



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT



### ITEM 6

#### CITY PLANNING COMMISSION

**Date:** August 28, 2014  
**Time:** After 8:30 p.m.  
**Place:** Van Nuys City Hall  
14410 Sylvan Street  
Council Chamber, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401

**Public Hearing:** Required (Held: June 24, 2014)  
**Appeal Status:** None  
**Expiration Date:** None  
**Multiple Approval:** None

**Case No.:** CPC-2008-3470-SP-GPA-ZC-SUD-BL  
**CEQA No.:** ENV-2008-3471-EIR

**Related Cases:** None  
**Council District:** 3 - Hon. Bob Blumenfield  
**Plan Area:** Canoga Park-Winnetka-Woodland Hills-West Hills Warner Center 2035 Plan  
**Specific Plan:** Woodland Hills-Warner Center  
**Certified NC:** Regional Center Commercial  
**GPLU:** Warner Center 2035 Plan - District Zones  
**Zone:**

**Applicant:** City of Los Angeles City Council  
**Representative:** None

#### PROJECT

**LOCATION:** Warner Center 2035 Plan area (see attached **Vicinity Map - Exhibit A1**). Specifically, the Project area includes various street and highway locations throughout the Warner Center 2035 Plan area (see attached **Building Line Removal Map - Exhibit A2**).

#### PROPOSED

**PROJECT:** No development project is proposed. The City Council initiated, as part of Warner Center 2035 Specific Plan Project, the removal of Building Lines throughout the Warner Center 2035 Specific Plan area. When City Planning Commission considered the Warner Center 2035 Plan project on November 29, 2012, the removal of all active Building Lines in the Project area was not considered at that time. The removal of these Building Lines is being processed separately pursuant to LAMC Section 12.32-R. The removal of the Building Lines is a legislative action and must be adopted by City Council.

**REQUESTED  
ACTIONS:**

1. Pursuant to California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, find that the proposed action is consistent with the previously certified EIR (EIR No. 2008-3471-EIR and SCH No. 1990011055, prepared for the Warner Center 2035 Plan and certified by City Council on October 23, 2013, based on the evidence in the record, and recommend that the City Council adopt associated environmental findings.

2. Pursuant to Section 12.32-R.2 of the Municipal Code, City Planning Commission approve and recommend that City Council adopt the removal of the Building Lines in the Warner Center 2035 Plan area established by the following ordinances, and adopt the attached findings:

**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. 1434575** (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)

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

**RECOMMENDED ACTIONS:**

1. **Find** that the proposed action is consistent with the previously certified EIR (EIR No. 2008-3471-EIR and SCH No. 1990011055, prepared for the Warner Center 2035 Plan and certified by City Council on October 23, 2013, based on the evidence in the record, and **recommend** that the City Council adopt associated environmental findings.
2. **Approve** and **recommend** that the City Council adopt, pursuant to Section 12.32-R.2 of the Municipal Code, the removal of the Building Lines in the Warner Center 2035 Plan area established by the following ordinances and described as follows, and adopt the attached findings:

**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);

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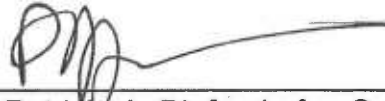
3. **Adopt** the attached Findings as those Findings to be used by City Council in adopting the requested Building Line Removals pursuant to LAMC Section 12.32-R.2.

Michael LoGrande  
Director of Planning



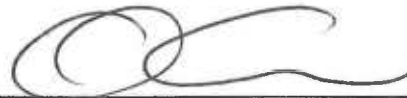
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Kenneth Bernstein, Principal City Planner



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Patricia A. Diefenderfer, Senior City Planner



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Anita Cerna, Hearing Officer  
(818) 374-5042

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## PROJECT ANALYSIS

### Project Location

The proposed request (i.e., removal of Building Lines) is located at various locations within the boundaries of the adopted Warner Center 2035 Plan area (see **Exhibit A1**). The Specific Plan area is generally bounded by the Los Angeles River to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard on the west. Warner Center is located within the boundaries of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.

### Project Summary

In 2006, the City Council initiated, as part of Warner Center 2035 Specific Plan Project, a complete and thorough review of land use planning in the Warner Center 2035 Plan area. The seven-year plus development of this planning effort included the adoption of a General Plan amendment (April 2013), adoption of a new, revised Specific Plan ordinance (superseding the 1993 Warner Center Specific Plan), adoption of new zoning (October 2013), and adoption of a supplemental signage district ordinance (July 2014). One such action, which was not included, was the removal of all active Building Lines within the newly adopted Specific Plan area. The subject request is for the removal of those active Building Lines listed above in the Requested Actions, displayed on **Exhibit A2**, and detailed in the spreadsheet attached as **Exhibit C**.

### Background

The First Edition of the Municipal Code of the City of Los Angeles, enacted by adoption of Ordinance No. 77,000, codified the regulatory and penal ordinance of the City. It became effective on November 12, 1936. Following that, the City's Comprehensive Zoning Code was first enacted in 1946. Within that Code included a section (currently Section 12.32-R) establishing the rules for the creation, modification and removal of Building Lines. The Building Line is a line that the City of Los Angeles established along its streets and highways beyond which no building may extend in order to ensure that the City's streets will maintain uniformity.

Specifically, LAMC Section 12.32-R,1 states that the purpose of the Building Line is "...to provide for the systematic execution of the General Plan; to obtain a minimum uniform alignment from the street at which buildings, structures, or improvements may be built or maintained; to preserve the community accepted characteristics of residential districts; to protect and implement the Highways and Freeways Element of the General Plan; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; and to promote the public peace, health, safety, comfort, convenience, interest and general welfare."

Since the 1930s, the City established thousands of Building Lines throughout the City by individual ordinances. The established Building Lines vary both in length and in width. In 1978, the need for the creation of any new Building Lines was made obsolete



by the amendment to the LAMC which provided requirements for Highway and Collector Street Dedication and Improvement under LAMC Section 12.37. Since 1978 as development progressed, there has been a continual removal of these Building Lines throughout the City, mostly initiated by private developments. As with their creation, the removal of a Building Line in whole or in part is by ordinance. As a result, thousands of Building Lines and Building Line segments still remain citywide.

Several such Building Lines and Building Line segments remain within the boundaries of the Warner Center 2035 Plan. These Building Lines and Building Line segments are located on the map attached in **Exhibit A2**. In general, these Building Lines conflict with the setback provisions of the newly adopted Warner Center 2035 Plan. As a result, they need to be removed. When City Planning Commission considered the Warner Center 2035 Plan Project on November 29, 2012, the removal of all active Building Lines in the Project area was not considered at that time due to staff oversight.

As a result, the removal of these Building Lines is being processed separately pursuant to LAMC Section 12.32-R. The removal of the Building Lines is a legislative action and must be adopted by City Council.

### **Issues**

As stated above, the removal of the active Building Lines in Warner Center 2035 Plan area should have been included in the larger Project that was adopted by City Council in October 2013. The Building Lines that are currently active in Warner Center in general conflict with the setback provisions of the newly adopted Plan. Since the removal of the Building Lines is not specifically included in the City Planning Commission list of actions in November 2012, the City Attorney advised that the Planning Department bring this specific action/request back to City Planning Commission so it could consider their removal.

### **Summary of Public Hearing and Written Comments**

Pursuant to LAMC 12-32-R,2(b)(2), notices were posted on Thursday, May 29, 2014, prior to the June 24, 2014, public hearing. Notices were posted on all the streets and highways affected by the removal of the Building Line or Building Line segments. In addition to the posting of public notices, notices were emailed to key stakeholders within the community including Council Office 3 and the Woodland Hills-Warner Center Neighborhood Council. Additionally, the notice was posted on the City Planning's website at least 24 days prior to the public hearing.

The public hearing by a hearing officer was held on Tuesday, June 24, 2014. Only one person attended the hearing, Ms. Marilyn Constanili. Ms. Constanili had only general comments about the future of Warner Center and on whether the proposed Project would affect her current living situation.

No written comments were received.

**Response to Areas of Concern**

No areas of concern raised.

**Conclusion**

In order to provide consistency with adopted Plans, staff recommends that the City Planning Commission approve the removal of all active Building Lines and Building Line segments in the Warner Center 2035 Plan area.

## FINDINGS

### 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.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Summary of Public Hearing Testimony and Communications Received**

The Public Hearing on this matter was held at the Marvin Braude San Fernando Valley Constituent Service Center, 6262 Van Nuys Boulevard, First Floor Meeting Room, Van Nuys, CA. 91401, Tuesday, June 24, 2014 at 2:00 pm.

1. Present: Only one person attended.
2. Speakers: One speaker with general comments.

No representative from the neighborhood council attended the public hearing.

### **Public Hearing Testimony Notes**

No comments were made specifically related to the proposed action by the City.

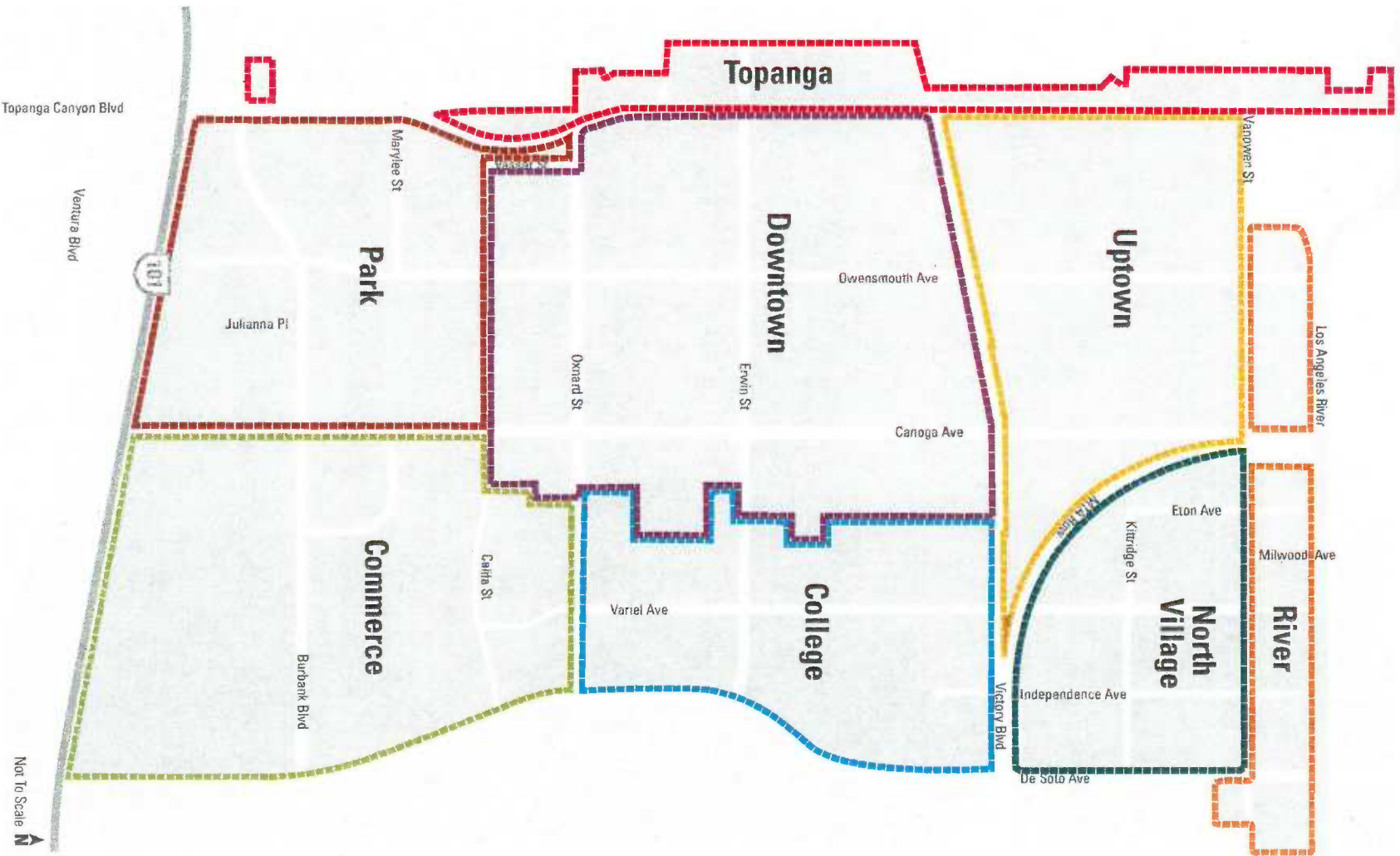
### **Communications Received**

No letters, phone calls, or emails were received.

A1 – Vicinity Map


**Legend:**

----- District Boundary



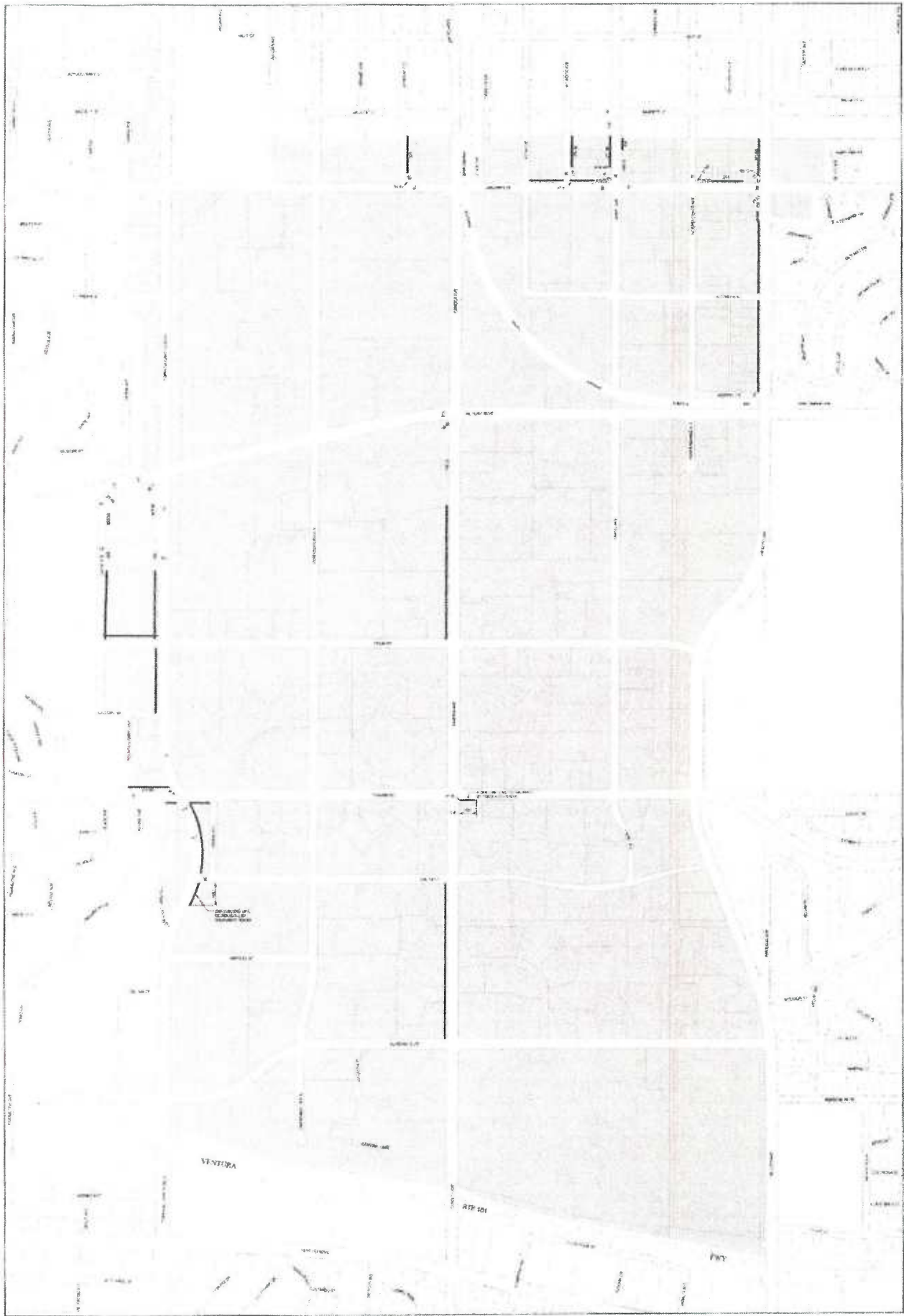
**Map 1**  
**Boundaries**  
**and Subareas**  
**Warner Center**

City of Los Angeles Planning Department  
 November 2012 • Revised July 2013 • 021

Not To Scale 

A2 – Building Line Removal Map





**LEGEND**  
 DASHED LINE (WITH OR WITHOUT DOTS)  
 PROPOSED BUILDING LINE  
 THICK SOLID LINE  
 PROPOSED BUILDING LINE REMOVAL

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

C.M. 183 B 106, 103 B 108, 150 B 105, 190 B 109, 171 B 102,  
 172 B 105, 173 B 106, 174 B 101, 174 B 109,  
 MODEL

DPC/2008-0470-SP-GPA-20

08/21/10

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



Exhibit B – Environmental Clearance – ENV-2008-3471-EIR (Not attached)

Exhibit C – Spreadsheet of Proposed Building Line Removals within the Warner  
Center 2035 Plan Area

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

BUILDING LINE ORDINANCE	LOCATION -STREET	LOCATION - ADRESSES	LOCATION - APN	BLDG LINE WIDTH	BLDG LINE LENGTH (APPRX)
96,195 (PART 1)	NORTH SIDE OF VANOWEN ST BETWEEN ETON AVE AND MILWOOD AVE	1) 21227 VANOWEN ST 2)21213 VANOWEN ST	1) & 2) 2138-017-903	19 FEET	300 FEET
96,195 (PART 2)	NORTH SIDE OF VANOWEN ST EAST OF MILWOOD AVE	1) 21133 VANOWEN ST 2) 21131 VANOWEN ST 3) 21125 VANOWEN ST 4) 21121 VANOWEN ST	1) 2138-022-010 2) 2138-022-009 3) 2138-022-008 4) 2138-022-019	19 & 32 FEET	205 FEET
97,939 (PART 1)	SOUTH SIDE OF OXNARD ST BETWEEN TOPANGA CANYON BLVD AND ROLLING RD	1) 5999 TOPANGA CANYON BLVD 2) 5995 TOPANGA CANYON BLVD 3) 5975 TOPANGA CANYON BLVD 4) 21936 W OXNARD ST 5) 5961 TOPANGA CANYON BLVD 6) 5960 ROLLING RD 7) 5900 ROLLING RD	1) – 7) 2146-006-013	17 FEET	90 FEET
97,939 (PART 2)	SOUTH SIDE OF OXNARD ST BETWEEN TOPANAGA CANYON BL	5960 N TOPANGA CANYON BLVD	2146-006-901	17 FEET	175 FEET
97,939 (PART 3)	SOUTH SIDE OF OXNARD ST IMMEDIATELY EAST OF CANOGA AVE	5960 CANOGA AVE	2149-002-005	4 FEET	125 FEET
108,684 (PART 1)	WEST SIDE OF DE SOTO AVE APPROXIMATELY 90 FEET NORTH OF VANOWEN	6811 DE SOTO AVE	2138-029-900	20 FEET	100 FEET
108,684 (PART 2)	WEST SIDE OF DE SOTO AVE APPROXIMATELY 165 SOUTH OF VANOWEN ST	6737 DE SOTO AVE	2148-027-048	18 FEET	80 FEET
109,010 (PART 1)	EAST SIDE OF TOPANGA CANYON BLVD IMMEDIATELY SOUTH OF CALIFA ST	1) 5830 TOPANGA CANYON BLVD 2) 5864 TOPANGA CANYON BLVD	1) & 2) 2146-006-900	VARIABLE FROM 0 FEET TO 30 FEET	215 FEET
109,010 (PART 2)	EAST SIDE OF TOPANGA CANYON BLVD BETWEEN OXNARD ST AND CALIFA ST	5960 TOPANGA CANYON BLVD	2146-006-901	VARIABLE FROM 0 FEET TO 50 FEET	650 FEET

**EXHIBIT C**

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

109,010 (PART 3)	WEST SIDE OF TOPANGA CANYON BLVD IMMEDIATELY NORTH OF ERWIN ST	1) 6259 TOPANGA CANYON BLVD 2) 6255 TOPANGA CANYON BLVD 3) 6245 TOPANGA CANYON BLVD 4) 6237 TOPANGA CANYON BLVD 5) 6235 TOPANGA CANYON BLVD 6) 6233 TOPANGA CANYON BLVD 7) 6227 TOPANGA CANYON BLVD 8) 6223 TOPANGA CANYON BLVD 9) 6221 TOPANGA CANYON BLVD 10) 6219 TOPANGA CANYON BLVD 11) 6215 TOPANGA CANYON BLVD 12) 6211 TOPANGA CANYON BLVD 13) 6209 TOPANGA CANYON BLVD 14) 6205 TOPANGA CANYON BLVD 15) 6203 TOPANGA CANYON BLVD 16) 6201 TOPANGA CANYON BLVD	1) - 16) 2146-001-022	23 FEET	500 FEET
111,507 (PART 1)	WEST SIDE OF CANOGA AVE IMMEDIATELY NORTH OF ERWIN ST	1) 6275 CANOGA AVE 2) 6265 CANOGA AVE 3) 6255 CANOGA AVE 4) 21515 ERWIN ST	1) – 4) 2146-005-BRK	18 FEET	310 FEET
111,507 (PART 2)	WEST SIDE OF CANOGA AVE BETWEEN CALIFA ST AND BURBANK BL	1) 21500 CALIFA ST 2) 5727 CANOGA AV 3) 5707 CANOGA AV	1) 2146-034-BRK 2) & 3) 2146-031-201	18 FEET	1,350 FEET
116,539	WEST SIDE OF DE SOTO AVE IMMEDIATELY SOUTH OF KITTRIDGE ST	1) 6635 DE SOTO AV 2) 20930 KITTRIDGE ST 3) 6627 DE SOTO AV 4) 6625 DE SOTO AV 5) 6621 DE SOTO AV 6) 6615 DE SOTO AV 7) 6611 DE SOTO AV	1)-3) 2146-026-032 4) & 5) 2146-026-033 6) & 7) 2146-026-034	15 FEET	310 FEET
122,801	EAST SIDE OF VARIEL AV APPRX. 290 FEET NORTH OF VANOWEN ST	6834 VARIEL AV	2138-023-001	15 FEET	100 FEET
123,412	WEST SIDE OF DE SOTO AV APPRX, 190 FEET NORTH OF VANOWEN ST	1) 6835 DE SOTO AV 2) 6831 DE SOTO AV 3) 6825 DE SOTO AV	1) & 2) 2138-029-021 3) 2138-029-022	15 FEET	200 FEET
126,242	WEST SIDE OF VARIEL AV APPRX. 215 FEET NORTH OF VANOWEN ST	1) 6823 VARIEL AV 2) 6821 VARIEL AV	1) & 2) 2138-022-013	15 FEET	75 FEET
126,243	EAST SIDE OF MILWOOD AV APPRX. 215 FEET NORTH OF VANOWEN ST	6822 MILWOOD AV	2138-022-012	15 FEET	75 FEET

### EXHIBIT C

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

126,564	EAST SIDE OF MILWOOD AV APPRX. 290 FEET NORTH OF VANOWEN ST	1) 6835 VARIEL AVE 2) 6834 MILWOOD AVE 3) 6831 VARIEL AVE 4) 6830 MILWOOD AVE	1) – 4) 2138-022-014	VARIABLE 0 FEET TO 15 FEET	120 FEET
126,565	WEST SIDE OF VARIEL AVE APPRX. 300 FEET NORTH OF VANOWEN ST	1) 6835 VARIEL AVE 2) 6834 MILWOOD AVE 3) 6831 VARIEL AVE 4) 6830 MILWOOD AVE	1) – 4) 2138-022-014	15 FEET	120 FEET
127,491	WEST SIDE OF DE SOTO AVE IMMEDIATELY NORTH OF DEERING CIR	1) 6605 DE SOTO AVE 2) 6601 DE SOTO AVE 3) 6551 DE SOTO AVE 4) 6543 DE SOTO AVE 5) 6539 DE SOTO AVE 6) 6535 DE SOTO AVE 7) 6527 DE SOTO AVE 8) 6515 DE SOTO AVE	1) & 2) 2148-026-035 3) 2148-026-036 4) & 5) 2148-026-037 6) 2148-026-038 7) 2148-026-039 8) 2148-026-040	15 FEET	490 FEET
127,873	EAST SIDE OF MILWOOD AVE APPRX. 140 FEET NORTH OF VANOWEN ST	1) 6816 MILWOOD AVE 2) 6810 MILWOOD AVE	1) & 2) 2138-022-015	15 FEET	75 FEET
127,874	WEST SIDE OF VARIEL AVE APPRX. 140 FEET NORTH OF VANOWEN ST	6819 VARIEL AVE	2138-022-016	15 FEET	75 FEET
128,935	NORTH SIDE OF OXNARD ST IMMEDIATELY WEST OF TOPANGA CANYON BLVD	1) 6017 TOPANGA CANYON BLVD 2) 6001 TOPANGA CANYON BLVD 3) NO ADDRESS	1) & 2) 2146-025-008 3) 2148-025-007	25 FEET	350 FEET
128,936	WEST SIDE OF TOPANGA CANYON BLVD BETWEEN ERWIN ST AND CALVERT ST	1) 6133 TOPANGA CANYON BLVD 2) 6111 TOPANGA CANYON BLVD	1) & 2) 2146-003-014	15 FEET	567 FEET
130,126	NORTH SIDE OF VANOWEN STREET APPRX. 155 FEET WEST OF DE SOTO AVE	1) 20941 VANOWEN ST 2) 20935 VANOWEN ST 3) NONE	1) & 2) 2138-029-031 3) 2138-029-023	15 FEET	270 FEET

**EXHIBIT C**

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

143,574	EAST SIDE OF GLADE AVE IMMEDIATELY NORTH OF ERWIN ST	<ol style="list-style-type: none"> <li>1) 6259 TOPANGA CANYON BLVD</li> <li>2) 6255 TOPANGA CANYON BLVD</li> <li>3) 6245 TOPANGA CANYON BLVD</li> <li>4) 6237 TOPANGA CANYON BLVD</li> <li>5) 6235 TOPANGA CANYON BLVD</li> <li>6) 6233 TOPANGA CANYON BLVD</li> <li>7) 6227 TOPANGA CANYON BLVD</li> <li>8) 6223 TOPANGA CANYON BLVD</li> <li>9) 6221 TOPANGA CANYON BLVD</li> <li>10) 6219 TOPANGA CANYON BLVD</li> <li>11) 6215 TOPANGA CANYON BLVD</li> <li>12) 6211 TOPANGA CANYON BLVD</li> <li>13) 6209 TOPANGA CANYON BLVD</li> <li>14) 6205 TOPANGA CANYON BLVD</li> <li>15) 6203 TOPANGA CANYON BLVD</li> <li>16) 6201 TOPANGA CANYON BLVD</li> </ol>	1) – 16) 2146-001-022	15 FEET	590 FEET
143,575	NORTH SIDE OF ERWIN ST BETWEEN GLADE AVE AND TOPANGA CANYON BLVD	<ol style="list-style-type: none"> <li>1) 6259 TOPANGA CANYON BLVD</li> <li>2) 6255 TOPANGA CANYON BLVD</li> <li>3) 6245 TOPANGA CANYON BLVD</li> <li>4) 6237 TOPANGA CANYON BLVD</li> <li>5) 6235 TOPANGA CANYON BLVD</li> <li>6) 6233 TOPANGA CANYON BLVD</li> <li>7) 6227 TOPANGA CANYON BLVD</li> <li>8) 6223 TOPANGA CANYON BLVD</li> <li>9) 6221 TOPANGA CANYON BLVD</li> <li>10) 6219 TOPANGA CANYON BLVD</li> <li>11) 6215 TOPANGA CANYON BLVD</li> <li>12) 6211 TOPANGA CANYON BLVD</li> <li>13) 6209 TOPANGA CANYON BLVD</li> <li>14) 6205 TOPANGA CANYON BLVD</li> <li>15) 6203 TOPANGA CANYON BLVD</li> <li>16) 6201 TOPANGA CANYON BLVD</li> </ol>	1) – 16) 2146-001-022	25 FEET	470 FEET