive and learn safe work practices.
10 Please put in place CWA. Thanks.

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1 Name: Casey Lorenzen

2 Connection to the Warner Center: Local

3 E-mail: CASEYLOOLORENZEN@YAHOO

4 The Warner Center is an area where my family and
5 I frequently visited. As a member of the carpenters union
6 I fully support this project and hope to help make it a
7 local hire project. As this helps support my family and I
8 as a carpenter I am always traveling far for work. So by
9 working local it saves me travel time which helps reduce
10 traveling, I get to spend more time with my friends and
11 also when working local I spend money local thus improving
12 the local economy.

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1 Name: Antonio Munoz

2 E-mail: TONYM.25@HOTMAIL.COM

3 As a local union carpenter I would love if
4 prevailing wages and or union members would build a better
5 Warner Center.

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1 Name: Freddie Zuniga

2 Connection to the Warner Center: Opportunity to
3 build it.

4 E-mail: FRED.ZUNIGA021@GMAIL.COM

5 Hello! I would like to say that it would be an
6 honor to be part of this Warner Center project. I've been
7 a carpenter for the past 20 years and I am always
8 traveling to, Ventura, Santa Barbara, Santa Maria, and
9 many more places far away from home. I would love for an
10 opportunity to work close to home so I can avoid dealing
11 with traffic, get home early to my children so I can help
12 with homework and their activities. Please consider these
13 projects to go to my union brothers and myself. Thank
14 you!

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1 Name: Sean McCarthy

2 Connection to the Warner Center: Chamber and
3 neighborhood Councils

4 E-mail: SEAN@JACKSONMCCARTHY.COM

5 1) I want to see the plan which is now five
6 years old reimplemented. Nothing has been done except
7 confusing the local residents.

8 2) Affordable housing when measure HHH and others
9 have already been paid for. Why does the council office
10 want developers to do what the city council of LA is
11 taxing us to do? Don't dump the city's responsibility on
12 developers.

13 3) There is nothing wrong with the plan. It has
14 not been implemented. No street cleaning, no (illegible).
15 the city has failed to do its job. Fix the city.

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1 Name: Robert Fallon

2 Connection to the Warner Center: Union tradesman
3 and Woodland Hills resident

4 E-mail: RPFALLON@GMAIL.COM

5 As a union carpenter, I believe in a fair day's
6 pay for a fair day's work in order to sustain the middle
7 class and keep our local economy alive and well. I want
8 to work where I like, build excellent product, come home
9 safely to my family every day through means of my union
10 training. And spend my money locally. Right now, all my
11 excess money to fueling my vehicle to make it to my job in
12 Santa Barbara, therefore I'm not helping local businesses
13 thrive "we live here, we build here!"

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Name: Donte
Connection to the Warner Center: Workforce
E-mail: DDUBBWALLACE79@GMAIL.COM
Hey will like developers to use contractors that
participate in a state accredited program on the Warner
Center 2035 plan.

1 Name: Alfredo Lopez

2 Connection to the Warner Center: Union
3 carpenter/LACERT welder

4 To whom it may concern: I am a union carpenter.
5 I live here in the San Fernando Valley and work here make
6 school and hospital. Work closer to home instead of
7 driving one way for two hours and three hours coming home.
8 The contractors that they use don't pay well for their
9 work and don't have medical insurance. And I need my
10 insurance cause I need for me. Instead of getting help
11 from the government when I'm able to work. And also for
12 my pension and vacation so that is why I'm writing this
13 letter.

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1 Name: Brad Rosenheim

2 Connection to the Warner Center: Business
3 owner/planner/entitlements.

4 E-mail: BRAD@RAQ-INC.COM

5 Please allow written comments up until 2-22-19.

6 The report is intended to provide imperical info as to the
7 effectiveness of the plan relative to the plan's intended
8 objectives. It is not intended, (illegible), five years,
9 to open the plan for relitigation. Please respect the
10 eight years of work that went into the process planning
11 documents are official as good as the willingness of
12 officials to let it be effectuated. Thank you. Brad.

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1 Name: Alejandro Delgado

2 E-mail: ALEJANDRO.4769@YAHOO.COM

3 I'm here today at this planning commission
4 representing the carpenters union. I am here to support
5 the hard working men and women of my community. The
6 carpenters union and I are here to review and get informed
7 of this project development that will benefit my union
8 brothers and sisters and family for the next decade. I am
9 here to show that the carpenters union supports and cares
10 about the community. With this project happening in my
11 community, it will be a pleasure and honor to be a part of
12 it. Our professionalism and presentation at work shows
13 the quality of people we are and what we dedicate our life
14 to. We are here to show spirit to the community and
15 together we can make this happen.

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1 Name: Maria Coronado

2 E-mail: MCORONADO7777@GMAIL.COM

3 My concerns are regarding cash paying contractors
4 who evade paying into our tax base as well as not paying
5 in to Workers' Comp or social security. I hope there is a
6 local hire aspect as well as women percent's of 6.9
7 percent for the projects. Please pay a living wage and
8 hire contractors with a good safety rating. Thanks for
9 your time and consideration.

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1 Name: Jason Tate

2 E-mail: J78TATE@AOL.COM

3 Hi. Its great to see all the progress you are
4 making in the valley. I am a union worker who owns a home
5 and has two kids at Our Lady of the Valley. Union work
6 would be great on your projects. Our pride is in our
7 work. We have nothing but our God, families, and our
8 work. It all the extra time off the freeways will
9 increase family time and help us volunteer more at their
10 schools.

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1 Name: Timothy Glyan

2 Connection to the Warner Center: Work and live

3 E-mail address: PILERF1111@AOL.COM

4 In event that all proposed work is completed
5 additional freeway or surface road need to be made far
6 higher speed travel. I would be wonderful if all work in
7 Warner Center was done at a union wage and performed by
8 construction companies and construction worker who live in
9 area.

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1 Name: Russell Lewis

2 Connection to the Warner Center: Live, work, and
3 play in the area

4 E-mail: TATTOOLEGS@YAHOO.COM

5 I currently live and own a small business in the
6 818 area code. I would like nothing more than to work
7 where I live, spend more time with my family and be proud
8 of my work in "my" neighborhood. I spend two hours a day
9 wasted in traffic traveling while the potential to work
10 in my own backyard for the next 15 years. Imagine that!!
11 We want to provide exceptional labor skills to our own
12 neighbors and friends and fellow small business owners.
13 Union pride will trump all!! Union carpenters for Warner
14 Center 2035.

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1 Name: Jonathan Saenz

2 Connection to the Warner Center: Carpenters
3 union

4 E-mail: IMYAURGUARD@YAHOO.COM

5 Many of my union brothers live in this area. I
6 think this project should be awarded to the brothers and
7 sisters of the carpenters union! it will help our
8 community since the money earned in the area will stay in
9 the area it was made. We take pride in our work so it
10 will get done with safety in mind and hard in honest work
11 ethic. Please help us help you!

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1 Name: Kenneth Bran

2 Connection to the Warner Center: Union
3 carpenters

4 E-mail: (illegible)

5 I am a union carpenter apprentice. 7th period to
6 be exact. I've been in this wonderful program for about
7 three years now and I can say my life has changed a lot.
8 I lived around this area pretty much grew up in this area
9 the valley my whole life. Ever since I never seen a union
10 job in my area and that concerns me a lot. Some of us
11 union carpenters have to drive really far to go to work,
12 our work is never close to home this plan that is coming
13 to the city of Van Nuys should be benefit us a lot we
14 should have all union contractors on these projects this
15 is the reason why we are here today so that these
16 contractors that you guys hire should not take our work no
17 more.

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1 Name: Ernan X

2 Connection to the Warner Center: Local
3 carpenters union

4 E-mail: ERNAN_X@YAHOO.COM

5 I would like to see local hire. Work to be done
6 by union members we are qualified, there is no tax fraud,
7 creates opportunities for apprentices. Creates
8 opportunities for all of our local members to work near
9 home, spend our money near our home, spend time with
10 family. Safety, family, quality, honesty; all of which we
11 as a brother hood can provide for our community and in
12 turn (simultaneously) to our family.

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1 Name: Michael Nicoletti
2 Connection to the Warner Center: Union carpenter
3 E-mail: NICO.MN32@GMAIL.COM

4 I think this would be a great opportunity for
5 local unions to be able to work in there own backyard
6 instead of traveling two hours to work and three hours
7 home from work every day. If anyone should be building
8 any where it should be done by union workers.

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1 Name: Garm Beall
2 Connection to the Warner Center: Homeowner/stake
3 holder

4 E-mail: GARM.BEALL@GMAIL.COM

5 Too much development too fast! No height limits
6 is just one-developer-friendly part of the plan. No plan
7 for public parks/public space. No plan for workforce
8 housing. Transit not planned to be built for over 20
9 years-traffic impact will be severe and inevitable. Why
10 were the lead architects on approved projects allowed to
11 help write this plan for over-development? Profit. The
12 plan should be re-written to integrate with the
13 surrounding existing community. It does not!

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1 Name: Roy Chang
2 Connection to the Warner Center: Work in area
3 E-mail: RCHANG@SWCARPENTERS.ORG
4 Thanks for the opportunity to let our concerns be
5 heard. I have been working far away from home for years.
6 If this project is going to take place, I urge you to help
7 your community and do a -- or implement an agreement to
8 have local hire and put local -- carpenters to work.

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1 Name: Frank Armenta

2 Connection to the Warner Center: Work in Oxnard

3 E-mail: FRANKARMENTA20@YAHOO.COM

4 I like the workforce so that the young kid
5 getting out of high school can get a job and have a career
6 with the carpenter union and be happy.

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1 Name: Hector Mejia

2 Connection to the Warner Center: Local
3 carpenters.

4 E-mail: HECTORMEJIA0917@GMAIL.COM

5 Would be good if we use local carpenters at 2035
6 specific palm. Skilled and certified craftsmen.

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1 Name: Juan Vasquez

2 Connection to the Warner Center. Local

3 carpenters

4 Would be good if we use local carpenters at 2535

5 specific palm.

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1 Name: Herman Ricks

2 Connection to the Warner Center: So Cal
3 carpenters union

4 E-mail: RICKS.HERMAN@YAHOO.COM

5 I think that this project would bring more jobs
6 and revenue to all. There's a lot of carpenters support
7 and effort to help get this off the ground. We came out
8 in numbers to share in this event so we can have subtle
9 opportunity to establish we're for the communities, the
10 young and up coming, as well as the disadvantage. I think
11 that our unions are strong and this will bring more
12 projects for union workers.

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1 Name: Pedro Toscano

2 E-mail: PEDROT@DUYWELLADMIN.ORG

3 To begin this project will employ many of my
4 fellow carpenter brothers and sisters. It will keep me
5 from having to drive further out of my area for work. My
6 time is valuable. I have to kids that always invite me to
7 school and rec-sports that I can't make because I'm stuck
8 driving back in traffic. Also by making this job union
9 friendly it help's my hours to qualify for medical
10 vacation and pension which allows my family benefit and
11 sets something aside for me when I retire. Please help
12 support labor union friendly on this project apprentice
13 ships area standards the money stays in this community.
14 Thank you.

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1 Name: Mike Simnowski
2 Connection to the Warner Center: Work nearby
3 E-mail MIKE@TRENDEXCORP.COM
4 I am a union carpenter and have been driving
5 60-70 miles one way to work for 30 years. And would like
6 to see apprentices that are coming in and just starting to
7 not have to drive that far to make a industry standard
8 wage for them and their families. With the work that
9 there can be for some type of PLA or local hire agreement.

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1 Name: Jeremy Brown

2 Connection to the Warner Center: Concerned

3 resident

4 E-mail: PAPERWATERBOY71@YAHOO.COM

5 I would like to see this project built by our
6 state accredited workforce. If built by a workforce with
7 state accreditation, this project will come out better
8 than expected and last longer. When projects are built by
9 professionals they come out quicker and safer. Also, if
10 projects are built with professionals that live in the
11 area, it puts money right back to the local economy.
12 Professionals take pride in their work and will make the
13 project come out better than expected.

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1 Name: Carmen Erlindo Ramirez

2 Connection to the Warner Center: Live here
3 around

4 E-mail: Illegible

5 I will happy of all these new construction that
6 is coming up. It is good to heard that we all members of
7 union carpenter will have work to support our family. And
8 have a better life. All these project are around my
9 neighborhood and is good because I will have more time
10 with my family and my kids, because sometimes I don't have
11 time for them because I am on traffic all the time.

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1 Name: Jimmy Barragan

2 Connection to the Warner Center: Workforce

3 E-mail: WEJIM@MSN.COM

4 I currently live 25 miles north in the
5 Santa Clarita valley. I usually have a commute of an hour
6 to two hours due to my work being really far. I would
7 like to see this Warner Center 2035 project to be built
8 using union workforce. It's nice to know that this huge
9 job has the potential of be built by organized labor
10 working close to our homes brings less traffic, fewer time
11 spent on commute.

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1 Name: Paul Mykietny

2 Connection to the Warner Center: Area resident

3 E-mail: VEHICLEONE@AOL.COM

4 As a lifetime resident of Canoga Park/West Hills,
5 and a 35 year member of the carpenters union, I would
6 expect Los Angeles department of city planning incorporate
7 rate wording/language demanding all construction to be
8 performed by union labor. Workers should be afforded the
9 opportunity to earn a living wage while contractors and
10 developers should be able to hire
11 trained-skilled-dependable personnel to build these
12 projects in a professional-high quality-and safe manner.
13 That is what union carpenters stand for and provide.
14 Respectfully. Paul Mykietyn.

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1 Name: Johny Khachafpiar
2 Connection to the Warner Center: Live in area
3 Work to be performed at a living wage contractors
4 and workers to be from local area. Would like to work
5 local and not have to be on the freeway 4-5 hours each
6 day.

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1 Name: Eduardo Felix

2 Connection to the Warner Center: Work here by

3 E-mail: FELEXPERHERENCIA29@GMAIL.COM

4 At the moment, I work in San Bernardino and the
5 traffic is bad so that doesn't give me time to come home
6 early to be at my daughter cheerleading events or
7 practice. I see my family less hours, weekends are the
8 only time I have to spend with them. This project --
9 Warner Center 2035 -- would really change many families
10 lives.

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1 Name: Jonathan Duran
2 Connection to the Warner Center: Local carpenter
3 E-mail: JDURAN@SWCARPENTERS.ORG

4 We need to have local hire in this Warner Center
5 2035 specific plan. Need utilize skilled and trained
6 workforce.

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1 Name: Chris Schaeffer

2 Connection to the Warner Center: Carpenter union
3 local 661

4 E-mail: CSCHAEFFER552@YAHOO.COM

5 These proposed projects can have many benefits to
6 union contractors:

7 1) Better quality work with certified skilled
8 craftsmen.

9 2) Projects can be completed on time.

10 3) Local work for local workers -- community
11 pride.

12 4) Union work will set standards for future
13 developments.

14 5) Unions will have bigger workforce than
15 nonunion companies for faster development.

16 6) Union workers will be future tenants and
17 customers towards a better community.

18 Thank you for your time

19 Chris Schaeffer.
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1 Name: José A. Campos
2 Connection to the Warner Center: Union carpenter
3 local 661

4 E-mail: JANIBAL.CAMPOS@YAHOO.COM

5 I have five members in my family and I work hard
6 every day for my family progress. I like work for this
7 Union Local 661 because they have more opportunities for
8 superation. And they have programs for learn more and
9 more I'm here supporting my local 661 because we have
10 capacity for build fast safe and better. I really
11 appreciate the opportunities.

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1 Name: Joe Fuchs
2 Connection to the Warner Center: Community
3 member

4 E-mail: JFUCHS@SWCARPENTERS.ORG

5 First and foremost, the effect on the local
6 community should at the top of the list. Infrastructure
7 and the traffic are big problems whenever these large
8 community (live work play) projects are built. Also the
9 contractors in the area should be held responsible for
10 paying a living wage/local hire/and being apart of an
11 organization that has an app.ship.

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1 Name: Anonymous

2 I have been a union carpenter for more than 20
3 years. A majority of these years were spent traveling out
4 side of my area code, working to help build other
5 communities. I grew up and still live in the proposed
6 area of construction. Spending my off time and weekends
7 patronizing many of of the neighborhood's fine
8 establishments. I would very much like the opportunity to
9 work and help be a part of the development of the city
10 where I live.

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C E R T I F I C A T E

I, Heatherlynn Gonzalez, a Certified Shorthand Reporter for the State of California, License Number 13646, do hereby attest that:

The preceding is a true and accurate transcription of the statements made to me during the Warner Center 2035 Specific Plan: Five Year Status Report;

As well as a true and accurate transcription to the best of my ability of submitted written documents.

The oral statements were taken down in shorthand and transcribed into English under my supervision and authority;

I have no means to verify that any of the listed identities are true or accurate;

I have no interest, financial or otherwise, in any of the parties, issues, or individuals who are involved in this organization.

Attested to on this 27th day of February 2019.

CERTIFIED SHORTHAND REPORTER
FOR THE STATE OF CALIFORNIA

**WARNER CENTER 2035 PUBLIC MEETINGS
TRANSLATION OF PUBLIC COMMENTS IN SPANISH
LOS ANGELES DEPARTMENT OF CITY PLANNING**

January 30, 2019 Public Meeting

Name: Salomon Rosas

Date/Time: 1/30/19 5:00 PM

Connection to Warner Center: Local employment

Email address: salo2385@hotmail.com

This local employment would give me the opportunity to spend more time with my family because I am often working far away and I always come home very late because of traffic. This employment would enable me to not come home so late and spend time with my children, since I have to leave them alone a lot for the same reason.

I am a qualified worker, a union carpenter and we can get this project done with everyone's help as union workers.

Name: Juan Jaime Gutiérrez

Date/Time: 1/30/19 5:00 PM

Connection to Warner Center: Local employment

I want this employment to be local because I drive a lot and arrive home very late and I don't have time to spend with my children or take them to sports practice. I am a union worker and I am trained to provide quality work and spend quality time with my family.

Name: Eduardo Torres

Date/Time: 1/30/19

Tel: 818-741-7428

617 S. Maclay Ave.

San Fernando, CA 91340

I would like this kind of situations to be approved to reduce traffic. Hopefully the streets and highways will be cleaned a little bit. Our hope is that everything turns out well and if my help is needed, I am willing to help.

Name: Daniel Hernandez Calderón

Date/Time: January 30, 2019

Connection to Warner Center: Carpenter

Email address: danielcal8791@gmail.com

I enjoy being in the union because they pay us well and provide us with good benefits. I hope the City of Van Nuys provides a lot of employment in the future. Thank you for reading this comment.

Name: Nicolás Reyes

Date/Time: 1-30-19 5 pm

Connection to Warner Center: Live and shop in the area

Email address: nreyes456@gmail.com

With all due respect, I would like you to know that as a construction worker it is very important to abide by labor laws, because unfortunately in these types of large projects there are workers who are paid in cash. I hope that these megaprojects are approved but with maintenance of area standards and local hire. I live here in the Valley. I want to work and build here. Thank you and god bless.

Warner Center 2035 Plan

Overview Station

Comments? Thoughts?

Please increase setbacks to avoid shadow canyons.

Move roof-top bars, please!

- ① Add 4 require 2 parking spots per unit. 1.4 per unit is not sufficient!
- ② Follow 2035 Plan as stated i.e. property currently up on Alabama & Vanowen does not it is not 50ft as 2035 plan states
- ③ STOP taking away from current parking rights as you are trying to on Alabama & Vanowen
- ④ Need Lights placed when you are putting 700 cars use on a small coldagac.
- ⑤ Where are the New LAUSD NOT! Charter schools assigned along? 15,000 Apt units? Police? Fire Dept?
- ⑥ More parking - at least 2 parking spots per unit

Warner Center 2035 Plan

Overview Station

Concerns - Westfield Stadium: - Ditto
Parking
Access along the freeway ¹⁰¹ (on ramp / off ramp)

~~TRAFFIC~~

BENEFIT TO COMMUNITY?
PROPERTY TAXES... WHO REAPS BENEFIT

CAMPAIGN CONTRIBUTIONS TO COUNCILMAN BLUMENFELD FROM DEVELOPERS?

POLICE | FIRE | SCHOOLS | INFRASTRUCTURE

Phased development isn't being built. Too many
6 story stick buildings & the office towers
won't be built until route hit \$4/foot

CONTRACTOR LOCAL HIRE
LIVABLE WAGE

Do not want arena. Fountain Park Coop at 2215 1/2
Oxford. 220 unit coop would be negatively affected by noise.
Move to Oxenmouth + Oxford next to businesses, not by
senior living + residential.

Live 10 minutes west traffic!!!

No 14,000 seat ^{open air} arena @ Topanga + Oxford

A traffic + noise nightmare

Warner Center 2035 Plan

Overview Station

Thoughts? Comments?

Projects should require CEQA reviews because of the levels of groundwater contamination particularly at ROCKETDYNE, east + north of Rocketdyne, CATALINA YACHTS, & NORTHROP

OEHHA states ROCKETDYNE IS NOT CURRENTLY SAFE FOR RESIDENTIAL - PARTICULARLY CHILDREN.

IN PROCESS PROJECTS NEED TOXIC REVIEW FOR HAZARDOUS MATERIALS

NO RESIDENTIAL SHOULD BE ALLOWED WITHIN 500 FEET OF THE 101 FREEWAY DUE TO EXISTING AIR QUALITY AND KNOWN HEALTH RISKS - SEE CAL ENVIROSCREEN POLLUTION BURDEN 3.0 MAPS

Warner Center 2035 Plan

Overview Station

- Lack of parking
 - Lack of road improvement to handle congestion
 - Scooters don't allow me to pick up my kids & is discrimination against working moms
 - The plan needs a mandate to save existing, mature trees.
- Concerned
on Bike
lane: Subway / General
to
101 - Freeway

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

CASH PAYING CONTRACTORS - Not Union Trained!

NO LOCAL HIRE ENFORCEMENT

NO LIVABLE WAGE FOR CONSTRUCTION WORKERS

→ Quality of their work?? Will that building be standing for long time???

→ LOCAL ECONOMY – WE LIVE HERE – WE BUILD HERE – WE SPEND MONEY HERE.

CARPENTERS ARE ONLY GETTING PAID \$16 an hr. w/ No Benefits
in the Woodland Hills Area for contractors like Cal Home Building and McGormick

→ UNION = Safe working Conditions

We need publicly owned parks, schools, and libraries in Warner Center. - Find a way to make a trade w/ developers.

- ① Can Phase 2 (Commercial) be constructed at the same time as phase 1 (Residential)?
- ② Can a time limit be imposed on when construction will start for phase 2 at time of approval?
- ③ Can a break on the business tax paid by commercial be reduced by some % in order to make it affordable to build the commercial phase now?

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

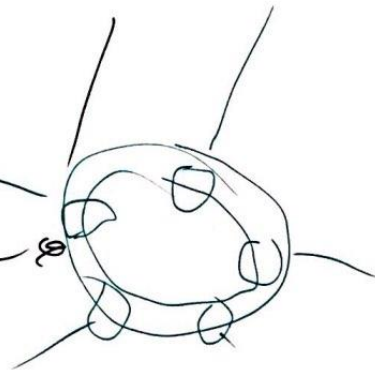
✓ yes! I agree!
it's terrible
- light needed at intersection of 101 Fwy & Topanga -
Currently Site of Major backups

No 14,000 seat open air arena
at the Promenade. Traffic & noise nightmare
There is not sufficient parking on site. Will they
set covenants for 30 years for parking

Will Westfield build the office buildings
at rental rates of \$2.50/sq ft. If not there
will be no jobs + a traffic nightmare that
can't be mitigated

Insufficient parking = 35+K floor space gets 30 parking spots ??
residential
what planet do you live on?

No stadium
at Promenade



Warner Center 2035 Plan

Projects Station – Approved and Under Construction

- Commercial with job opportunities is not getting built
 - Can't afford it
- Want affordable housing
- Population growth will require improved roads
- Proposed sports arena could increase traffic and noise
- Need to know about developers
- Developers not ~~using~~^{hiring} local/union workers
- Enforce livable wage section of plan
- Buildings look the same

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

MORE Publicly Accessible Open Space:
5.7 Acres is not enough for the added
81,000 (+) Residential units produced.

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

Contractors such as CAL HOMERVIDEOS & Mrs Cormick are
paying Woodland Hills Carpenters \$16 per Hour w/ NO BENEFITS

FOR ROCKETDYNE, CATALINA YACHTS, T
NORHRUP – PLEASE KEEP COMMERCIAL OR
LIGHT NON HAZARDOUS INDUSTRIAL SUCH
AS BIOTECH LIKE FITBIT, APPLE, ETC
NO RESIDENTIAL CTR

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

Make developers build their "proposed"
office towers at the same time they build
their 6 story "stick" apartment buildings!

Warner Center 2035 Plan

Projects Station – Approved and Under Construction

- MOVE stadium from
topanga car. and oxnard
to
owensmouth and oxnard
- where are the parking spaces!
- heavy rail
- SUSTAINABILITY / resilience
- Like the architecture of rendering 10

LAND PRESERVED FOR COMMERCIAL (NON-RESIDENTIAL)
SHOULD BE SET ASIDE IN A PERCENTAGE THAT
MATCHES THE PERCENTAGE FOR THE PROJECT
60/40 RESIDENTIAL TO COMMERCIAL SHOULD
SET ASIDE 40% OF THE LAND FOR THE
FUTURE COMMERCIAL (NON-RESIDENTIAL)

- NO STADIUM !!!

- DITTO = NO STADIUM

IF YOU TEAR DOWN COMMERCIAL
YOUR FIRST PHASE SHOULD HAVE TO
INCLUDE AT LEAST AS MUCH COMMERCIAL
AS YOU TORE DOWN

We need affordable Housing Units
in these Haze (a) apt. buildings!

Build the damn Commercial Phases with the Residential, OR
DON'T BUILD ANYTHING !!!

Warner Center 2035 Plan

Transportation and Mobility Station

More Micro-Mobility

e-scooters

- micro scooters are road hazards.
- micro scooters get dumped where ever people leave them (including ^{my} neighborhood) (Avenue San Luis between Fallbrook + Shoup).
- Some of us have kids ; other obligations that prevent us from riding bikes or scooters. or do you just discriminate against working moms???

✓ think shopping carts abandoned on the side of the road - scooters look the same way!

MORE PARKING.

Exhibit C4:
Comments Received from the
February 13, 2019 Woodland
Hills – Warner Center
Neighborhood Council Meeting

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

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BOARD MEETING OF THE
WOODLAND HILLS - WARNER CENTER
NEIGHBORHOOD COUNCIL

WEDNESDAY, FEBRUARY 13, 2019

6:30 P.M.

ROSE GOLDWATER COMMUNITY CENTER
21710 VANOWEN STREET
CANOGA PARK, CALIFORNIA 91303

TRANSCRIPTION BY:
SHANBERG SHORTHAND REPORTERS
4771 LA VILLA MARINA
UNIT H
MARINA DEL REY, CALIFORNIA 90292
(310) 306-6149

1 **NAME** Robert A. Gonzales Date received 2/26/2019

2 **AFFILIATION or ADDRESS** Local #661 – Sylmar

3 **EMAIL ADDRESS** ragonzales64@yahoo.com

4 I believe that union work has many definitions. To begin with, a union job site guarantees that
5 the union work being done is professional, accurate and accountable.

6 Professional, meaning that through our WASC accredited apprentice program. Our union is
7 educating and developing structured and educated carpenters.

8 Accurate, explains that following the curriculum of our apprentice program solidifies and joins
9 together our training.

10 Accountable infers that all apprentices must earn and comply with the structure of all phases of
11 our apprenticeship program. (Transcribed verbatim)

12 ***

13 **NAME** Luis Alex Ibarra Date received 2/26/2019

14 **AFFILIATION or ADDRESS** 45156 17TH St East Apt. 4 Lancaster CA, 93535

15 **EMAIL ADDRESS** luisibarra7979@gmail.com

16 I am from Local 213 I drive 4 hour every day to Los Angeles. I would like to work close to home.
17 To spend time with my family. The apprentice program has help me a lot. I would like to work close to
18 home. If the warner bro project start I would like to work there it would be close to home and I wouldn't
19 have to drive a lot of hours from home. (Transcribed verbatim)

20 ***

21 **NAME** Salvador Callahan Date received 2/26/2019

22 **AFFILIATION OR ADDRESS**

23 **EMAIL ADDRESS**

24 It would be the best decision to hire local work for the people who live in the community.

25 Warner Center 2035 would have state apprenticeship union carpenters on this project and that's the

1 American way to go!!! It would help in so many ways to so many family. (Transcribed verbatim)

2 ***

3 **NAME** Carlos Rodriguez Date received 2/26/2019

4 **AFFILIATION OR ADDRESS**

5 **EMAIL ADDRESS**

6 The Warner Center 2035 plan would be a huge blessing for myself and local 661 South West
7 Carpenters. I am a carpenter apprentice looking forward to helping build and shape the community I
8 live in. Carpenters union has helped me and my family live stable and provide for my family. In way's all
9 previous jobs I have had I belive (sic) I could never have accomplished. The apprentice ship program has
10 provided me and all young and older carpenters brothers and sisters with endless opportunities to work
11 safe and turn a skilled craft into a carrer (sic). I and all local union member's would greatly appreciate
12 you consider allowing us to work in our community. As proud union members we drive long distances to
13 provide for our family's (sic) but it would be a true blessing to build in our community's (si c).
14 (Transcribed verbatim)

15 ***

16 **NAME** Jesus Ruben Vargas Gomez Date received 2/26/2019

17 **AFFILIATION OR ADDRESS**

18 **EMAIL ADDRESS**

19 I am a apprentice carpenter union worker. The apprenticeship program has brought me much
20 greatness. It gave me an opportunity to gain more than minimum wage. It also has thought me to be
21 more professional about how the job should be done. There's the right way to get the job done than
22 there's the sloppy way to do things. The apprenticeship program has thought me how properly the job
23 should be done. Also being on the field learning and being hang (sic) on has thought (sic) me a lot things
24 to do. Also working with the carpenters union has been able to let me make a good living. I'm not
25 struggling to (sic) much to make a living. They also give me some benefits. If I were to be working in a

1 low wage or not in the union I wouldn't have benefits. (Transcribed verbatim)

2 ***

3 **NAME** Robert F. Acedo J.R. **Date received** 2/26/2019

4 **AFFILIATION or ADDRESS** 3rd stage Apprentice.\ 6655 Etiwanda #14, Reseda CA 91335

5 **EMAIL ADDRESS** RobertAcedoJR727@gmail.com

6 The carpenters union has helped me stay on the right track & provide for my family. My entire
7 family are union carpenters. We all drive very far for work anywhere from an hour to three hour drives,
8 which takes away from us being with or family's (sic). This is only a 12 min drive from my house. I repeat
9 12 min. I would be able to be at my daughters ballet & sons T-ball. Local hire is very important to me &
10 my family. I'm sure me & all my family members who are union aren't the only ones who live so close to
11 this site. (Transcribed verbatim)

12 ***

13 **NAME** Codie Tomlinson **Date received** 2/26/2019

14 **AFFILIATION or ADDRESS** 5641 Case Ave. North Hollywood, CA 91601

15 **EMAIL ADDRESS** CodieT213@hotmail.com

16 I am a union carpenter and a resident of the San Fernando Valley. I would like to see the
17 Warner Center 2035 project be built using union contractors (sic). Being a union carpenter and paying
18 local taxes to the San Fernando Valley I believe this project should be built using skilled union trades.
19 (Transcribed verbatim)

20 ***

21 **NAME** Shawn Alfaro **Date received** 2/26/2019

22 **AFFILIATION or ADDRESS**

23 **EMAIL ADDRESS**

24 The union is helping with my career. By having a job in the valley I won't be stuck in traffic and
25 spent more time with my family and spent more money in the valley. The warner center is better for

1 my community and I would love to be part of it as a union carpenter of Local 661. The apprenticeship is
2 a start to help us in great wage and benefits. My education should be use on the Warner Center. My
3 skills should be helping on my community by working on the Warner Center. Please help us making the
4 valley great. (Transcribed verbatim)

5 ***

6 **NAME** Richard G. Payan **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS** State accredited Apprentice

8 **EMAIL ADDRESS** payanrg39@gmail.com

9 ***

10 Being a local carpenter from the San Fernando Valley too often do I as well as my fellow
11 brothers in the Carpenters Union drive 50 plus miles to job sites. Being able to work in the community I
12 live in would benefit not only myself but also the entire community as a whole. The Warner Center
13 2035 Plan would implement great wages & benefits for all the brothers in the apprenticeship program,
14 while building a healthy moral and positive productive work sites for all involved in local projects.
15 (Transcribed verbatim)

16 ***

17 **NAME** Vicente Arana **Date received** 2/26/2019

18 **AFFILIATION or ADDRESS**

19 **EMAIL ADDRESS**

20 I'm currently working in San Francisco and I live here in the 661 area. Local hire would help a lot
21 for me and my family. I've been working up north in San Francisco for 7 months now. I would love for
22 that to change soon. I believe 2035 Plan will help many union workers. Also, joining the union has
23 helped my family move on from really harsh times. The wages and benefits are life changing. The
24 training we got here in school has helped me not only as a carpenter but as a person in general.

25 (Transcribed verbatim)

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NAME Andrew Huerta

Date received 2/26/2019

AFFILIATION or ADDRESS

EMAIL ADDRESS

I'd really like to help coach my little sister's soccer team but me working in Irvine and being from Palmdale I don't have the time. This would be able to be a great opportunity to work in my local area contribute but most important be with my loved ones. (Transcribed verbatim)

NAME Roberto Carrasco

Date received 2/26/2019

AFFILIATION or ADDRESS 21707 Roscoe Blvd. Apt 109, Canoga Park, CA 91304

EMAIL ADDRESS robertcaroq1997@icloud.com

Having jobs in the valley create opportunities for us. A 2 hour commute can turn into a 30 min drive, that equals to me spending time with my family. Opens new doors for myself and my colleagues (sic), we live in the San Fernando Valley and 90% of us spend most of our time on the road commuting to our jobs. We live in the San Fernando Valley we contribute to the community. I think that us carpenters contributing to the community should allow us to work closer to home. Not having to have long hours driving, and more hours with the families and kids. (Transcribed verbatim)

NAME Ruben Perez

Date received 2/26/2019

AFFILIATION or ADDRESS Warner Center

EMAIL ADDRESS Ruben_pp5678@yahoo.com

Being a part of the union is a big decision I made. It gave me a car food etc., helped me start a business The reality is I work in Finances and what I realized is that we get paid more than the average profession many don't realize that. It gives people a chance to do something if this plan for Warner Center goes through it creates jobs for people which in return helps the community maybe whoever

1 reads this wants this to happen or wants this to decline. Time will tell what happens. (Transcribed
2 verbatim)

3 ***

4 **NAME** Manuel Winters Date received 2/26/2019

5 **AFFILIATION or ADDRESS**

6 **EMAIL ADDRESS**

7 With union carpenters helping build our communities it can be ensured that the highest of
8 quality of work will be given. I live in Palmdale and commute all the way to Anaheim currently which is
9 200 miles round trip. Having a job site in Woodland Hills for multiple years of work would help me
10 greatly with family time. The union has changed my life coming from a low in-come household to being
11 able to buy my first brand new car and being able to provide for my family. The apprenticeship program
12 gives me certifications and qualifications to be able to provide the most professional work out there.

13 (Transcribed verbatim)

14 ***

15 **NAME** Juan C Flores Date received 2/26/2019

16 **AFFILIATION or Address**

17 **EMAIL ADDRESS**

18 Ever since I entered the Apprentiship (sic) I've never had a local hire. This would open a series
19 of opportunities. Not only in the community of the Warner Project but to anyone around . Most of us
20 carpenters travel vast distances in order to meet our mark and feed our family. (Transcribed verbatim)

21 ***

22 **NAME** Andres Segura-Cervantes Date received 2/26/2019

23 **AFFILIATION or ADDRESS**

24 **EMAIL ADDRESS**

25 Joined the union straight out of high school. Definitely changed my life for the positive ousher

1 (sic). Our wages are amazing but it would be nice to have a local job. I live in Lancaster CA and I
2 commute to LA. Everyday. I would love to see local job hire so I could spend more time with my family
3 and less in traffic. The union has amazing wages and benefits that help me out and my family. I would
4 love to see the change and work locally. I would like to see the Warner Center 2035 Plan come to
5 action. I would love to spend more time with my family. We need more local jobs. (Transcribed
6 verbatim)

7 ***
8 **NAME** Sylmar Olvera **Date received** 2/26/2019

9 **AFFILIATION or ADDRESS**

10 **EMAIL ADDRESS** Boxerfrm661@yahoo.com

11 The union has changed my life I am able to provide for my kids and family now. I bealive (sic)
12 this project should be union because we are trained in various things. I am a local carpenter that lives in
13 Palmdale that drive to Century City and would want to work in the Valley to be closer to home.
14 (Transcribed verbatim)

15 ***
16 **NAME** Maghlio Rodriguez **Date received** 2/26/2019

17 **AFFILIATION or ADDRESS**

18 **EMAIL ADDRESS** Noel2782@msn.com

19 It be nice to work local, I'm form (sic) the San Fernando Valley and not once have I been lucky
20 enough to work close to home I spend about 2 to 3 hours in traffic ever day this Warner Center Plan can
21 provide work close to home. (Transcribed verbatim)

22 ***
23 **NAME** Dustin Sesma **Date received** 2/26/2019

24 **AFFILIATION or ADDRESS**

25 **EMAIL ADDRESS** Dfsesma@gmail

1 It would be nice to have a local hire requires meet . I'm a local carpenter that would love to stay
2 local and spend my money in my own community. I spend at least 4 ½ hours away on the road, bring
3 work localy (sic) would give me more time with my family. (Transcribed verbatim)

4 ***

5 **NAME** Marco R. Carbajal **Date received** 2/26/2019

6 **AFFILIATION or ADDRESS** P.O. Box #2 Van Nuys CA 91408

7 **EMAIL ADDRESS**

8 I'm a local carpenter from San Fernando Valley. I would like to be part of the Warner Center
9 2035 Plan since it's closer to my house. So I can spend more time with my kids and family and less time
10 on the freeway driving long distances to go to work. (Transcribed verbatim)

11 ***

12 **NAME** Nick Koulias **Date received** 2/26/2019

13 **AFFILIATION or ADDRESS**

14 **EMAIL ADDRESS**

15 I am a local carpenter driving to orange county every day. I spend more time in my truck on the
16 road then w/ my family. My hope is that the city council will seriously consider using carpenters who
17 went thru state accredited apprencticeships (sic), proper safety training and keep those credentials
18 current. I also hope the city council will serious consider using local hire. I would like to be able to
19 spend more time with my family in the community I live in. (Transcribed verbatim)

20 ***

21 **NAME** Marc Mykietyyn **Date received** 2/26/2019

22 **AFFILIATION or ADDRESS** 6436 Yolanda Ave Reseda CA 91335

23 **EMAIL ADDRESS** MMyKietyn@att.Net

24 I am a local resident of West San Fernando Valley & a registerd (sic) Voter. I want to see written
25 stipulation in the Warner Center 2035 specific plan that requires developers & contracter (sic) to

1 employee apprentices trained by a state of California Approved training (sic) program along with Local
2 Hire to help keep our tax dollar in this community.

3 ***

4 **NAME** Jose A. Campos Date received 2/26/2019

5 **AFFILIATION or ADDRESS**

6 **EMAIL ADDRESS** janibal.campos@yahoo.com

7 I want contractors who pay good wages whit (sic) benefits because I support my family. I am a
8 journeyman framing and I like this job. Sometimes I drive more of 3 Hrs. to my job site. I wanna (sic)
9 work more close to my house to share with my Family more time. I wanna (sic) work in Warner Center
10 2035 Plan. – I support Local 661 UNION CARPENTERS (Transcribed verbatim)

11 ***

12 **NAME** Pedro Rodriguez Date received 2/26/2019

13 **AFFILIATION or ADDRESS** 1

14 **EMAIL ADDRESS** Pedror@qpscompany.com

15 I been A Union Worker For 12 Yrs and it change my life and help me support my family all the
16 benefits and medical insurance. I had to moved from Lancaster to the San Fernando Valley because my
17 time was limited from driving to (sic) much to work. I was loosing (sic)on family quality time. I think
18 state accredited training “Warner Center “ 2035 Plan will help a lot on keeping “Local Hire” to enjoy my
19 kids and spend more time with them. (Transcribed verbatim)

20 ***

21 **NAME** Miguel Bedoy Date received 2/26/2019

22 **AFFILIATION or ADDRESS** 11279 Woodcock St. PACOIMA CA 91331

23 **EMAIL ADDRESS** Pbedoy3@gmail.com

24 My name is Miguel Bedoy. I am a appreniceship (sic). I been working for the past 4 months.

25 And I am grateful (sic) to be in the union brother hood carpenter. I drive 2 hours every day just to get to

1 my job site, and I would like to be closer to my house, to spend more time with family. And I'm still
2 going to school training to become a better person. Carpenter finisher just want to be closer to Warner
3 Center. (Transcribed verbatim)

4 ***

5 **NAME** ROGER RIVERA Date received 2/26/2019

6 **AFFILIATION or ADDRESS**

7 **EMAIL ADDRESS**

8 My name is Roger Rivera. I've (sic) been a carpenter metal stud framer drywaller (sic) for 20 yrs.
9 I've (sic) been blessed to be working & making great money been able to support my family by working
10 union there for it would be great if they would pay great wages at the Warner Center 2035 Plan
11 projects to local carpenter union members. (Transcribed verbatim)

12 ***

13 **NAME** Rudy Ramirez Date received 2/26/2019

14 **AFFILIATION or ADDRESS**

15 **EMAIL ADDRESS**

16 My name is Rudy Ramirez. I'm (sic) a Journeyman carpenter out of local 661 the reason I think
17 it's important to hire union workers is because not only because it provides better benefits to give our
18 families a better way of life. I think hiring local union carpenters is a win win for the investors but for
19 the families (sic) who live nearby which is very important to the local economy. Please take the time to
20 read this thoroughly (sic) thank you (Transcribed verbatim)

21 ***

22 **NAME** Antoine DeGrate Date received 2/26/2019

23 **AFFILIATION or ADDRESS**

24 **EMAIL ADDRESS**

25 Warner Center 2035 Plan should be a local. With a good wages and benefits (sic) plan. To help

1 bring money back into your city. Where your community work and live also spend their money. This is
2 what it takes for families to grow. Thank you. (Transcribed verbatim)

3 ***

4 **NAME** Jesus Anguiano Date received 2/26/2019

5 **AFFILIATION or ADDRESS**

6 **EMAIL ADDRESS** twelve12monkeys@yahoo.com

7 Looking for apprenticeship, local hire & good wages w/ benefits for the Warner Center 2035
8 Plan. We live in the community and we should have the opportunity (sic) to work where we live.
9 (Transcribed verbatim)

10 ***

11 **NAME** Carlos Juarez Date received 2/26/2019

12 **AFFILIATION or ADDRESS**

13 **EMAIL ADDRESS** jrzcarlos@yahoo.com

14 The residents need this project be built by state accredited apprentices and journeyman to build
15 out city and our projects. The Warner Center brings better wages and quality of life to residents in the
16 area. Local Union workers will bring local tax dollars back to the community. This will allow a better
17 opportunity for local union workers and better quality of life. (Transcribed verbatim)

18 ***

19 **NAME** Joseph Johnston Date received 2/26/2019

20 **AFFILIATION or ADDRESS**

21 **EMAIL ADDRESS**

22 I work for a local carpenters union based out of Sylmar. The Warner Center is a job in my
23 community that I'd like to work on with my fellow brother to build up my community. I'm currently an
24 apprentice which means I go through extensive education on my craft and would love to sharpen my
25 skills on a project in my backyard. Working close to home would also allow me to have more time with

1 my family and have my tax dollars go towards my area. (Transcribed verbatim)

2 ***

3 **NAME** Freddie Reynoso Date received 2/26/2019

4 **AFFILIATION or ADDRESS**

5 **EMAIL ADDRESS**

6 What can I say; or rather write about how the apprenticeship program for carpenters changed
7 my life. It changed my life I say it again because for me it will forever be a understatement. I can't even
8 beggin (sic) to expect the rest of the fathom how it changed my life, and inspired me to refocus my
9 energy to a labor of love that contributes to a different community, (hence) helping this world be more
10 constructive, it is humbling knowing my hands are one set of many others constructing this country and
11 making it better. I have a colourful (sic) past with no hope at most of my life. The carpenters has given
12 me a confidence and has instill a integrity I didn't realize I had within me. I now see light at end of the
13 tunnel, so if I can put all into other communities, I know I can all carpenters would give everything to see
14 carpenters. (Transcribed verbatim)

15 ***

16 **NAME** Rudy Ramirez Date 2/26/2019

17 **AFFILIATION or ADDRESS**

18 **EMAIL ADDRESS**

19 The union apprenticeship program has taught me many skills in carpentry. Currently I drive 40
20 plus miles to work and back home every Monday through Friday. I would like to see local higher (sic) at
21 the Woodland Hills Warner Center so I can spend more time with family. There has been many times
22 while on the road I feel tired and bringing work closer to home so I don't have to worry about falling
23 asleep behind the wheel. Employing union workers will allow us to be paid a fair wage and be able to
24 support our families and ourselves. If the 2035 Plan goes through I can be closer to home and get paid
25 well so that's why I believe it should go through. (Transcribed verbatim)

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NAME Guiseppe DelliBoui

Date received 2/26/2019

AFFILIATION or ADDRESS Local 661

EMAIL ADDRESS

Looking forward to the Warner Center 2035 specific plan being built by the highly skilled union carpenters of UBC. As a union carpenter I have had to commute long ways & many miles. Having work closer to home in the local communities in which I live in allows more time with family, friends, and the community itself. We take pride in everything we build especially when we get the chance to build the citys (sic) in which we live. By implementing local work and union wages into this project you can guarantee your project will be completed by highly skilled individuals with pride & gratitude for the work they've been given. (Transcribed verbatim)

NAME Ruben Villalobos

Date received 2/26/2019

AFFILIATION or ADDRESS

EMAIL ADDRESS

I'm a 2 stage apprentice commuting almost 200 miles roundtrip daily living here in Chatsworth, CA. I should be able to drive a couple miles to work if possible. Please implement local hire into the Warner Center 2035 Plan.

NAME Gregg Paul, II

Date received 2/26/2019

AFFILIATION or ADDRESS

EMAIL ADDRESS gpaul@yahoo.com

Implimenting (sic) local hire with good wages and benefits for this project is important for our area. Locals making and spending money local is good for local economy. Also being able to spend more time with family and less time in traffic. Please implement (sic) these into the Warner Center

1 2035, for family, economy, and the environment. (Transcribed verbatim)

2 ***

3 **NAME** Omar Hernandez **Date received** 2/26/2019

4 **AFFILIATION or ADDRESS**

5 **EMAIL ADDRESS** hernandezomar799@yahoo.com

6 My time in the apprenticeship has been no regret. Every moment has not been wasted. But
7 my concern is the lack of work, the difficultiy (sic) to acquire a job more specifically union jobs here at
8 my local. The San Fernando Valley is full of union workers but are being denied of the job taken by non
9 union workers and companies. All the union members ask is for the Warner Center to be implemented
10 into the plan and we hope for more jobs and success in the near future for the union. (Transcribed
11 verbatim)

12 ***

13 **NAME** Oscar Vargas Jr. **Date received** 2/26/2019

14 **AFFILIATION or ADDRESS** Local 661

15 **EMAIL ADDRESS** pachucasnight@gmail.com

16 I would like to have local hires implamented (sic) in the Warner Center 2035 Specific Plan. It
17 would allow workers to spend more time with their families and love ones after a hard days work. I
18 would also like to see a state accredited program implamented (sic) into the plan. It would allow
19 workers to gain knowledge in their career to make a smarter and better employee. We would like to
20 see better wages for our brothers. This will help improve our communities by bringing money into local
21 business and parks making it a strong-closed (sic) knitted community. (Transcribed verbatim)

22 ***

23 **NAME** Jose Leon **Date received** 2/26/2019

24 **AFFILIATION or ADDRESS** 661

25 **EMAIL ADDRESS**

1 I'm a recently released person. I was incarcerated for a decade. The carpenters apprenticeship
2 program has changed my life. I've been in this program going on a year. It has kept me busy with work,
3 great money and benefits. I'm in the place in my life where I can actually do good for me, my children,
4 and my community. Local hire and the carpenters apprenticeship has given me that second chance and
5 opportunity. I would like to see local hire implemented into the Warner Center 2035. (Transcribed
6 verbatim)

7 ***

8 **NAME** Daniela Licea **Date received** 2/26/2019

9 **AFFILIATION or ADDRESS**

10 **EMAIL ADDRESS** contrerasdee@hotmail.com

11 I'm a feamale (sic) apprentice working for local 661 for over 2 years and it has changed my life. I
12 live in Palmdale CA. and I have to drive over 80 miles a day back and forth that takes up a lot of my time
13 a day but I do it cause (sic) I have to support my family. I would love for more jobs to be closer in my
14 area. I like it if we can see it implamented (sic) in to this plan and see more local hires in our own area.
15 (Transcribed verbatim)

16 ***

17 **NAME** Joseph Galindo **Date received** 2/26/2019

18 **AFFILIATION or ADDRESS**

19 **EMAIL ADDRESS**

20 It would be amazing to have better wages around my neighborhood. Currently, I drive 2 hours
21 to and from work each day and by having work closer to my location it's more time that I could spend
22 with my family. I would love to work in the community that I live and if this were to pass thousands of
23 carpenters lives would be changed for the better.

24 ***

25 **NAME** Edward Bencomo **Date received** 2/26/2019

1 **AFFILIATION or ADDRESS**

2 **EMAIL ADDRESS**

3 I believe the Warner Center would be a great project for the carpenters. This will or can help
4 people or I mean union worker get local hire. This is important because people will have more time to
5 spend with there (sic) families. It will be convenient (sic) for union workers to be able to drive a few
6 minutes to a job site instead of driving hours in traffic. I believe this Warner Center 2035 project will
7 allow union members to have more times to themselves and families. (Transcribed verbatim)

8 ***

9 **NAME** Delgado Alejandro **Date received** 2/26/2019

10 **AFFILIATION or ADDRESS**

11 **EMAIL ADDRESS**

12 Warner Center 2035 is a major development being develop here in my community. Myself a
13 union apprentice deserve these jobs to secure good wages good benefits and contribute to our
14 community the San Fernando Valley. My community should be build union and union only. These
15 developments should require local hire to contribute to my community. Us the carpenter union deliver
16 skill quality and productivity. If it's not being built union it shouldn't be built. These huge developments
17 are being driven in our union and the gratitude of work local in the future is to be union built.

18 (Transcribed verbatim)

19 ***

20 **NAME** Benjamin Hargrave **Date received** 2/26/2019

21 **AFFILIATION or ADDRESS**

22 **EMAIL ADDRESS** benhargrave_112@yahoo.com

23 The apprenticeship program for carpenters has changed my life around. I used to not be able to
24 afford anything and this apprenticeship has not only changed that but it has turned me in to a skilled
25 craftsman. The wages are great but having to drive 100 miles to go to work is not right when there are

1 hundreds of jobs here in our community. In the end I would be happy to see the apprenticeship
2 program implemented in to the Warner Center Plan. (Transcribed verbatim)

3 ***

4 **NAME** Jaime Cardenas Date received 2/26/2019

5 **AFFILIATION or ADDRESS**

6 **EMAIL ADDRESS** cardenas818jaime@yahoo.com

7 More work in my local area. Have to drive long travels for better pay. I think it would be best if
8 we have more community work and lives that we will have more family time and wouldn't have to travel
9 long or waste money on traveling far. (Sic) Warner Center 2035 Specific Plan. (Transcribed verbatim)

10 ***

11 **NAME** Victor Plascencia Date received 2/26/2019

12 **AFFILIATION or ADDRESS**

13 **EMAIL ADDRESS** vplascencia37@gmail.com

14 I'm hoping that we get to work in the Warner Center because all the jobs that we have with
15 good benefits and good wages are really far away. I drive about an hour and a half every day in the
16 morning and coming back it's about 3 hours so I'm out of my house about 13 hours a day. If we get to
17 work in the Warner Center and you guys would make this local, I would be able to spend more time with
18 my family. This project would mean a lot for a lot of us who drive over 4 hours to get to our jobs.

19 (Transcribed verbatim)

20 ***

21 **NAME** Alex Hackler Date received 2/26/2019

22 **AFFILIATION or ADDRESS**

23 **EMAIL ADDRESS**

24 My family (sic) are all carpenter from my grandfather to all of my cousins, the carpenter union
25 has helped my family so much and all of my family are proud to be a carpenter and be in the union but

1 we have all had to drive so far 65 plus miles a day back and forth. For the union carpenters to get the
2 Woodland Hills Warner Center and build it the right way as carpenter would help out not only me but a
3 lot of carpenters and the community and please implament (sic) this into the 2035 plan. (Transcribed
4 verbatim)

5 ***

6 **NAME** Cesar Daniel Preciado **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS**

8 **EMAIL ADDRESS** cesarpreciado1997@yahoo.com

9 I think it's important that this job has full benefits and should require local hire implemented
10 (sic). I don't like having to drive 100 mils plus a day when I live in Woodland Hills. I think if we live near
11 a project going on in a city the union should be building it. Please implement (sic) into the plan!
12 (Transcribed verbatim)

13 ***

14 **NAME** Jacob Banks **Date received** 2/26/2019

15 **AFFILIATION or ADDRESS**

16 **EMAIL ADDRESS**

17 I started the apprentice program in 2018. Already I have seen and experienced long drives stuck
18 in traffic spending a lot on gas. It's almost impossible for me to get to a dr.s (sic) appointment because
19 by the time I get home they are closed. This is why we need more local jobs. I would like to see this
20 done for the 2025 plan. (Transcribed verbatim)

21 ***

22 **NAME** Michael Bopp

23 **AFFILIATION or ADDRESS**

24 **EMAIL ADDRESS**

25 I started my apprenticeship (sic) in the beginning of 1028. I moved from St. Louis, MO. I had a

1 rough go in St. Louis since I moved to L.A. and joined the carpenters union I have been receiving training
2 from going to school to learning on the projects such as the stadium, LA high rises in downtown with
3 proffessinals (sic). Sometimes I'm driving an hour or 2 just to get to work. Please implement this into
4 the plan so I can work closer to home. (Transcribed verbatim)

5 ***

6 **NAME** Larry Evans **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS**

8 **EMAIL ADDRESS** larryeevans23@yahoo.com

9 I am a carpenter from local 661. It is very important for work to stay local in all our
10 communities. Good wages allow great tax dollars to stay local and give binifits (sic) to young
11 apprenticeship in your community as well as paying for new members training. Please let your new
12 center be builtd (sic) by union workers in the community. Thank you. (Transcribed verbatim)

13 ***

14 **NAME** Russell Lewis **Date received** 2/26/2019

15 **AFFILIATION or ADDRESS** P.O. Box 3301 Granada Hills, CA 91394

16 **EMAIL ADDRESS** tattoolegs@yahoo.com

17 I live 7 miles away from this proposed site. I couldn't imagine anything better than being able to
18 go to work & back within (sic) hrs (sic) time! The time saved would be so valuable to me and my family.
19 Not only would I be present with them more often but I would be giving my best foot forward and a
20 skilled labor to my own neighborhood. Something to be proud of !!! Something like my brotherhood of
21 carpenters. (Transcribed verbatim)

22 ***

23 **NAME** Delgado Alejandro **Date received** 2/26/2019

24 **AFFILIATION or ADDRESS** 13536 Vanowen St. Van Nuys, CA 91405

25 **EMAIL ADDRESS** alexdelgado.4769@yahoo.com

1 My name is Alejandro Delgado a 1st stage apprentice in the interior systems out of local 661 with
2 the carpenters union. These huge developments have been a big movement at my local considering the
3 amount of work and money being contributed to the economy. Considering myself being a local
4 resident to the Warner Center I believe and consider the carpenters union should take part of the many
5 developments in this community. We believe equal wages, training, mentorship should be imprinted
6 (sic) in to these developments. I believe local hire will benefit to the community. It also benefit the
7 workers in many ways to spend more time with family. The carpenters union knows business and knows
8 how to produce great work as we have been for many decades and we will continue to do so in many
9 more years in the future. (Transcribed verbatim)

10

11 **NAME** Alfredo Figueroa

Date received 2/26/2019

12 **AFFILIATION or ADDRESS**

13 **EMAIL ADDRESS** alfredof.947@gmail.com

14 I believe local hire should be at the Warner Center so we can work closer to home and our tax
15 dollars will go to our community. Working closer to work means we can spend more time with our
16 families. (Transcribed verbatim)

17

18 **NAME** Mauricio Molina Union 661

Date received 2/26/2019

19 **AFFILIATION or ADDRESS**

20 **EMAIL ADDRESS** moe.molina81@gmail.com

21 The Warner Center needs union carpenters on its project. We (carpenters) bring skilled –trained
22 – safe brothers and sister union members. Tax dollars for the community with local hiring. (Transcribed
23 verbatim)

24

25 **NAME** Irma Rodriguez de Judge

Date received 2/26/2019

1 **AFFILIATION or ADDRESS** 4924 Golden Eagle Ave, Palmdale CA 95552

2 **EMAIL ADDRESS**

3 Work closer to home for over 20 years I have commute time in the road is time away from my
4 family. Warner Center will bring the opportunity for me to see my grand son group, something I wasn't
5 able to do with my daughter. So a like my family time. Is what Warner Center will do for me.

6 (Transcribed verbatim)

7 ***

8 **NAME** John Lopez **Date received** 2/26/2019

9 **AFFILIATION or ADDRESS**

10 **EMAIL ADDRESS** grizzlyjlopex@gmail.com

11 I was on the Hilton Hotel build in late 80's and the vision of Warner Center was to bring
12 commercial industry that was in the San Fernando Valley from 50' – 80' until the ressession (sic) 90-
13 2008. I'm a senior union journeyman carpenter and spent many years driving 2-4 hours in traffic just to
14 work and bild in the Los Angeles and surrounding cities in So Cal. I believe the Warner Center will bring
15 back local tax dollars to the SF Valley keep the out of state workers in a minimum hire local union
16 tradesman/woman so we can in return spend our earnings in the San Fernando Valley & Warner
17 Center!! Live better work union!! (Transcribed verbatim)

18 ***

19 **NAME** James Rios **Date received** 2/26/2019

20 **AFFILIATION or ADDRESS** 8866 Haddon Ave. Sun Valley, CA 91353

21 **EMAIL ADDRESS** jam3sr10s.jr@gmail.com

22 Would like to work on this since I have lived in the SFValley my whole life! I am a 3rd stage
23 apprentice & would love to invest into my city! (Transcribed verbatim)

24 ***

25 **NAME** Antonio Gonzalez **Date received** 2/26/2019

1 **AFFILIATION or ADDRESS** 11028 Louise Ave, Granada Hills, CA 91344

2 **EMAIL ADDRESS**

3 I been a member for 20 year this program has been good to me keep it going. (Transcribed
4 verbatim)

5 ***

6 **NAME** Steve Diamond **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS** 24355 Creekside Rd. #803092, Santa Clarita, CA 91355

8 **EMAIL ADDRESS** stevediamond@sbcglobal.net

9 What impact is the Warner Center 2035 Plan going to have on the surrounding area? Specifically
10 Fallbrook? Fallbrook is a very busy street and all the properties on Fallbrook should be re-zoned to multi
11 family residential and/or commercial. In addition, all the work in Warner Center should be performed
12 by competent trained construction workers!!! M Using untrained/uncertified helps is a detriment to the
13 community !!! (Transcribed verbatim)

14 ***

15 **NAME** William Berman **Date received** 2/26/2019

16 **AFFILIATION or ADDRESS**

17 **EMAIL ADDRESS** billyberman@gmail.com

18 I feel that local hires should be implemented into the Warner Center 2035 Plan. I grew up in the
19 valley, still live in the valley. Use to go to dinner at (undecipherable) for birthdays & special occasions. I
20 use to work at Kens News Stand across (sic) from Jerry's Deli on Topanga and Ventura. And I would love
21 have a chance to work in Woodland Hills being able to have a better commute, letting my folks in
22 Granada Hills watch the kids and have more family time bine able to work closer to home. (Transcribed
23 verbatim)

24 ***

25 **NAME** Travis K (undecipherable) **Date received** 2/26/2019

1 **AFFILIATION or ADDRESS**

2 **EMAIL ADDRESS**

3 I live in this area. I want to work in this area. I'm skilled and trained in my profession and want
4 to see my brothers and sisters get work in there (sic) communities. (Transcription verbatim)

5 ***

6 **NAME** Alberto Figueroa **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS**

8 **EMAIL ADDRESS** figueroaalbertoU825@yahoo.com

9 I believe local hire should be something to take into consideration for the upcoming (sic)
10 Warner Center 2035 plan. I believe so because I would to work a little more closer to home so I can
11 spend more family time and also the local tax dollars will be back to our community. (Transcribed
12 verbatim)

13 ***

14 **NAME** Joshua Maldonado **Date received** 2/26/2019

15 **AFFILIATION or ADDRESS** 23135 Dolorosa, Woodland Hills

16 **EMAIL ADDRESS** networkmagician419@gmail.com

17 I live in Woodland Hills and this would directly impact my future (and my family's). I am skilled,
18 available, and a great member of the community. Please put US first. (Transcribed verbatim)

19 ***

20 **NAME** Oscar J. Ojeda **Date received** 2/26/2019

21 **AFFILIATION or ADDRESS** 1633 Luzas St. San Fernando CA 91340

22 **EMAIL ADDRESS** oscarcojeda1975@gmail.com

23 Good wages & benefits are good to our families (sic) and workers that help our kids with there
24 (sic) health and growing up good and for us it make us healthy to make it to work good and strong and
25 wages make our family life good or great. (Transcribed verbatim)

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NAME Michael Landeros Date received 2/26/2019

AFFILIATION or ADDRESS 15232 Lakeside St. Sylmar, CA 91342

EMAIL ADDRESS mlanders315@gmail.com

I would like to tell about the Warner Center 2035 Plan and all the good wages and beifits (sic) to help us with work and help our family's (sic) out. (Transcribed verbatim)

NAME Daniel Cierzan Date received 2/26/2019

AFFILIATION or ADDRESS 3rd St.

EMAIL ADDRESS

I'm currently in a state accredited apprenticeship program. It's a very lucrative (sic) program that's ofered (sic) to millions of the best union workers within the program. I'm getting some of the best training in the world. (Transcribed verbatim)

NAME Dave Benzie Date received 2/26/2019

AFFILIATION or ADDRESS

EMAIL ADDRESS

As a local community member I would like to see local people work on the Warner Center project. (Transcribed verbatim)

NAME Paul Mykietyn Date received 2/26/2019

AFFILIATION or ADDRESS 7449 Quimby Ave.

EMAIL ADDRESS vehicleone@aol.com

As a life-long member of this community and a 35 year carpenter it is unacceptable for any of the Warner Center 2035 Plan construction be done by cut throat contractors who take advantage of

1 unskilled labor to fatten their wallets. These projects deserve to be built by qualified workers that are
2 paid a decent living wage – with benefits. There has to be language implemented in to the Warner
3 Center 2035 Plan that addresses this issue. I live in this are – always have – I spend in this are – always
4 have. Contractors, developers & builders come and go and leave with all their profits – that is not how a
5 community should be treated or ran. Respectfully, Paul Mykietyn. (Transcribed verbatim)

6 ***

7 **NAME** Tim Glynn Date received 2/26/2019

8 **AFFILIATION or ADDRESS** Carpenters Local 661

9 **EMAIL ADDRESS** pilotF111@aol.com

10 Would like to see local hire. So money earned in Woodland Hills will be spent and tax would be
11 used in Woodland Hills. (Transcribed verbatim)

12 ***

13 **NAME** Gregory S. Ceja Date received 2/26/2019

14 **AFFILIATION or ADDRESS**

15 **EMAIL ADDRESS** gregorysceja@gmail.com

16 I would love to be able to some home early and enjoy my evening without coming home late
17 just to sleep. I want to be to work here. I want to work local. That's why Warner Center 2035 Plan
18 should have apprenticeship (sic) program. (Transcribed verbatim)

19 ***

20 **NAME** Ali Sequeira Date received 2/26/2019

21 **AFFILIATION or ADDRESS**

22 **EMAIL ADDRESS** sequeira_ali@yahoo.com

23 There should be local hire, be able to be less on the road driving far. We can get more time with
24 family and loved ones. We go through an apprentice program so we can qualify and skilled to do the
25 job. We should be able to work at the Warner Center give them good work. (Transcribed verbatim)

1 tools and skills that are required to build the finest infrastructures in the state, nation, and world. So to
2 who ever this letter falls upon I just want you to know that us carpenters know what's going on in our
3 neighborhoods. We as a union won't let this type of work be done by unqualified
4 individuals/contractors. Thank you, Guillermo Lopez (Transcribed verbatim)

5 ***

6 **NAME** Ramiro Sosa Jr. **Date received** 2/26/2019

7 **AFFILIATION or ADDRESS** 13222 Garber St., Pacoima, CA 91331

8 **EMAIL ADDRESS** ramirososajr@yahoo.com

9 I would like to work close to home so I can spend time with my family and save time on the
10 road. Local hire for prevailing wages helps the community thrive without to (sic) many carpinters (sic)
11 out of work. We need this for the future benefit of our community and our local. The Warner Center
12 Plan should have local hire. (Transcribed verbatim)

13 ***

14 **NAME** Andres Cabrera **Date received** 2/26/2019

15 **AFFILIATION or ADDRESS**

16 **EMAIL ADDRESS** andrescabrera40@gmail.com

17 Warner Ceter (sic) Park should go to the local union apprenticeship (sic) because there (sic) the
18 most skillfull (sic) works to work in the Warner Ceter (sic) Park and it's not fair for them to be driving 2-3
19 hrs (sic) from home if it's in there (sic) hometown. They have family time if there (sic) job is closer to
20 home. (Transcribed verbatim)

21 ***

22 **NAME** Chris Schaeffer **Date received** 2/26/2019

23 **AFFILIATION or ADDRESS** Local 661

24 **EMAIL ADDRESS** cschaeffer552@yahoo.com

25 Why would you want union work for all new projects? Local hire will ensure quality work and

1 safe environments for communities. We are trained professionals that are required to go through a
2 training process for our careers. Most jobs these days require a college education to perform duties in
3 careers. Why would construction be any different? By hiring non union trades to perform construction
4 work, you take the risk of having to do something twice. The union will guarantee it's done right the 1st
5 time. A guarantee is what everyone wants. So you get what you pay for. Go union for the Warner
6 Center 2035 Plan or take your chances without a guarantee. (Transcribed verbatim)

7 ***

8 **NAME** Martin Lipkin Date received 3/01/2019

9 **AFFILIATION or ADDRESS** Woodland Hills – Warner Center Neighborhood Council

10 **EMAIL ADDRESS** martinlipkin@yahoo.com

11 Developers who plan for separate phases for both resident and commercial and delay the Phase
12 II part of the project need to have a completion bond guaranteeing that the second phase is started
13 within 10 years of the issuance of the completion bond (exception: master plan (undecipherable)). As of
14 now, there is nothing compelling developers from never completing the commercial phase of their plan
15 – and most have submitted proposals where the commercial phase have been reduced to such a tiny
16 area that it makes little or no sense to even build it because constructing such a structure would require
17 absurd heights, needle-like architecture, unusable floor plans, and create a situation where a developer
18 could claim “hardship” if even compelled to build it.

19 All developers of 2 Phase building projects must being to pay all fees, levy’s, etc. after 5 years
20 (after 1st conf O) (sic) even though the Phase II is unbuilt.

21 Currently, the developers don’t pay the anticipated fees & taxes that the 2035 plan had
22 projected – and if they continue, probably will never pay the required mobility, arts, etc. fees that the
23 2035 plan envisioned.

24 If only the residential portion of the project is complete after 10 years from the initial Certificate
25 of Occupancy, then an additional penalty (plus the continuing fees) should be levied and collected EVERY

1 SINGLE YEAR after 10 years, until the Phase II part of the project is started.

2 After 5 years of initial construction on the site developers shall pay all fees, taxes and costs as if
3 Phase II is completed and fully occupied – using maximum build-out footage. If a developer of a two
4 phase project (not a major master plan project tears down an existing commercial complex to build his
5 project, he must compensate by including the same square footage of commercial property (exclusive
6 to live/work spaces) when he builds the first phase of his project.

7 The WC 2035 Plan is losing (sic) existing commercial space to these builders and any
8 replacement commercial footage is being delayed 5, 10, 20 years if it ever actually gets replaced at all.

9 This process maintains the estimate that the 2035 plan was based upon, and assures that
10 developers will not build huge residential – only complexes with the hopes that their commitment (sic)
11 to building required commercial space will just go away.

12 A balance of residential and jobs can only be maintained if there are limits applied to the entire
13 EWC area.

14 The city must/shall balance the percentages of existing commercial (not including retail centers)
15 and residential – including fully approved residential. The cumulative balances shall never be allowed to
16 exceed more than 5%/10% in either direction. If too much residential is being build and the percentage
17 exceeds the limit then no further residential can be built unless a matching/balancing percentage is
18 actually started for commercial.

19 Requirements for “Open Space (PAOS)” needs to be refined and expanded.

20 Currently much “unusable” green areas like parkways and Fire Access entrys (sic) are counted
21 as open space.

22 Publically accessible open space must be easily accessible to everyone (meaning no open
23 interior courtyards) and remain open from 6am until 11pm 365 days each year.

24 Developers who plan for separate residential and commercial phase must leave at least 33% of
25 the flat, buildable space open for construction of Phase II (generally commercial)

1 Currently we are seeing projects that only leave open about 10% of the available building space
2 (not including PAOS that the 2035 Plan requires) and no logical commercial project can be built on the
3 tiny spaces, except at great cost and probably creating a virtual impossibility in leasing.

4 This is a game that a large number of the already submitted projects are playing and it
5 undermines the 2035 Plan and needs to be stopped immediately.

6 Eldercare that is primarily set up for independent living can no longer be allowed to claim that
7 the independent living portion fulfills the “commercial requirement” or qualifies for lower parking
8 requirements.

9 If an independent living unit has a kitchen (or partial kitchen – microwave is OK) and full
10 bathrooms and exiting areas, it is AN APARTMENT! Eldercare developers are seeing that they can game
11 the 2035 Plan by claiming these are elder “care” units. They are apartments, and must be considered as
12 such – requiring the necessary parking, etc.

13 The 2035 Plan has no specific requirements for major arenas, meeting center, stadiums or other
14 “single use” colossal structures.

15 A special new section for the 2035 Plan needs to be written that covers usage, parking facilities,
16 etc. for and by the structures.

17 New traffic studies must/shall be required if an arena/stadium/meeting center /convention hall/
18 etc. with a capacity greater than 2,500 (total) person is proposed. Considerations as to neighborhood
19 impacts, parking, traffic flow, freeway access, and lighting/noise must be evaluated.

20 Discontinue the current practice of using “proposed” land for Phase II of a project to be
21 “temporarily” used as parking for the constructed Phase I of the project.

22 Any/all Phase II land set aside for further development must/shall be landscaped, maintained,
23 and treated as “park” land that is completely open and un-fenced, and publically accessible 24/7/365 by
24 everyone in Warner Center. Developer will install benches and provide restroom access in either the
25 “park” or in the constructed Phase I of his project.

1 Master planned developments – if they have included large open spaces and PAOS that is 25%
2 greater than the 2035 WC Plan mandates for that cumulative tract of land, shall not be made to give
3 that land to the City’s Parks & Recreation Department or any other City agency, but shall be required to
4 maintain it daily and have it remain as PAOS at all times.

5 If a developer does NOT complete his Phased project within the span of the 2035 time frame, he
6 shall be given the option of commencing construction on his required type of construction immediately,
7 or donating the land to the City of Los Angeles for use as a park, a library or art museum site, or some
8 other civic use as determined by the area’s City Councilman.

9 Add an incentive for construction of both Phase I & Phase II project within 24 months of each
10 other – like the elimination of certain on-going taxes for commercial enterprises within that Phase II
11 building.

12 All multi-use residential shall have several “mandated” requirements like dog parks (not smaller
13 than 400 SF) and children’s play areas with children’s equipment like swings, etc.

14 These special areas shall not be considered part of the PAOS requirements and can/should be
15 gated off and made accessible for building residents.

16 Currently center lane planted parkways are not being built as is mandated by the WC 2035 Plan

17 All divided boulevards should be built and planted as required by the 2035 Plan.

18 All garage façades facing the street, or another building or site, must have some form of
19 architectural decoration or screening so as not to be an eye-sore to the community or to neighbors.

20 Additional greenery screening may also be used in conjunction with – but not as a replacement
21 for – this garage screening. (Transcribed verbatim)

22 ***

23 **NAME** Gail Stillson **Date received** 03/01/2019

24 **AFFILIATION or ADDRESS** 5515 Keokuh Ave.

25 **EMAIL ADDRESS** gailstillson1@gmail.com

1 ones at the Promenade property and the Adler property.

2 Traffic is already unmanageable in Warner Center with the current population and it can't
3 absorb any more without a light rail/subway from Calabasas to Pasadena and from Granada Hills to
4 Long Beach with connections stops at LAX and the Red Line at Universal.

5 We DON'T want a "downtown" in Warner Center. We don't want a stadium, huge concert hall,
6 etc. in Warner Center. During a power outage I witnessed first hand last year, 1,000 cars could not exit
7 the Topanga Plaza Village area without severe gridlock due to the traffic pouring out of the
8 plaza/village, indicating a 5,000-15,000 person venue cannot be managed by our infrastructure.

9 Housing prices are horribly unaffordable. Only the rich can afford anything in Warner Center
10 currently.

11 Bike lanes need to be separated from roadways by a concrete barrier.

12 Many more on and off ramps, widening of Canoga, Topanga Cyn, De Soto, Owensmouth (with
13 101 access added), Victory, Vanowen, Burbank, Oxnard, Erwin and Califa streets all need more lanes.

14 Freeway needs an express lanes deck above the 101 for through traffic beyond Woodland Hills
15 east and west.

16 Way more parklands with many trees, shade is needed than is in the Warner Center plan or our
17 pollution levels will be incompatible with life and health.

18 All buildings should be low-rise, less than or equal to 5 stories, all should be silver LEED, have
19 solar panels and other features to be energy neutral.

20 The aesthetics of the buildings in the 2035 plan are completely absent: boring square boxes of
21 concrete and steel. No concrete jungle please.

22 Architecture more like the Calabasas Commons and Gelson's Calabasas Marketplace would be
23 much more aesthetic, and in keeping with the area's history.

24 All roadways and parking lots should be paved with porous material for maximum rainwater
25 capture and minimum runoff.

1 Each housing unit needs 2.5 parking spaces minimum.

2 Each commercial/office unit needs parking for all employees and all visitors/customers.

3 Pedestrians should have pathways that have grade separation from roadways for safety and
4 smoother traffic flow.

5 Thank you and begging you to do the right thing, Ellen K. Colley, P.T. (Transcribed verbatim)

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CERTIFICATE

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I, Barbara J. Shanberg, a Certified Shorthand Reporter for the State of California, License No. 4537 do hereby attest that:

The foregoing transcription was transcribed from written comments under my direction and supervision.

Further, I have no financial interest in the outcome of these proceedings.

Attested to on this 11th day of March, 2019.

CERTIFIED SHORTHAND REPORTER
FOR THE STATE OF CALIFORNIA

WARNER CENTER 2035 PUBLIC MEETINGS
TRANSLATION OF PUBLIC COMMENTS IN SPANISH
LOS ANGELES DEPARTMENT OF CITY PLANNING

February 13, 2019 WHWC Neighborhood Council Meeting

Name: Francisco Murgía

I live in this area and my job is in Los Angeles near Vermont and 11th St. I would like my work to be closer to the San Fernando Valley. The benefits they are providing to us are good so I would like it if there were more projects to continue working. I'm happy to be a union member. Thank you for supporting us.

Name: Usai Calvillo

As a carpenter from the San Fernando area, it would be good to have local work. [I am] always driving 30 or more miles to work, taking away time with my family and spending it in traffic. I think it would be good to have [the work].

Name: Pascual Santos

Email: santospascual@gmail.com

Union Local 661 is best for me and my family because I spend more time with them because [the union] gets work close to home and provides a lot of benefits for its workers and the family. It is the best. It also provides training so that you can learn to build and how to avoid accidents and prevent risks and how to help the community. Thank you. Local 661

Name: Santos de la Torre

I am a qualified carpenter. I would like the Warner Center project to be done with union workers to be able to choose benefits and local employment near home.

Name: Claudio Rosas

Address: 18035 Soledad Canyon, Canyon Country

I am a carpenter who is qualified to do this type of work and the reason for my request is for there to be local jobs for everyone in this area, since we work outside our area. Our local is 661.

Name: Ricardo Rosas

Address: 18035 Soledad Canyon Sp 14 Canyon Country CA 91387

I am a carpenter trained for this work. I request that the work be given to my Local 661 so that people will be paid a fair wage for the family. Thank you.

Name: Arcadio Nieto

My name is Arcadio Nieto. I drive 1 to 2 hours to get to work. I would like to spend more time with my family, which is why I want to be closer to Warner Center 2035. I am a journeyman, I do framing and drywall. I have 20 years of experience.

Name: Felipe Rosas

Address: 18035 Soledad Canyon Rd

Email: feliperosass5@[illegible]

I would really like the jobs to be local, close to my house so I can spend more time with my children. For many years I have worked very far from home. Please ensure that the jobs are union, the best jobs. Thank you.

Name: Juan Martínez

Address: 731 N. Alexander St. San Fernando, CA 91380

They should also offer classes in Spanish. Thank you.

Name: Abel Cenicerros

Warner Center 2035 Plan should be given to local carpenters.

Name: Lorenzo Ramírez

We want this to be union work to have better salaries, better benefits, a local job to spend more time with family. The Warner Center Plan should have local hire.

Name: Juan Ponce

The Warner Center 2035. I am an apprentice of Local 661. I work in the city of Santa Ana. My daily travel schedule is about 4.5 hours a day to get to my work. Everyone who is part of "union work" we have great wages on we can give a better life to our families. We have magnificent wages so that we can provide our families a better life. Good benefits with insurance, medical, vacation, which we are able to enjoy. As part of the union, we want to implement the plan. We can all be trained to take advantage of the opportunity of our training.

Name: Francisco J. Murguia

Address: 13131 Vaughn St, San Fernando, CA 91340

Email: franciscomurguia@gmail.com

Have more opportunities for apprentices of this work and not favoritism among companies.

Exhibit D:
City Council Motion on
Affordable Housing
in Warner Center

CPC-2008-3470-
SP-GPA-ZC-SUD-BL
Hearing Date: 3/28/2019

EXHIBIT D

PLANNING & LAND USE MANAGEMENT

MOTION

The *Warner Center 2035 Plan (WC 2035 Plan)*, adopted by the Council in 2013 (Council File No. 13-0197), provides a blueprint for redevelopment for the area, designates the Warner Center as a transit oriented district, and reinforces the area as the West Valley's employment and regional center. It creates a new opportunity area for meeting our regional housing needs.

The WC 2035 Plan was created over a nearly decade long process which included significant community outreach and collaboration with local stakeholders. This resulted in a specific plan that balances both the need for housing with the desire to retain the employment center status that Warner Center has long been. It also provides an incentivized area for growth and development the Plan helps reduce development pressure in the neighboring communities.

The WC 2035 Plan is on the cusp of entering its fifth year of adoption, and though the Plan itself still meets its intent and provides a well-structured foundation for development it must catch up with the ever evolving priorities and critical issues that face the City and the San Fernando Valley.


Affordable housing has become an immediate and high priority for the City, and in California as a whole. The WC 2035 Plan is silent on the need for affordable housing, and that needs to be urgently rectified. Though the recent adoption of the Affordable Housing Linkage Fee will help address this globally in the City, more locally tailored options and incentives should be pursued.

It also provides an opportunity to be creative in addressing different affordable housing needs since it is a Specific Plan. Solutions for the housing shortage can also help us meet our need for more housing options for the "Missing Middle," and provide more opportunities for our teachers, nurses, and first responders.

I THEREFORE MOVE that the Council instruct the Planning Department, and the Housing and Community Investment Department, in consultation with the City Attorney, to report on the feasibility and options for including affordability requirements, including moderate and workforce housing, within the *Warner Center 2035 Plan*; and how to integrate and balance these new incentives and requirements with the recently adopted Affordable Housing Linkage Fee ordinance (Council File No. 17-0274).

I FURTHER MOVE that Council instruct the Planning Department to complete a comprehensive review of the development incentives within the *Warner Center 2035 Plan* to identify opportunities to create strong incentives for affordable housing at all income levels.

PRESENTED BY:


BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY:



MAY 04 2018



ORIGINAL