

# LOS ANGELES RAMS TRAINING FACILITY

WARNER CENTER - 21555 OXNARD ST. WOODLAND HILLS



**Gensler**

Woodland Hills - Warner Center Neighborhood Council, Planning and Land Use Management Committee  
Courtesy Presentation  
July 20, 2023



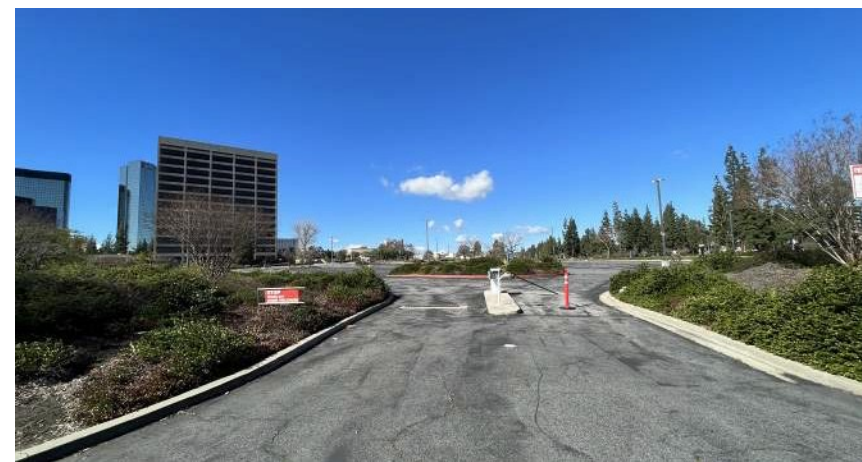
CONTEXT PHOTO KEY  
(OVERVIEW OF SITE FROM THE SOUTH)



1. OWENSMOUTH ENTRANCE LOOKING SOUTH



2. ERWIN ST. ENTRANCE LOOKING SOUTHEAST



3. CANOGA ENTRANCE LOOKING WEST



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Date	Description
2023.05.19	ADMINISTRATIVE CLEARANCE APPLICATION

Seal / Signature

# ADMINISTRATIVE CLEARANCE APPLICATION

Project Name  
LA Rams Training Facility

Project Number  
005.2875.030

Description  
EXISTING CONTEXT

Scale

**G.02**  
22 x 34 - HALF SIZE

Date	Description
2023.05.19	ADMINISTRATIVE CLEARANCE APPLICATION



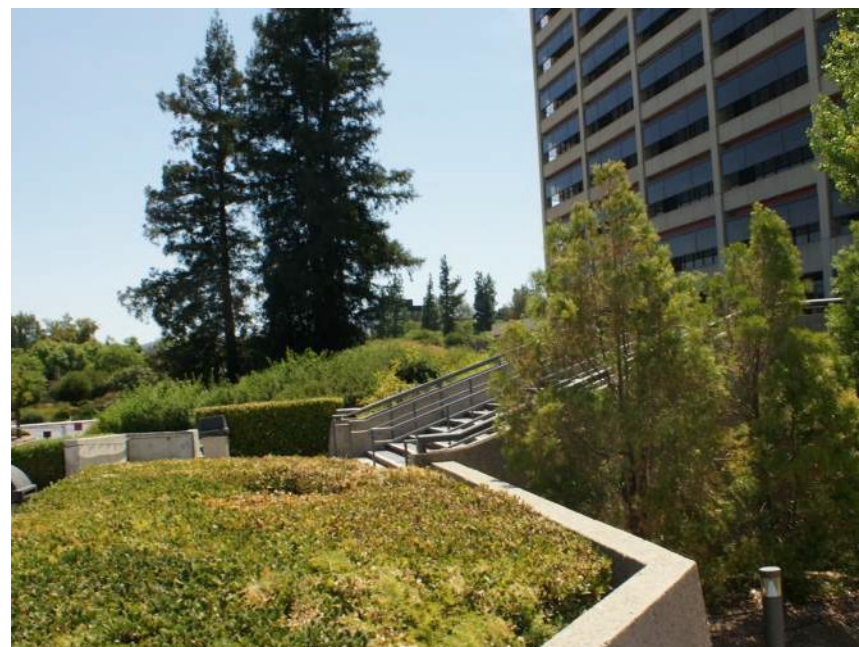
4. LOADING ZONE



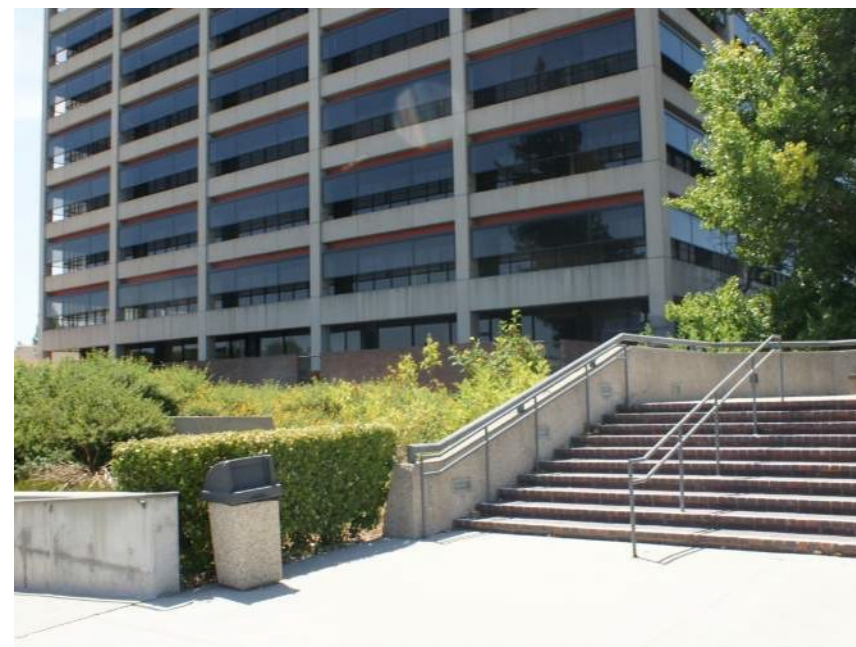
5. OFFICE TOWER WEST ENTRANCE CANOPY



6. OFFICE TOWER ENTRANCE DETAIL



7. NORTH ENTRY STAIR



8. NORTH ENTRANCE STAIR TO TOWER



9. ENTRY STAIR TO OFFICE BASEMENT

Seal / Signature

**ADMINISTRATIVE  
CLEARANCE  
APPLICATION**

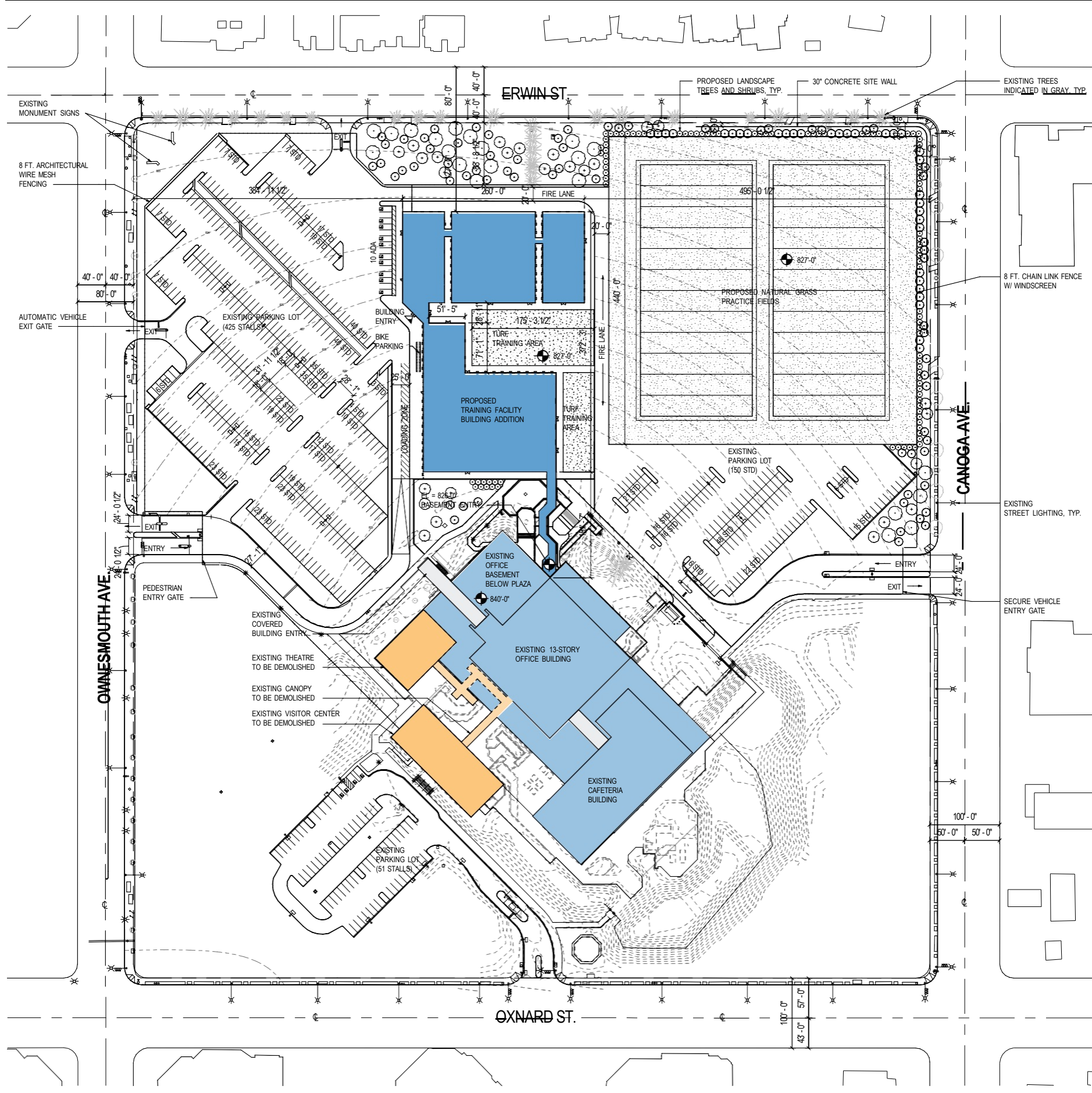
Project Name  
LA Rams Training Facility

Project Number  
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Description  
EXISTING CONTEXT

Scale

**G.03**  
22 x 34 - HALF SIZE



**PROJECT DESCRIPTION**

The project proposes the demolition of two existing ancillary structures and a portion of the existing surface parking to make way for the addition of a net 50,000 sf office and ancillary gymnasium (with associated outdoor athletic facilities). A portion of the existing surface parking will be resurfaced and re-stripped as part of the proposed project.

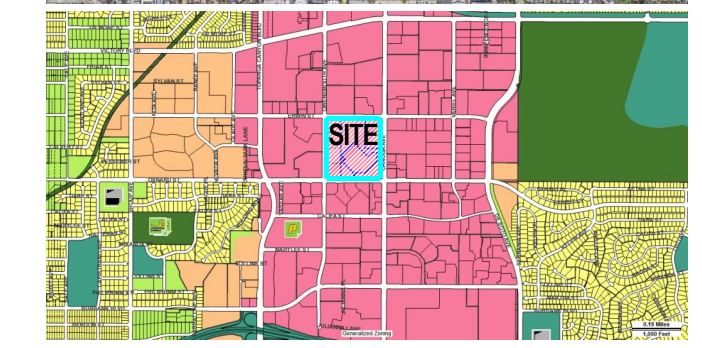
**PROJECT SUMMARY**

LEGAL DESCRIPTION	See Survey
ZONING	(WC)DOWNTOWN-SN
LOT AREA SQ. FT.	1,394,446
GROSS BUILDING AREA (EXISTING) SQ. FT.	366,689
MAIN TOWER BUILDING 1	328,674
VISITOR CENTER BUILDING 2	8,970
THEATRE BUILDING 3	6,375
CAFETERIA BUILDING 4	22,670
NET BUILDING ADDITION SQ. FT.	50,000
TRAINING FACILITY GROSS BUILDING AREA	65,345
DEMOLISH VISITOR CENTER BUILDING 2	-8,970
DEMOLISH THEATRE BUILDING 3	-6,375
GROSS BUILDING AREA (EXISTING + PROPOSED) SQ. FT.	416,689
EXISTING USE	Commercial Office
EXISTING AND PROPOSED USE	Office, Ancillary Gymnasium
PERMEABLE/LANDSCAPE AREA INCREASE SQ. FT.	224,320
EXISTING TREES	See Tree Disclosure and Landscape Plans
BUILDING HEIGHT (EXISTING)	188'-4"
BUILDING HEIGHT (ADDITION)	12'-7"
FLOOR AREA RATIO (FAR) ALLOWED	5:1
FLOOR AREA RATIO PROPOSED	0.3:1

**PARKING ANALYSIS**

BUILDING USE	CODE BUILDING AREA (sf)	CODE PARKING RATIO*	PARKING REQUIRED
TRAINING FACILITY ADDITION	65,345	1/1000	65.3
(E) BUILDINGS	351,344	1/1000	351.3
PARKING REQUIRED			417
PARKING PROVIDED			626
EVCS (10% OF STALLS PROVIDED)			63
EV (30% OF STALLS PROVIDED - EVCS)			125
BICYCLE PARKING REQUIRED PER LAMC 12.21.A.16	65,345 LONG TERM: 1/10,000		7
	SHORT TERM: 1/5,000		13

**\*PARKING RATIO NOTES:**  
 1. RATIOS BASED ON MINIMUM PARKING REQUIREMENTS PER WC 2035 PLAN (MAX. ALLOWABLE = 4/1,000)  
 2. PROPERTY IS LOCATED IN AN AREA ELIGIBLE FOR AB2097



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**ADMINISTRATIVE CLEARANCE APPLICATION**

Project Name  
LA Rams Training Facility

Project Number  
005.2875.030

Description  
PLOT PLAN & PROJECT DATA

Scale  
As indicated

**G0.1**  
22 x 34 - HALF SIZE

**1 PLOT PLAN**  
SCALE: 1" = 80'-0"

**2 CONTEXT MAPS**  
SCALE: 1 1/2" = 1'-0"

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# ADMINISTRATIVE CLEARANCE APPLICATION

Project Name  
LA Rams Training Facility

Project Number  
005.2875.030

Description  
ARCHITECTURAL SITE PLAN

Scale  
As indicated

**A0.1**  
22 x 34 - HALF SIZE

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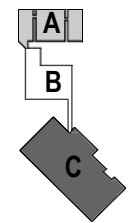
## 1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

### SHEET NOTES

- |   |  |
|---|--|
| 01 SECURITY GUARD STATION                           | 13 GRAPHIC PRIVACY SCREEN  |
| 3 ARTIFICIAL TURF TRAINING AREA                     | 14 EXISTING PARKING LOT  |
| 4 GRASS PRACTICE FIELDS                             | 15 RECONNECT SIDEWALK AT ABANDONED CURB CUTS                           |
| 5 BUILDING ADDITION CONNECTION TO EXISTING BUILDING | 16 EXISTING STREET TREES TO REMAIN (GREY)                              |
| 6 LOADING ZONE                                      | 18 EXISTING LANDSCAPE AREA   |
| 7 SECURE SECONDARY VEHICLE ENTRY                    | 19 NEW LANDSCAPE AREA  |
| 8 SECURE VEHICLE GATE, EXIT ONLY                    | 20 PEDESTRIAN SITE ENTRY   |
| 9 MAIN VEHICLE ENTRY                                | 21 ARCHITECTURAL MESH FENCING  |
| 11 EXISTING COVERED ENTRY PORTICO                   | 22 BICYCLE PARKING; (13) SHORT TERM, (7) LONG TERM SECURE BIKE LOCKERS |
| 12 IDF CLOSET FOR ON-FIELD TECHNOLOGY               |  |

### KEY PLAN



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AERIAL VIEW TOWARD SOUTHWEST



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**ADMINISTRATIVE  
CLEARANCE  
APPLICATION**

Project Name  
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Description  
PROJECT RENDERINGS

Scale

**G.04**  
22 x 34 - HALF SIZE



AERIAL VIEW TOWARD NORTHEAST



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## ADMINISTRATIVE CLEARANCE APPLICATION

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Description  
PROJECT RENDERINGS

Scale

**G.05**  
22 x 34 - HALF SIZE



VIEW OF MODULAR ADDITION CONNECTION TO EXISTING OFFICE TOWER



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Project Name  
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Description  
PROJECT RENDERINGS

Scale

**G0.6**  
22 x 34 - HALF SIZE



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VIEW OF TRAINING FACILITY ADDITION FROM PRACTICE FIELDS



VIEW OF PRACTICE FIELD SCREENING AND LANDSCAPE ALONG ERWIN ST.  
(FENCE GRAPHIC FOR CONCEPT ONLY)



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## ADMINISTRATIVE CLEARANCE APPLICATION

Project Name

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Project Number

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Description

PROJECT RENDERINGS

Scale

# G0.7

22 x 34 - HALF SIZE



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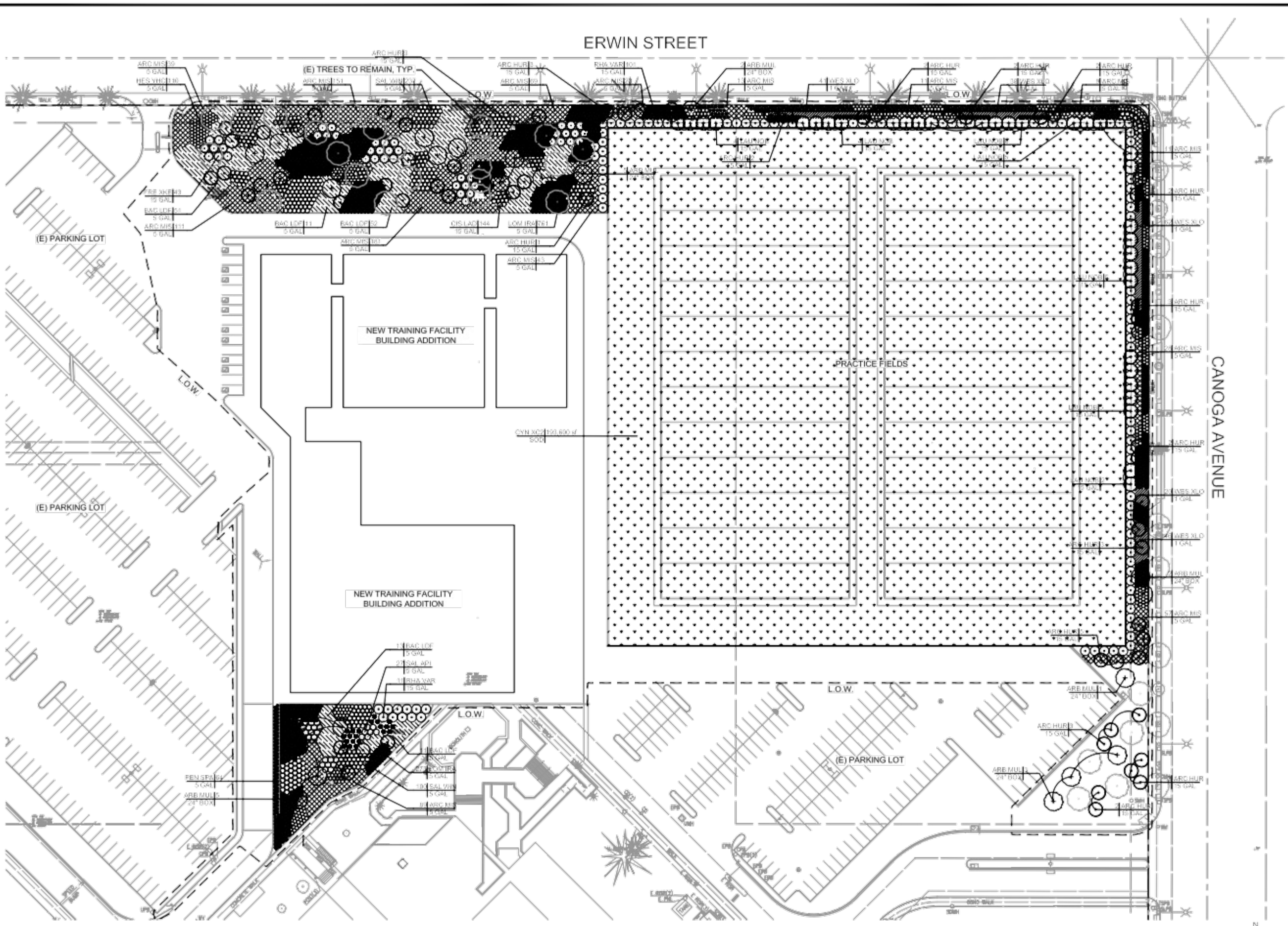
Project Name  
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Description  
PLANTING PLAN

Scale

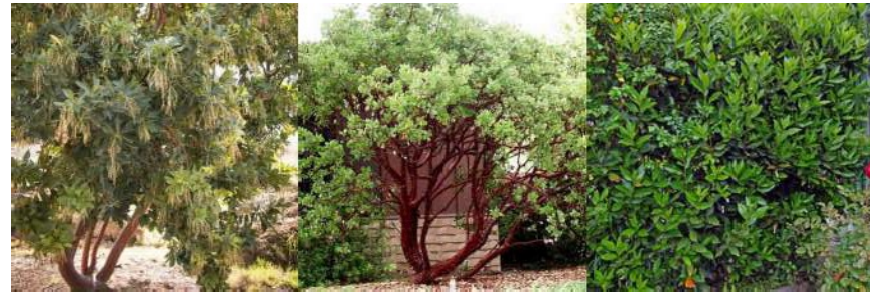
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22 x 34 - HALF SIZE



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**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

PLANT SCHEDULE							
TREES	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	WXH	SPACING	QTY
	ARB MUL	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK	24" BOX	LOW		PER PLAN	26
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD COMMON MANZANITA	15 GAL	LOW	MULTI-TRUNK	PER PLAN	67
	LAU NOB	LAURUS NOBILIS / SWEET BAY	15 GAL	LOW		PER PLAN	33
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	WXH	SPACING	QTY
	CIS LAD	CISTUS LADANIFER / CRIMSON SPOT ROCKROSE	15 GAL	LOW		48" O.C.	157
	FRE XKE	FREMONTODENDRON X 'KEN TAYLOR' / KEN TAYLOR FLANNEL BUSH	15 GAL	VERY LOW		96" O.C.	43
	HES YHC	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA	5 GAL	VERY LOW		36" O.C.	436
	LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	5 GAL	LOW		36" O.C.	1,230
	PEN SPA	PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS	5 GAL	LOW		24" O.C.	649
	RHA VAR	RHAMNUS ALATERNUS 'VARIEGATA' / VARIEGATED BUCKTHORN	15 GAL	LOW		96" O.C.	94
	SAL API	SALVIA APIANA / WHITE SAGE	5 GAL	VERY LOW		60" O.C.	27
	SAL WIN	SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	VERY LOW		48" O.C.	337
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	WXH	SPACING	QTY
	ARC MIS	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	5 GAL	LOW		48" o.c.	833
	BAC LDF	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BRUSH	5 GAL	LOW		96" o.c.	166
	CYN XC2	CYNODON DACTYLON X TRANSVAALENSIS / HYBRID BERMUDAGRASS	300	HIGH			193,600 SF
	WES XLD	WESTRINGIA X 'LOW HORIZON' / LOW HORIZON COAST ROSEMARY	1 GAL	LOW		36" o.c.	207



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PLANTING SCHEDULE

Scale

**L700**  
22 x 34 - HALF SIZE



# Rams in the Community

Aside from our team's continued on-field efforts and success, the LA Rams consistently embody social responsibility through our organization's commitment to inspire change through community programs and partnerships.

We are excited to carry on our work off-the field in our new home...  
as a part of the San Fernando Valley community!

# LOS ANGELES RAMS TRAINING FACILITY

WARNER CENTER - 21555 OXNARD ST. WOODLAND HILLS



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