

Planning, Land Use and Mobility Committee



**Case Report(r2.): L.A. Rams Offices and Practice Facilities
ADM-2023-3738 (Administrative Review)**

PLUM Present: July 20, 2023

Site Location: 21555 Oxnard Street, Woodland Hills, CA 91367
(2035 Warner Center Specific Plan- Downtown District)

Project: The applicant proposes the demolition of two existing ancillary structures and a portion of an existing surface parking lot in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields. This results in a maximum of 50,000 square feet of net additional Floor Area. They are seeking Administrative Clearance to permit a horizontal addition to an existing structure as allowed in Section 5.3.2.7 of the WC 2035 Plan.

Applicant: TKG Management Company
Representative: Brad Rosenheim-Rosenheim & Assoc. (Brad@raa-inc.com)
Sarah Golden- Rosenheim & Assoc. (Sarahg@raa-inc.com)
City Planning:
Case Leader: Don Patterson

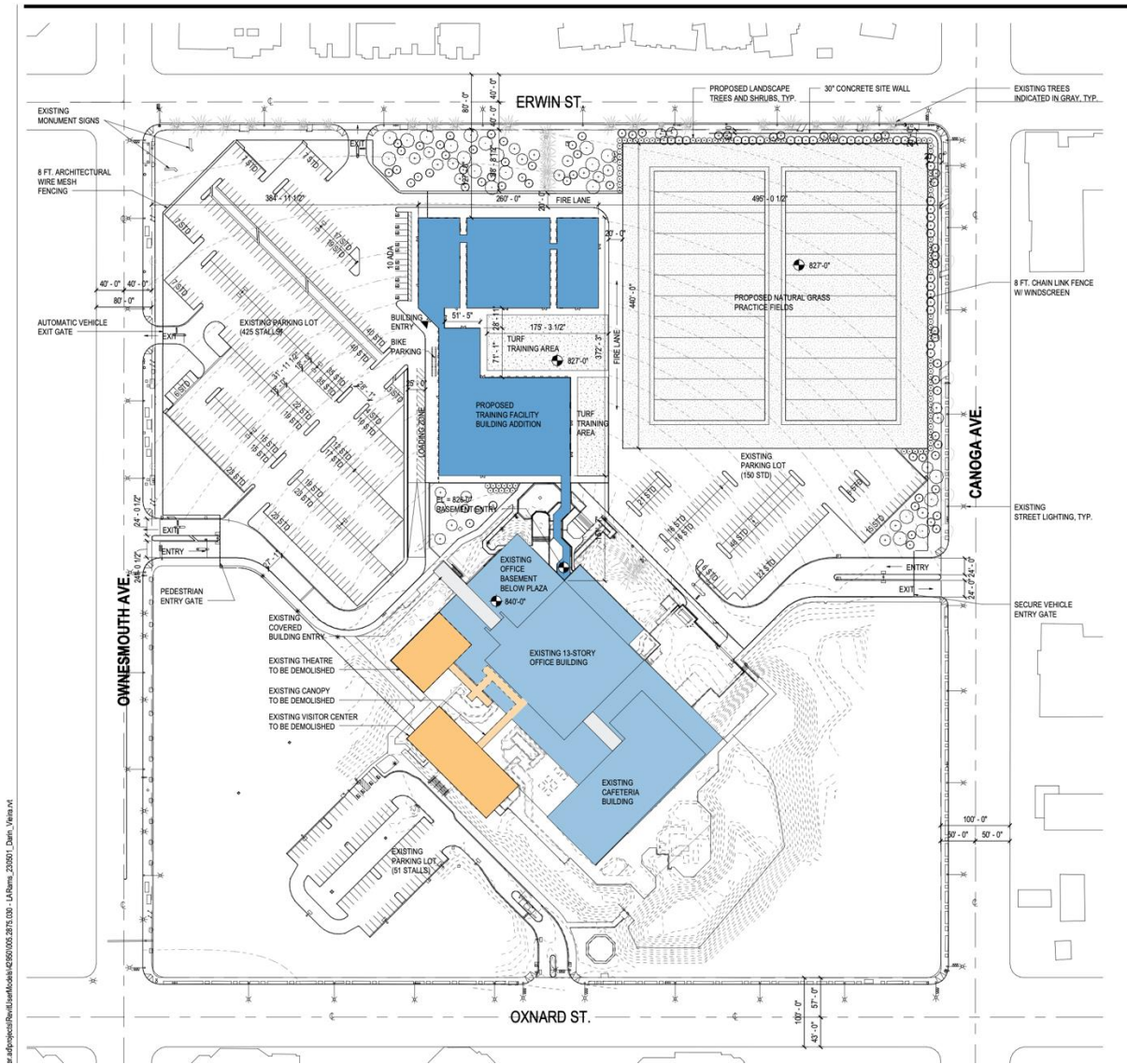
Project Brief:

Applicant is asking for an Administrative Clearance to construct administrative offices with an ancillary gymnasium associated with professional football practice facilities. The project will demolish a portion of an existing surface parking lot, an 8,970 square foot visitors center, and a 6,375 square foot theatre associated with an existing 13-story vacant office building. The project will construct 65,345 gross square foot (50,000 net) administrative offices, gymnasium, and associated outdoor athletic facilities. The project will restripe the remaining surface parking lot.

Site Plan and design for proposed new Offices and Athletic Training Facilities:

The footprint of the new facilities will replace two smaller ancillary structures and a portion of the north-eastern parking lot of the existing, vacant, 13-story office building. The ingress and egress from the facility will be maintained and unchanged, except for closing three driveways, and providing sidewalk connection where the existing curb cuts will be removed,

The facility's building will be typical modular buildings with painted wood panels, exterior air conditions, doors, and windows with no architectural interest. The practice facility will be shielded from adjacent public areas with fencing and landscaping.



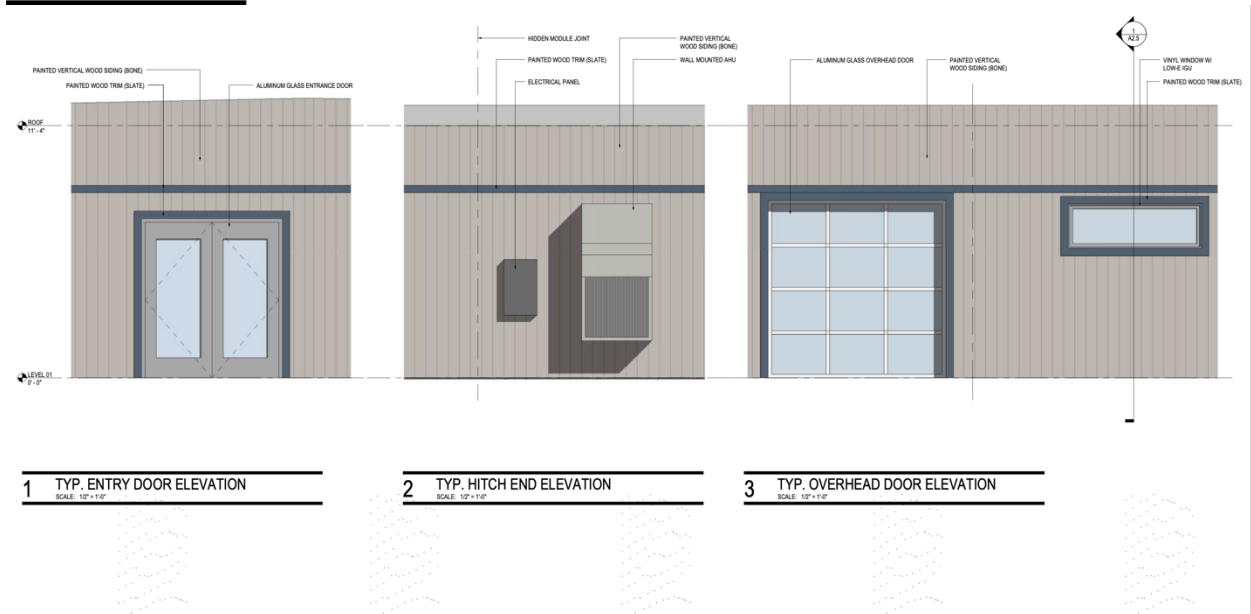
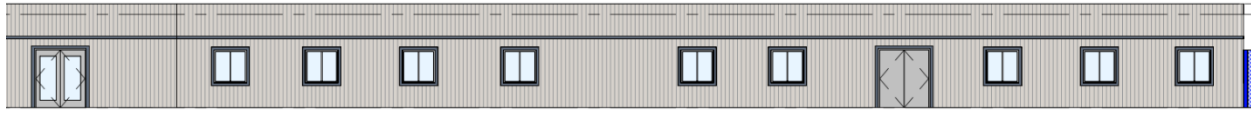
Site plan shows the position of the existing 13-story vacant office building, the new offices, training and practice facilities to the north and northeast of the office tower.



View of proposed facilities looking east towards Canoga Ave.



View of practice field fencing facing Erwin St.



The structures will resemble typical temporary modular buildings.

Site and Neighborhood Assessment

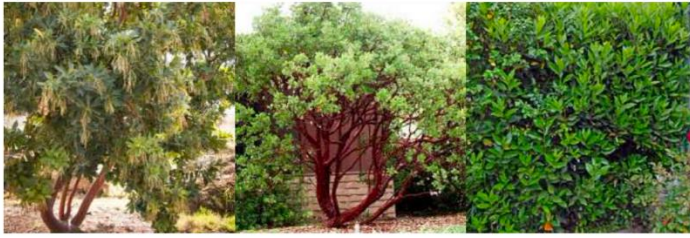
The site includes the 13-story vacant office building that was the former Anthem offices. To the north is a multi-family residential complex. To the east and west are vacant properties (old Fry's locations and former Promenade Mall). The project site for the practice facility is part of a larger development opportunity comprised of the former Anthem and Promenade properties. The primary question is how long the initial practice facilities will be in place before the parcels are development as part of a comprehensive development.

Project landscaping:

The planting is proposed to be climate appropriate plants and, as proposed and shown above, will help soften the edges of the facility from the neighborhood.

PLANTING IMAGERY

TREES



ARBUTUS X 'MARINA' /
MARINA STRAWBERRY

ARCTOSTAPHYLOS MANZANITA
'DR. HURD' / DR. HURD MANZANITA

LAURUS NOBILIS / SWEET BAY

SHRUBS



CISTUS LADANIFER / CRIMSON
SPOT ROCKROSE

FREMONTODENDRON X
'KEN TAYLOR' / KEN TAYLOR
FLANNEL BUSH

HESPERALOE PARVIFLORA
'YELLOW' / YELLOW YUCCA

LOMANDRA LONGIFOLIA 'BREEZE'
/ BREEZE MAT RUSH



PENNISETUM SPATHIOLATUM /
SLENDER VELDT GRASS

RHAMNUS ALATERNUS
'VARIEGATA' /
VARIEGATED BUCKTHORN

SALVIA APIANA /
WHITE SAGE

SALVIA CLEVELANDII
'WINNIFRED GILMAN' /
'WINNIFRED GILMAN'
CLEVELAND SAGE

GROUNDCOVERS



ARCTOSTAPHYLOS X 'EMERALD
CARPET' / CARPET MANZANITA

BACCHARIS PILULARIS
'TWIN PEAKS' /
DWARF COYOTE BRUSH

CYNODON DACTYLON X
TRANSVAALENSIS /
HYBRID BERMUDA GRASS

WESTRINGIA X 'LOW HORIZON' /
LOW HORIZON COAST ROSEMARY

Proposed Plantings

Analysis and Assessment of Project:

While it is understandable that in the current market and economic situation of the area that the developer has decided to focus its efforts on developing offices and practice facilities for near-term use, it is disappointing that a permanent development on these highly visible parcels in the Downtown District is not being presented at this time. The development of offices and practice facilities for the Los Angeles Rams has the potential to further develop interest in the Warner Center and to be a catalyst for additional developments.

There are two primary areas of concern. First, how long the initial offices and practice facilities will be in place before a comprehensive development is proposed. Secondly, as proposed, the offices and practice facilities will have little to no public access and does not provide a community access or interaction with the public.

Since the development will be offices and practice facilities it will not significantly contribute to or impact traffic in the immediate area.

As far as the buildings, they appear to be typical temporary modular buildings that will be functional but not provide any architectural interest. The landscaping along the perimeter will help improve the visual appeal of the site from adjacent areas.

In the opinion of this analyst, the plan to activate a currently abandoned site, even on an interim basis, is a positive development while the property owner develops plans to develop the entire parcel with the adjacent vacant Promenade site. It is also a positive development that an organization of the caliber of the Los Angeles Rams has chosen to call Warner Center home which could raise the visibility of the area and support additional future developments in support of the "Downtown District" of the West San Fernando Valley that is one that both the PLUM Committee and the WHWCNC Board should support.

PLUM Motion with conditions

Case No. ADM-2023-3738 (Administrative Review)

As pertaining to Case **ADM-2023-3738** at 21555 Oxnard Street, Woodland Hills, 91367, having held one public meeting for the application filed by TKG Management, Inc. for the demolition of a portion of an existing surface parking lot and two existing ancillary structures in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the proposed site plan activates currently unused surface parking lots and vacant ancillary buildings; and

WHEREAS, the proposed development will maintain existing ingress and egress to the property and large areas of parking; and

WHEREAS, the facility will have minimal or no access by the public, resulting in minimal impacts to traffic; and

WHEREAS, all proposed landscaping is climate appropriate and will mitigate the visual impact of the facility;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from TKG Management receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “requests”:

Requests

Because Administrative Clearance approvals do not allow any Conditions of Approval, The WHWCNC is listing the following items as “requests” because questions or issues sometimes arise within City Planning or with the public, and these “requests” can help resolve those questions. Additionally, the Applicant has suggested that they would return to PLUM or the WHWCNC Board as a courtesy with landscape plans and any changes to the design once the permitting process has commenced.

As a courtesy, the Applicant would return to PLUM or the WHWCNC Board with landscape plans, and any significant changes to the design once the permitting process has commenced.

- 1) The Applicant will place a project sign on the project under construction which is clearly visible to the street showing a rendering of the proposed/approved project building(s), plus specifics as to the size, ownership and contact information.
- 2) Additionally, all “requests” herein shall be printed on one of the Project Summary pages.

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the city of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and subsequent recommendation to APPROVE this application presented on XXX DATE.

Motion:

Second:

Vote:

Aye:

Nay:

Abstain: 0