

Project Administrative Clearance Form
Warner Center 2035 Plan
[Ordinance No. 182,766; Effective: December 25, 2013]

Administrative (Section to be completed by project staff)	
Date Approved:	October 5, 2023
Case No.	ADM-2023-3738-OVR-WC
Environmental Clearance No.	ENV-2008-3471-EIR
Date Submitted:	06/02/2023
Project Address:	21555 W Oxnard Street
Assessor Parcel Number(s):	2145-005- 182 thru 185, 177 and 178
Other Related Cases:	N/A
Fee:	\$2,622.36
Receipt#:	250723010-FB44C50B-5365-4899-939B-51A40EBE5C2B
Date of Receipt:	07/25/2023
Project Planner:	Sheila Toni

Applicant Information (Section to be completed by applicant)
<p>Applicant Name: Company: TKG Management, Incorporated Contact: R. Otto Maly Address: 211 N Stadium Boulevard, Suite No. 201, Columbia, Missouri, 65203 Phone No.: 310-341-6489 E-Mail: rob.aylesworth@hollywoodparkca.com</p>
<p>Property Owner's Name (if different from Applicant):</p>
<p>Project Contact: Company: Rosenheim & Associates, Incorporated Contact: Brad Rosenheim and Sarah Golden Address: 21600 Oxnard Street, Suite No. 630, Woodland Hills, CA 91367 Phone No.: 818-716-2689 E-Mail: brad@raa-inc.com and sarahg@raa-inc.com</p>

Project Description
(Section to be completed by applicant)

An **Administrative Clearance Approval** pursuant to Section 5.3.2.7.2 of the Warner 2035 Center Specific Plan, a horizontal addition to an existing office building expanding the existing office use. This includes converting and improving a portion of the existing surface parking to a one-story **training facility** (private gymnasium) and an outdoor practice field (private recreational facility) with **accessary uses** (i.e., locker rooms, dining hall, meeting rooms).

The Project also includes demolition of an 8,970 square foot visitor center and 6,375 square foot theater, and construction of 65,345 square feet resulting in an overall building floor area of 416,689 square feet. The floor area net increase is 50,000 square feet. There are a total of 1,610 existing parking spaces. A total of 599 parking spaces will be provided upon completion of the Project. All existing landscaping will be maintained as feasible. Existing and proposed landscaping shall be in compliance as delineated in Exhibit A.

Note: The net increase in floor area shall not exceed 50,000 square feet. Otherwise, this Administrative Approval is null and void. No signage is proposed as part of this application.

Project Type: Check all that are applicable

- | | | |
|---|---|---|
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Exterior Alteration | <input checked="" type="checkbox"/> Grading |
| <input checked="" type="checkbox"/> Interior Alteration | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Temporary Permit |
| <input checked="" type="checkbox"/> Use of Land | <input checked="" type="checkbox"/> Addition | |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Pool/Spa | |

District:	Council District 3
Neighborhood Council:	Woodland Hills – Warner Center
Community Plan:	Canoga Park – Winnetka – Woodland Hills – West Hills
Gross Lot Area (before any dedications):	1,394,446 Square Feet (per Land Survey)
Existing Building Square Feet:	366,689 Gross Square Feet
Demolished Building Square Feet:	15,345 Square Feet
Existing Maximum Building Height:	188 Feet, 4 Inches (No change)
Proposed Maximum Building Height:	12 Feet, 7 Inches (Applies to the addition)
Project Total Size in Non-Residential Square Feet:	416,689 Square Feet
Project Total Size in Residential Square Feet:	N/A
Project Total Size in Square Feet:	416,689 Square Feet
Project Total FAR Devoted to Non-Residential:	100%
Project Total FAR Devoted to Residential:	N/A
Current Use(s):	Office and ancillary uses (meeting rooms and cafeteria)
Proposed Use(s): See Appendix A of the Plan for Permitted Uses	Office, Private Gymnasium with Ancillary Uses, Private Outdoor Recreational Facility
Number of residential units: (if applicable) Work/Live <u>0</u>	Removed: <u>0</u> New: <u>0</u> Remaining: <u>0</u>
Number of vehicle parking spaces for the office and gymnasium with ancillary uses:	Required for addition only: 91 Minimum; 262 Maximum Proposed for addition only: 91 Minimum; 262 Maximum

Number of bicycle parking spaces:	Required for addition only: 38 (26 for the office addition and 12 for the gymnasium with ancillary uses) Proposed: 38
Active Frontage Street: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Activity Node YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Green Roof Option:	Silver Equivalent or higher

Other Considerations (Section to be completed by applicant)		
	Yes	No
Is the Project's uses permitted pursuant to Appendix A of the Plan. If "No," those uses must be removed from the Project.	X	
Is the Project subject to the Graduated Table limitations? If "Yes," Project is subject to Appendix B of the Plan.		X
Is the Project located within ½ mile of a Los Angeles Unified School District school? If "Yes," Project is subject to Conditions AQ10-AQ14 of the Appendix C of the Plan.		X
Does the Project need additional environmental review beyond what was analyzed in the Master EIR? If "Yes," please submit a detailed list of additional environmental review necessary including reports.		X
Does the Project involve an existing building of 30,000 square feet or more of floor area, an addition to an existing building where the total square of the building of 30,000 square feet or more of floor area, or any new building containing 30,000 square feet or more of floor area? If "Yes", please submit proof of compliance with Section 7.8 (Transportation Demand Management) of the Plan.	X	

**Project Administrative Clearance Checklist
for Building Additions
Warner Center 2035 Plan
[Ordinance No. 182,766; Effective: December 25, 2013]**

Site Development. The Project is subject to the applicable provisions outlined in the following Project Administrative Clearance Checklist. The Project shall be in substantial conformance with Project Plans labeled Exhibit "A," stamped dated October 2, 2023, and the Mitigation Monitoring Program, labeled Exhibit "B" and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. However, minor deviations may be allowed to comply with the provisions of the Municipal Code, the Warner Center 2035 Specific Plan, or the Project Administrative Clearance approval. Prior to the issuance of any building permit, except for demolition, excavation, or foundation permits for any component of this Project, detailed plans showing that component's compliance with these standards shall be submitted for review, to the satisfaction of the Director of Planning, unless otherwise specified.

**Building Addition and Change of Use
(Section to be completed by applicant)**

	WC2035 Plan Standard (fill in requirement or N/A") and Existing Conditions	Plan Sheet / Document which Demonstrates Compliance and Proposed Project	Staff Approval
Plan District	Section 6.1.2.3 Downtown	Zimas Parcel Profile Report	ST
Land Use	Section 6.1.2.3.1 (Refer to Appendix A)	Exhibit A, Page 1 Office, Private Gymnasium with Ancillary Uses, Private Outdoor Recreational	ST
FAR	Section 6.1.2.3.2 Allowed: <u>5:1</u>	Exhibit A, Page 1 Proposed: <u>0.3:1</u>	ST
Buildable Area	Existing Lot Area 1,394,446 SF (No Dedication Required)	Exhibit A, Page 1 Net Lot Area <u>No Change</u> (No Dedication Required)	ST

Residential Floor Area & Non-Residential Floor Area Ratio	Section 6.1.2.3.3 Existing Residential: N/A Existing Non-Residential: 366,689 SF	Exhibit A, Page 1 Proposed Total Non-Residential: 416,689 SF (Net Floor Area Increase: 50,000 SF)	ST
Ground Floor Limitations	Section 6.1.2.3.4 No relevant restrictions	None	ST
Building Height / Street Wall	Per Section 6.1.2.3.5, the Project shall be permitted an unlimited building height with exceptions. Projects with frontage along a public street or highway shall have a minimum building height of 35 feet along that public street or highway. The Street Wall design shall follow the guidelines established in the Urban Design Guidelines in <i>Appendix F</i> .	Exhibit A, Pages 24 and 26 demonstrate the existing building height at 188 feet, 4 inches. Although the building addition is 12 feet, 7 inches in height, the 35 foot height street wall requirement does not apply as the addition is not considered part of the street wall. Urban Design Guideline Section 4A.1 in Appendix F define street walls by the building wall's location, which shall be along a public sidewalk and behind setbacks. As it applies to the Project, all building walls, which include the existing building and building additions are variably setback from the public sidewalk between 127 feet and approximately 535 feet, exceeding the required minimum front yard setback of 12 feet. The existing building and building addition fall outside of any setback. Therefore, the 35 foot street wall requirement does not apply. (See Exhibit A, Page 1 for setback dimensions.)	ST

Parking	<p>Section 6.2.3.2.2</p> <p>Office Addition: 40 Minimum; 159 Maximum</p> <p>Gymnasium and Ancillary Uses: 51 Minimum; 103 Maximum</p> <p>Overall Project required for addition only: 91 Minimum; 262 Maximum</p>	<p>Exhibit A, Page 1</p> <p>Office Addition: 40 Minimum; 159 Maximum</p> <p>Gymnasium and Ancillary Uses: 51 Minimum; 103 Maximum</p> <p>Overall provided for addition only: 91 Minimum; 221 Maximum</p>	ST
Bicycle Parking	<p>Section 6.2.3.3(f) defers to LAMC 12.21 A.16(a)(2) LAMC Table 12.21 A.16(a)(2)</p> <p>Gymnasium: 13 Short-Term and 13 Long-Term</p> <p>Office Addition: 8 Short-Term and 4 Long-Term</p> <p>Total Required: 21 Short-Term and 17 Long-Term</p>	<p>Exhibit A, Page 1</p> <p>Proposed: 21 Short-Term and 17 Long-Term Bicycle Parking Spaces</p>	ST
LEED Silver Compliant	<p>Section 6.2.10.1 Number of Points: <u>50</u></p>	<p>Exhibit A, Page 10</p> <p>LEED checklist submitted showing silver-level (50)</p>	ST
Green Roof Option	<p>Section 6.2.10.2 Option 1</p> <p>1) Use roofing material with a Solar Reflectance Index (SRI) equal to or greater than 78 for a low-sloped roof, or 29 for a steep-sloped roof as defined by Appendix G;</p>	<p>Exhibit A, Page 21</p> <p>Proposed: SRI of 94</p>	ST

DOT Mobility Fee Section 7.3	<p>Pursuant to Appendix D of the Specific Plan and Ordinance No. 186,498, the final Mobility Fee will be subject to the annually adjusted fee rates and credits pursuant to the single-column table in effect at the time the application was deemed complete.</p> <p>In accordance with Section 7.3.2.1, the Project is entitled to a credit against the Mobility Fee for the previous use that existed on the site on January 1, 2008.</p>	See case file for preliminary WC 2035 Mobility Fee Calculation Form	Pending: Fee calculated at time of building permit and prior to final sign-off by LA City Planning.
TDM Program if over 30,000 sq. ft.	<p>Section 7.8</p> <p>TDM Plan or TMO membership required if over 30,000 sq ft.</p>	Proof of TMO membership (Warner Center Connects)	ST
Street Trees	<p>Section 5.3.2.1 & 5.3.2.7.1</p> <p>Not Required</p>	No Change	ST
List MMP on Plans and Execute Covenant ⁱ	<p>Appendix C</p> <p>Requires Master Covenant Agreement</p>	<p>Exhibit B</p> <p>Covenant Recorded:</p> <p>_____</p>	Pending: Covenant and Agreement must be recorded prior to Planning clearance.
Additional Mitigations if 500-feet or ½ mile from school	<p>Appendix C</p> <p>AQ-10 thru AQ-14 required if within ½ mile</p>	Project is not within ½ mile of a school.	ST

The Project described above is:

- APPROVED
 DISAPPROVED

REVIEWED:

Claudia

Digitally signed by
Claudia Rodriguez

Rodriguez

Date: 2023.10.05
13:00:46 -07'00'

PRINT NAME: Claudia Rodriguez,
Senior City Planner

APPROVED:

Sheila Toni

PRINT NAME: Sheila Toni,
City Planning Associate

*For any proposed Project, if Disapproved, there is no appeal process associated with an Administrative Clearance. The Planning Department's decision is final. The applicant can either: 1) refile a new application for an Administrative Clearance with a new filing and application fee OR 2) file the Disapproved proposed Project as a Project Permit Compliance application and pay the associated filing fees pursuant to the provisions of LAMC Section 11.5.7 C and Section 6 of the Warner Center 2035 Plan. This grant does not expire.

ⁱ **Covenant and Agreement.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with the attached Exhibit "B," a Mitigation Monitoring Program shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the Mitigation Monitoring Program attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.