

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: 

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