

ORDINANCE NO. \_\_\_\_\_

An ordinance amending the following ordinances establishing building lines: Ordinance No. 96195; Ordinance No. 97939; Ordinance No. 108684; Ordinance No. 109010; Ordinance No. 111507; Ordinance No. 116539; Ordinance No. 122801; Ordinance No. 123412; Ordinance No. 126242; Ordinance No. 126243; Ordinance No. 126564; Ordinance No. 126565; Ordinance No. 127491; Ordinance No. 127873; Ordinance No. 127874; Ordinance No. 128935; Ordinance No. 128936; Ordinance No. 130126; Ordinance No. 143574; Ordinance No. 143575; Ordinance No. 147972; and Ordinance No. 150366.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

**Section 1.** The following Ordinances ordering the establishment of building lines pursuant to the diagram in Section 2 are amended by repealing those provisions which ordered their establishment:

Ordinance No. 96195 (A total of two Building Lines along the north side of Vanowen Street immediately adjacent to Milwood Avenue one Building Line on the east and one Building Line of west side);

Ordinance No. 97939 (A total of three Building Lines along the south side of Oxnard Street with two Building Line immediately adjacent to Topanga Canyon Boulevard both on the east and west sides AND one Building Line immediately adjacent to Canoga Avenue on the east side);

Ordinance No. 108684 (A total of two Building Lines along the west side of De Soto Avenue approximately 50 feet north of and 150 feet south of Vanowen Street);

Ordinance No. 109010 (A total of Three Building Lines with two Building Lines along the east and west side of Topanga Canyon Boulevard generally at Erwin Street and Califa Street AND one Building Line along the west side of Topanga Canyon Boulevard immediately north of Erwin Street);

Ordinance No. 111507 (A total of two Building Lines along the west side of Canoga Avenue with one Building Line immediately north of Erwin and one Building Line between Califa Street and Burbank Boulevard);

Ordinance No. 116539 (One Building Line along the west side of De Soto Avenue immediately south of Kittridge Street);

Ordinance No. 122801 (One Building Line along the east side of Variel Avenue approximately 300 feet north of Vanowen Street);

Ordinance No. 123412 (One Building Line along the west side of De Soto Avenue immediately south of Bassett Street);

Ordinance No. 126242 (One Building Line along the west side of Variel Avenue approximately 250 feet north of Vanowen Street);

Ordinance No. 126243 (One Building Line along the east side of Milwood Avenue approximately 250 feet north of Vanowen Street);

Ordinance No. 126564 (One Building Line along the east side of Milwood Avenue approximately 300 feet north of Vanowen Street);

Ordinance No. 126565 (One Building Line along the west side of Variel Avenue approximately 300 feet north of Vanowen Street);

Ordinance No. 127491 (One Building Line along the west side of De Soto Avenue immediately north of Deering Circle);

Ordinance No. 127873 (One Building Line along the east side of Milwood Avenue approximately 200 feet north of Vanowen Street);

Ordinance No. 127874 (One Building Line along the west side of Variel Avenue approximately 200 feet north of Vanowen Street);

Ordinance No. 128935 (One Building Line along the north side of Oxnard Street immediately west of Topanga Canyon Boulevard);

Ordinance No. 128936 (One Building Line along the west side of Topanga Canyon Boulevard between Erwin Street and Calvert Street);

Ordinance No. 130126 (One Building Line along the north side of Vanowen Street approximately 175 feet west of De Soto Avenue);

Ordinance No. 143574 (One Building Line along the east side of Glade Street immediately north of Erwin Street);

Ordinance No. 143575 (One Building Line along the north side of Erwin Street between Glade Avenue and Topanga Canyon Boulevard);

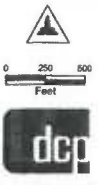
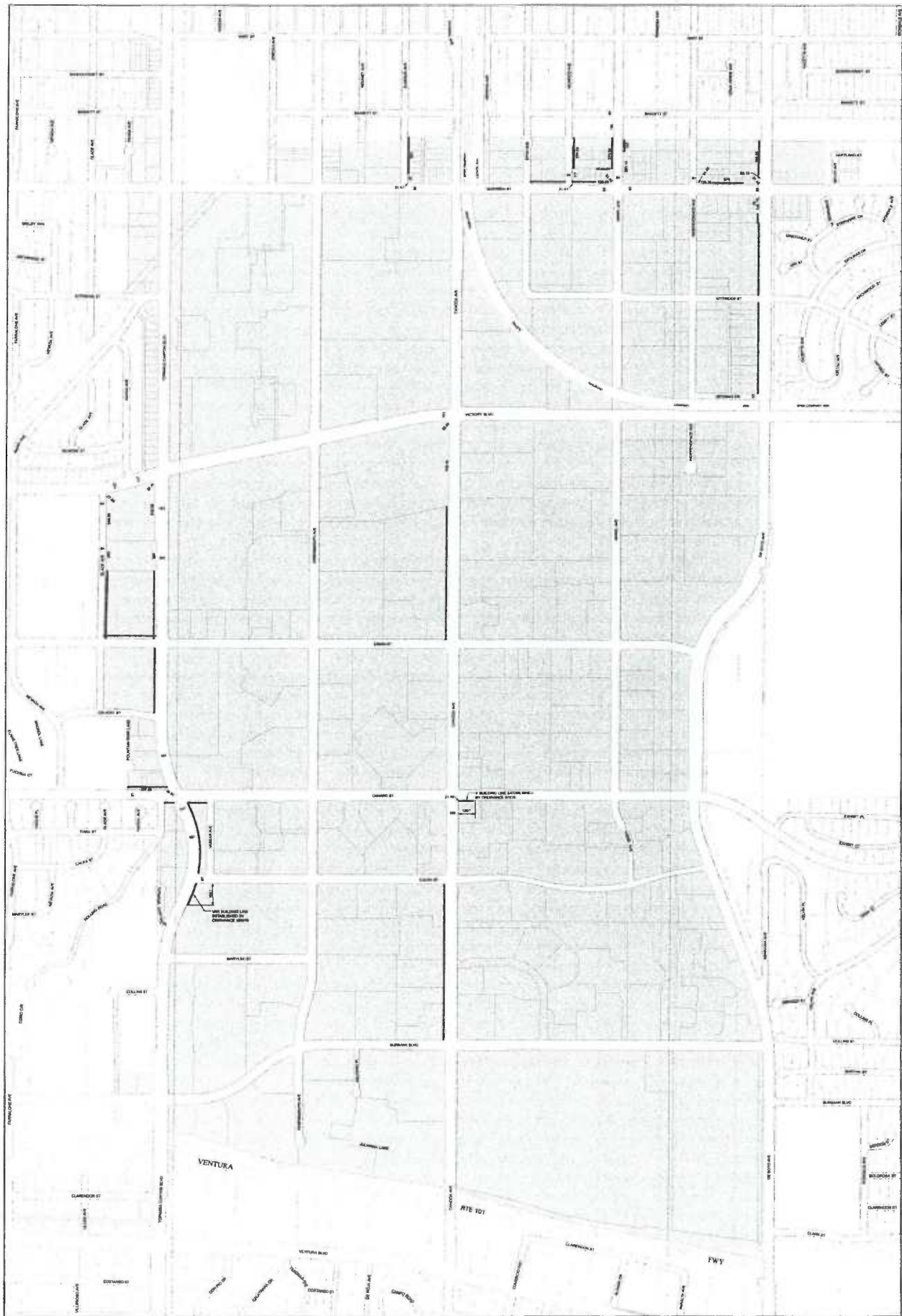
Ordinance No. 147972 (One Building Line along the west side of De Soto Avenue immediately north of Kittridge Street); and

Ordinance No. 150366 (One Building Line along the east side of Alabama Street approximately 100 feet north of Vanowen Street).

**Section 2.** The following diagram displays the building lines listed for removal in Section 1 of this Ordinance:

**Section 3.** The City Clerk shall certify to the passage of this ordinance and have it published by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the City Hall; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a majority vote of all of its members, at its meeting of \_\_\_\_\_.



**LEGEND**  
 — EXISTING REMAINING BUILDING LINES TO BE REMOVED  
 WARNER CENTER 2035 SPECIFIC PLAN (WC2035)

**BUILDING LINE REMOVAL**  
**WARNER CENTER 2035 (WC2035) PLAN**

C.M. 183 B 105, 183 B 100, 180 B 105, 180 B 100, 177 B 101, 177 B 105, 177 B 100, 174 B 101, 174 B 105.

CPC-2006-3470-SP-GPA-ZC  
 061113

AV/ADL

THE INTENT OF THIS ORDINANCE IS FOR THE REMOVAL OF ALL BUILDING LINES WITHIN THE ADOPTED WARNER CENTER 2035 SPECIFIC PLAN (WC2035) AREA.



Section \_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of \_\_\_\_\_.


\_\_\_\_\_  
Holly L. Wolcott, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on August 28, 2014  
recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II  
City Planning Commission

File No. \_\_\_\_\_

## General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject Building Lines are located within the area covered by the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan which was adopted through an update by the City Council on August 17, 1999. On April 23, 2013, as part of the update of the Warner Center Specific Plan, City Council amended the Community Plan to include the Plan Amendments relative to the updated Specific Plan known as the Warner Center 2035 Plan. The proposed request is in conformance with the General Plan and the Warner Center 2035 Plan. Specifically, the removal of any Building Line is a technical issue, which is not specifically addressed in the Community Plan or other elements of the General Plan.
2. The **Transportation Element** of the General Plan will not be affected by the recommended action herein. Any necessary dedication and/or improvement of any street or highway within the boundaries of the Warner Center 2035 Plan will assure compliance with this Element of the General Plan, the Warner Center 2035 Plan, and with the City's street improvement standards pursuant to Section 12.37 of the Municipal Code.
3. **Building Line Removal.** The requested removal of all active Building Lines, as detailed in Exhibit C, is in conformity with public necessity, convenience, general welfare, and good zoning practice in that their retention is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. As stated above, the removal of all active Building Lines in Warner Center is consistent with the setback provisions of the Warner Center 2035 Plan, adopted by City Council on October 23, 2013. These setback provisions of the Plan will ensure a minimum, uniform alignment from the street at which buildings, structures, and improvements may be built or maintained.
4. **Environmental.** As stated above, the proposed request for the removal of Building Lines was omitted from the list of requested actions before Commission on November 29, 2012. However, the previously certified EIR analyzed the potential impact of the proposed Building Line Removals as part of the overall review of Transportation. The Transportation analysis made fundamental assumptions about the status of the City's transportation network/infrastructure. The analysis relied upon standard assumptions including dedication and improvement of streets and highways, building setbacks, and easements which will result from public improvements from future private development. These assumptions were carried forward into the provisions of the Warner Center 2035 Plan. The Plan's EIR anticipated in the technical analysis performed that the combination of setback requirements and street dedications/improvements based on the modified street standards/street designations of the plan would serve the same purpose as a Building Line. In fact, the removal of all Building Lines is a technical change that is necessary to eliminate any potential inconsistency between the regulations that were adopted in the Warner Center 2035 Plan and the Building Lines, which are a

remnant of a zoning practice that pre-dates these newer requirements that now serve the intended purpose, such as yard, setback, and street dedication requirements. The intent of these remnant Building Lines is addressed by the other plan provisions cited above, the effects of which were analyzed in the previously certified EIR. Therefore, it is consistent to find that on the basis of substantial evidence contained in the whole record the proposed removal of Building Lines does not entail a change to the Project since City Council's certification of EIR No. 2008-3471-EIR (SCH No. 1990011055) on October 23, 2013, nor a change with respect to the circumstances under which the Project is being undertaken, nor new information of substantial importance concerning the Project which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In fact, the removal of the Building Lines was assumed and therefore analyzed as part of the entire Project and therefore no additional environmental review is required for this limited action to remove these Building Lines throughout Warner Center.

5. **Fish and Game.** The subject Project, which is located in the County of Los Angeles, will not have an impact on fish or wildlife resources, or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
6. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice. The removal of the Building Lines will allow development consistent with the provisions of the Warner Center 2035 Plan and without requiring outdated and unnecessarily greater yard depth than would be normally required under the existing Plan regulations.

**EXHIBIT C**

**WARNER CENTER 2035 PLAN – PROPOSED BUILDING LINE REMOVALS (MAY 2014)**

147,972	WEST SIDE OF DE SOTO AVE IMMEDIATELY NORTH OF KITTRIDGE ST	<ol style="list-style-type: none"> <li>1) 6729 DE SOTO AVE</li> <li>2) 6721 DE SOTO AVE</li> <li>3) 6717 DE SOTO AVE</li> <li>4) 6711 DE SOTO AVE</li> <li>5) 6705 DE SOTO AVE</li> <li>6) 6703 DE SOTO AVE</li> <li>7) 6701 DE SOTO AVE</li> <li>8) 6700 INDEPENDENCE AVE</li> <li>9) 6671 DE SOTO AVE</li> <li>10) 6663 DE SOTO AVE</li> <li>11) 6659 DE SOTO AVE</li> <li>12) 6647 DE SOTO AVE</li> <li>13) 6645 DE SOTO AVE</li> <li>14) 20931 KITTRIDGE ST</li> </ol>	1) – 14) 2148-027-044	15 FEET	630 FEET
150,366	EAST SIDE OF ALABAMA AVE APPRX. 85 FEET NORTH OF VANOWEN ST	<ol style="list-style-type: none"> <li>1) 6840 ALABAMA AVE</li> <li>2) 6840 ½ ALABAMA AVE</li> <li>3) 6830 ALABAMA AVE</li> <li>4) 6828 ALABAMA AVE</li> <li>5) 6822 ALABAMA AVE</li> <li>6) 6816 ALABAMA AVE</li> <li>7) 6814 ALABAMA AVE</li> </ol>	<ol style="list-style-type: none"> <li>1) - 5) 2138-011-096</li> <li>6) 2138-011-021</li> <li>7) 2138-011-022</li> </ol>	5 FEET	320 FEET