

## CAC 9.26.13 Proposed Changes to the 9.17.13 Revision of the WARNER CENTER 2035 PLAN

1. CAC Proposed Revision: 3.1.6 Residential Projects - Open Space; after referencing to code, the CAC believes the reference is to 12.21-G.2.a
2. CAC Proposed Revision: **ACTIVE STREET FRONTAGES.** - Similar to other definitions within this section of the WC 2035 Plan, the CAC believes "See Section 6.2.4 of this Plan for detailed discussion on Active Street Frontages." should be added at the end of the definition for reference.
3. CAC Proposed Revision: **ACTIVITY NODE.** - Similar to other definitions within this section of the WC 2035 Plan, the CAC believes "See Section 6.2.4 of this Plan for detailed discussion on Activity Node." should be added at the end of the definition for reference.
4. CAC Proposed Revision: 6.1.2.5.3 **Permitted Development by Floor Area:** The Map 6 Reference C for Warner Center Park should be clarified: "Warner Center Park shall remain as park and open space for the life of the Plan."
5. CAC Proposed Revision: Map 10 of Activity Nodes, New Streets, and Active Frontage Streets - **MAP 10** should be updated to remove the Active Frontage Street depicted on the north side of Vanowen Street west of Topanga Canyon Boulevard, as the Topanga District contains no Active Street Frontages, as written within the Plan text.  
  
Additionally, **MAP 10** should be updated to depict the Active Frontage Street requirement on the west side of Owensmouth Avenue between Marylee Street and Burbank Boulevard.
6. CAC Proposed Revision: Map 11 of Neighborhood Protection Areas - **MAP 11** should be updated to permit readability / legibility when printed in black and white."
7. Planning Staff Proposed Revision: Appendix E – Mobility Fee Nexus Study and Cost per mitigation Measure Table - A legible version of Appendix E should be attached to the Plan, especially a legible version of the Cost per Mitigation Measure Table, which is presently unreadable.
8. Planning Staff Proposed Revision: Table 1: Street Standards – North/South Streets and Table 2: Street Standards – East/West Streets - No Version of these tables were included within the PLUM Version of the Plan.

Both Tables need to be thoroughly reviewed and revised as they contain inconsistencies with Street Standards detailed within the WC 2035 Plan and within the Warner Center Street Cross Sections Figures 1 – 11.

9. CAC Proposed Revision: “Wherever this WC2035 Plan contains provisions that require lesser or greater restrictions or limitations on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the LAMC, the WC2035 Plan shall prevail.”

10. CAC Proposed Revision: Add to Section 3.1.5: “LAMC Sections 12.03, 12.21-C.9, 91.8502.1, and 12.21-e.9 (Joint Living and Work Quarters).

11. CAC Proposed Revisions: “**HISTORIC RESOURCE:** A building, structure, object, or site listed in or formally determined eligible for listing in a national, state or local register of historic resources.”

12. CAC Proposed Revision: “**HYBRID INDUSTRIAL USES.** Those “light” industrial uses included within Section 6.2.7.1 of this Plan.”

13. CAC Proposed Revision: Add a space between the definitions for Master Planned Project and Mitigation Monitoring Program on page 13.

14. CAC Proposed Revision: “**WORK-LIVE UNIT.** A Dwelling Unit within which a minimum of 300 square-feet is reserved for habitable space, with the remaining space regularly used as workspace by one or more persons residing in such unit. The standards for qualification as a Work-Live Unit are established in Section 6 of this Plan and within each District where residential uses are permitted. For the purposes of this Plan and its limitations, the non-residential portions of Work-Live Units shall not be considered as a residential occupancy.”

15. CAC Proposed Revision: “5.3.1.2 Demolitions of any Building or Structure or site, or portions of a Building or Structure or site, that is not a Historic Resource. Demolition of any Historic Resource must file pursuant to Section 5.3.3 of this Plan.”

16. CAC Proposed Revision: “5.3.1.7 The restoration, repair, alteration, or remodeling of an existing Building or Structure or a site that is not a Historic Resource, provided that no such modification increases the height, floor area or building footprint of the original Building or Structure. Any addition to or alteration of a Historic Resource must file pursuant to Section 5.3.3 of this Plan.”

17. CAC Proposed Revision: “5.3.1.8 Interior tenant improvements or interior remodeling of any existing Building or Structure or a site that is not a Historic Resource. Any interior alterations to the ground floor that involve reducing ground floor

transparency are not exempted and must file pursuant to Section 5.3.3 of this Plan.”

18. CAC Proposed Revision: “5.3.1.9 Exterior remodeling of any Building or Structure or a site that is not a Historic Resource that is in existence as of the effective date of this Plan and does not result in an increase in height, floor area, or the building footprint. Any exterior remodeling of a Historic Resource must file pursuant to Section 5.3.3 of this Plan.”

19. CAC Proposed Revision: “5.3.2.6 With respect to Buildings or Structures that exist as of the effective date of this Plan, a building addition (including any mechanical additions) that does not exceed the Cumulative Square Footage Limit shall be eligible for Administrative Clearance, if such Project results in new floor area but does not change the existing Building Envelope. Such Project shall not be required to comply with this Plan's Urban Design Guidelines, the Activity Node and Active Street Frontage requirements, the PAOS and PAP requirements, the setback requirements, the Open Space Requirements, the Master Planned Project requirements, and the requirements for street dedication or improvements, but shall comply with other provisions of this Plan. Unless otherwise specified, the requirements set forth in Section 7 of this Plan shall apply to these Projects, including the payment of a Mobility Fee, where applicable.”

20. CAC Proposed Revision: “5.3.2.7.1 Any vertical addition to an existing Building or Structure shall not exceed fifty percent (50%) of the total floor area within the existing Building or Structure based upon its floor area as of the effective date of this Plan. Such additions are not required to comply with the Plan's Urban Design Guidelines, the Activity Node and Active Street Frontage requirements, the PAOS and PAP requirements, the setback requirements, the Open Space Requirements, the Master Planned Project requirements, and the requirements for street dedication or improvements; however, such additions shall demonstrate compliance with all other Plan provisions. Unless otherwise specified, the requirements set forth in Section 7 of this Plan shall apply to these Projects, including the payment of a Mobility Fee, where applicable.”

21. CAC Proposed Revision: “5.3.2.7.2 Any horizontal addition to an existing Building or Structure shall not exceed twenty-five percent (25%) of the total floor area within the existing Building or Structure based upon its floor area as of the effective date of this Plan. Such additions are not required to comply with the Plan's Urban Design Guidelines, the Activity Node and Active Street Frontage requirements, the PAOS and PAP requirements, the setback requirements, the Open Space Requirements, the Master Planned Project requirements, and the requirements for street dedication or improvements; however, such additions shall demonstrate compliance with all other

Plan provisions. Unless otherwise specified, the requirements set forth in Section 7 of this Plan shall apply to these Projects, including the payment of a Mobility Fee, where applicable.

22. CAC Proposed Revision: "5.3.3.1.3 **City's Department of Transportation (DOT) Review of the Phasing Plan.** Prior to the Director's approval of the Phasing Plan, the DOT shall: (i) review the proposed Phasing Plan; (ii) identify the transportation/mobility mitigation to be undertaken by the Project applicant for the initial Project phase; (iii) determine and approve any applicable in-lieu credits, towards the payment of the Mobility Fee pursuant to Section 7 of this Plan, available to the Project; (iv) determine that the proposed Transportation Demand Management (TDM) program goals are in conformance with the provisions of this Plan; (v) calculate the Mobility Fee for the initial Project phase based on the FAR of the building permits for that phase of the project plus any existing buildings within the project site; and (vi) acknowledge that the later phases of a Master Planned and/or Multi-Phased Project shall be provided credit towards the Mobility Fees paid in previous phases to the extent that the total paid shall not exceed the Mobility Fees as calculated for the project in total. If an applicant subsequently submits a modification to the Project, which modification results in a change in density, land use or floor area from an approved Phasing Program, appropriate adjustments in fees, traffic impact mitigation, street dedication, widening and improvement requirements, and/or TDM requirements applicable to the change shall be made as a condition of DOT's approval of such a modification."

23. CAC Proposed Revision: "6.1.2.1.4 (c) Where residential uses are prohibited on the ground floor in the College District, non-habitable uses that are used in conjunction with residential uses may be permitted on the ground floor including but not limited to: leasing offices, community centers, entrance lobbies, gym/fitness center, residential business center, and concierge services; provided that such uses shall be subject to the provisions established in subsections (a) and (b) above."

24. CAC Proposed Revision: in 6.1.2.2.5 Building Height, College should be changed to Commerce as this is within the Commerce Standards.

25. CAC Proposed Revision: "6.1.2.3.5 (c) "For any residential Project, mixed-use Project with a residential component, or Work-Live Project, the floor level of the highest residential dwelling unit must be at least 100 feet above the adjacent grade."

26. CAC Proposed Revision: in 6.1.2.4.4 Ground Floor Limitations, College should be changed to North Village as this is within the North Village Standards.

27. CAC Proposed Revision: The table on pages 51 – 52 should be updated to reflect: "6.1.2.5.7 **Active Frontage Streets: Streets** – East and west sides of Owensmouth

Avenue, between Califa Street to the north and Burbank Boulevard to the south, with the exception of a portion of the west side that is bounded by the Warner Center Park."

Additionally, **MAP 10** should be updated to depict the Active Frontage Street requirement on the west side of Owensmouth Avenue between Marylee Street and Burbank Boulevard.

28. CAC Proposed Revision: "6.1.2.6.5 River Frontage: In addition to the provisions in Section 6.2, any Project on a lot with frontage along the Los Angeles River shall provide along the entire length of the property's portion adjacent to the river either: 1) a minimum 50-foot landscaped buffer between the River's right-of-way and a Building or Structure or 2) a minimum of 25% of the net (i.e., after dedications) lot area adjacent to the River maintained as landscaped open space. All landscaping shall comply with the Los Angeles County River Revitalization Master Plan Landscaping Guidelines and Plant Palettes. This open space shall be considered Publicly Accessible Open Space (PAOS)."

29. CAC Proposed Revision: "6.2.1.2.3 **Incentivized Uses Bonus for Residential Development in College, Commerce, Downtown, and Uptown Districts.** For Projects located within the College District, the Commerce District, the Downtown District, or the Uptown Districts, a project is permitted a Residential Bonus for up to two incentivized uses. Each incentivized use can be used to ascend the Graduated FAR Table use mix by one level.

For example: a project in the College District that is within the ">2.0 Up to 2.25" FAR level, which permits a minimum of 40% Non-Residential and a maximum of 60% Residential uses within the project, that implements two incentivized uses within the project, would be eligible to utilize the project mix percentages within the ">2.5 Up to 2.75" FAR level, which permits a minimum of 30% Non-Residential and a maximum of 70% Residential uses within the project. Notwithstanding the foregoing, no Project in any District shall exceed a FAR of 6.0:1, and no Project in Topanga District shall exceed a FAR of 4.5:1.

30. CAC Proposed Revision: "6.2.1.3 (c) If said incentivized use has been discontinued, it must be replaced with another incentivized use of similar scale and scope."

31. CAC Proposed Revision: "6.2.2.2.1 - **Contiguous.** Publicly Accessible Open Space within a project may be adjacent to or interrupted by the public right-of-way, but otherwise shall be contiguous."

32. CAC Proposed Revision: "6.2.2.2.3 - **Externally Integrated.** PAOS shall be integrated with neighboring buildings or structures and existing any existing, or approved, PAOS."

33. CAC Proposed Revision: "6.2.2.5 - **Prohibitions**. For purposes of this Plan, the following uses shall not be counted toward a Project's PAOS requirement: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit area, sidewalks and parkways in the public right-of-way as of the date of adoption of the Plan, and detached or attached utility areas/pads."

34. CAC Proposed Revision: "6.2.3.2.2 - Non-Residential Parking Requirements. Any Non-Residential use within a Project shall comply with all of the following parking requirements:"

35. CAC Proposed Revision: Sections 6.2.4.1 and 6.2.4.2 – These sections should apply to projects IN Activity Node and Active Frontage Streets – Therefore, any reference to projects NEAR Activity Node and / or Active Frontage Streets needs to be corrected.

36. CAC Proposed Revision: 6.2.6.2.7 (2) bullet point six should be removed as the inclusion of circulation vents and / or fans within a parking structure is handled within the code, making this reference duplicative.

37. CAC Proposed Revision: "7.3.1 - Mobility Fee Calculation. Mobility Fee shall be calculated based on a Project's land uses and size, as calculated by the Department of City Planning and the Department of Building and Safety, in consultation with DOT, using the Mobility Fee Table set forth in Appendix D of this Plan. The Department of City Planning, in consultation with DOT, shall have discretion in determining which lots constitute the project site specifically for the purpose of calculating a Mobility Fee. The Mobility Fee funds the six components of the TMP including Roadway Improvements; New Orange Line Station Terminus, Bus Purchases, Bus Operating Expenses, Streetscape Improvements, and Neighborhood Protection / Plan Implementation / Transportation Demand Management (TDM)."

38. CAC Proposed Revision: "7.8 - The following additional requirements 'shall apply to any Project filed pursuant to Section 5.3.2 or Section 5.3.3 of this Plan which involves: 1) an existing building or structure containing 30,000 square feet or more of floor area; 2) an addition to or structural modification to an existing building or structure that results in a building or structure containing 30,000 square feet or more of floor area; or 3) any new building or structure containing 30,000 square feet or more of floor area."

39. CAC Proposed Revision: "10.6.1 - Notwithstanding the requirements of LAMC Section 11.S.7-H, the Director shall have the authority to interpret any provision, appendix, map, figure, table, guideline, standard or any other stipulation or calculation of this Plan where there is lack of clarity in the meaning or conflict in any way regarding

the interpretation of the Plan or calculation of fees and any other quantitative parameters of the Plan. The Director's interpretation shall be in writing and shall follow the application procedures as codified in LAMC Section 11.5.7-H, 1 thru 3."