



Planning, Land Use and Mobility Committee
Case Report
Specific Plan Interpretation

PLUM Meetings: August 15, 2019
October 3, 2019

Case Nos: DIR-2019-3645-DI and ENV-2019-3646-CE

Site Location: 6336 Canoga Avenue, Woodland Hills

Project: The applicant is requesting a Specific Plan Interpretation of Warner Center 2035 Plan Section 5.3.2.7 as it relates to right-of-way street dedication and improvement requirements.

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Submitted By: Henry Rice, WHWCNC PLUM Committee Member



The Trillium Commercial Center with Marked Building to be Replaced



The Trillium Commercial Center Proposed New Creative Office Building

OVERVIEW AND ANALYSIS.

The proposed project is located in the Downtown District of the Warner Center 2035 (WC 2035 Plan) on the east side of Canoga Avenue between Erwin Street to the south and Victory Blvd. to the north, within the interior of a fully developed commercial center known as the Trillium.

The applicant is proposing to demolish an existing two-story vacant health club building with approximately 34,100 sqft of Floor Area, including a swimming pool (**See Figure 1, attached**), and constructing in it's place a new three-story creative office building with approximately 43,541 of Floor Area (**See Figure 2, attached**). The existing approximately 346,358 sqft. commercial Trillium center which fronts on Canoga Avenue includes office, retail and hotel uses. The proposed new office building, being on the interior of the Trillium center, will have no frontage on Canoga Avenue or any other public street.

The WC 2035 Plan, in Section 5.3.2.7, addresses vertical and horizontal additions to existing Buildings and Structures, and states that projects that do not exceed the Cumulative Square Footage Limit are eligible for Administrative Clearance, and do not exceed specified percentage limits in increased floor area are not required to comply with right-of-way street dedications and improvement requirements.

The unique nature of the project (construction of a building with no street frontage within a fully developed commercial center not specifically mentioned in the WC 2035 Plan), and that the project satisfies all of the floor area restrictions of the WC 2035 Plan when considered in the context of the commercial center can leave questions of interpretation of the requirements.

Additionally, the Los Angeles Bureau of Engineering is recommending a 2 foot dedication and a 4 foot sidewalk easement along the Project Site frontage for construction of a new 8-foot concrete sidewalk adjacent to the easement line and a landscaped parkway, This recommendation is not practical due to significant infrastructure serving the commercial center along the Canoga Avenue frontage of the large property (**See Figure 3, attached**) which the Applicant would have to relocate out of the dedication area or apply for a revocable permit. These actions would impose an undue burden and hardship on the Applicant when the project has no impact on the Canoga Avenue frontage.

As an alternative to a right-of-way dedication, easement and improvements along Canoga Avenue, as per the WC 2035 Plan Street Standards, the applicant is proposing landscape and hardscape improvements along Canoga Avenue frontage to further enhance the pedestrian experience along the street frontage as well as provide a strong connection and enhanced community interface between the street and the PAOS and park within the interior of the Project Site. (**See Figure 4, attached**)

Therefore, the Applicant is requesting an interpretation of the applicability of Section 5.3.2.7 of the WC 2035 Plan as it relates to right-of-way street dedication and improvement requirements.

PLUM MOTION

As pertaining to Case DIR- 2019-3645-DI, having held two public meetings, for the application requesting a WC 2035 Plan Interpretation for the project at 6336 Canoga Avenue, Woodland Hills, the WHWCNC Planning Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the applicant plans to replace an existing functionally obsolete building with a new state-of-the-art office building resulting in a total floor area increase within the horizontal addition and vertical addition allowable limits of Section 5.3.2.7 of the WC 2035 Plan, and;

WHEREAS, the project is contained within the interior of an existing large fully developed commercial center and has no frontage on, impact on or direct relationship with any public street or adjacent properties, and;

WHEREAS, the proposed office building does not result in alteration or addition to the street frontage of the large commercial center facing Canoga Avenue, and;

WHEREAS, implementation of right-of-way dedication, easement and/or improvements on Canoga Avenue in front of the commercial center, pursuant to the WC 2035 Plan Street Standards, is impractical due to the large number of existing infrastructure elements that would have to be relocated or allowed to remain in place through a revocable permit, and;

WHEREAS, the proposed dedication, easement and/or improvements on Canoga Avenue will not result in improvements to traffic flow as no additional street width will be required, and;

WHEREAS, the imposition of the right-of-way dedication, easement and/or improvements along Canoga Avenue may result in the inability to obtain the necessary revocable permit which could in turn prohibit the issuance of a building permit for the proposed new office building, and;

WHEREAS, as an alternative to a right-of-way dedication, easement and improvements along Canoga Avenue, as per the WC 2035 Plan Street Standards, the applicant is proposing landscape and hardscape improvements along Canoga Avenue frontage to further enhance the pedestrian experience along the street frontage as well as provide a strong connection and enhanced community interface between the street and the PAOS and park within the interior of the Project Site, and;

WHEREAS, providing additional office space in Warner Center is important, especially in the Downtown District which is described in WC 2035 Plan as Warner Center's primary employment and entertainment center, and;

WHEREAS, the applicant's findings satisfy the requirements of WC 2035 Plan, Section 10.6.1 for requesting a Specific Plan Interpretation (Director's Interpretation), and;

WHEREAS, all circumstances such as the replacement of an existing functionally obsolete building within the interior of a fully developed site with a new state-of-the-art building could not be anticipated in the drafting of the WC 2035 Plan.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the plans for the creative office building project at 6336 Canoga

Avenue and the submitted application requesting that the project not be subject to the requirements for right-of-way dedication and/or improvements consistent with Section 5.3.2.7 of the WC 2035 Plan receive the *support* of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions:

1. The applicant shall, as part of the proposed office development project, implement public right-of-way landscape and hardscape enhancements and on-site landscape and hardscape improvements, as proposed along the Canoga Avenue street frontage as shown in the applicant’s Exhibit B Canoga Streetscape Conceptual Plan, dated 9/23/ 2019.
2. The applicant is encouraged to enhance and upgrade the Canoga Avenue fronting retail buildings in a fashion consistent with the proposed landscape and hardscape improvements, and the new office building proposed for the interior of the property.
3. All plans presented on October 16, 2019 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
4. The applicant shall not submit any significant, further updated plans for public right-of-way landscape and hardscape enhancements and on-site landscape and hardscape improvements, as proposed along the Canoga Avenue street frontage as shown in the applicant’s Exhibit B Canoga Streetscape Conceptual Plan, dated 9/23/2019, without presenting them to the WHWCNC for support.
5. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions.
6. Relief from the streetscape requirements shall only apply to the project proposed in the current application.

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and supporting recommendation to **APPROVE** the application presented to the WHWCNC Board on October 26, 2019.

Motion: Henry Rice
Second: Marty Lipkin

Vote:	<u>Aye:</u>	<u>Nay:</u>	<u>Abstain:</u>	<u>Recused:</u>
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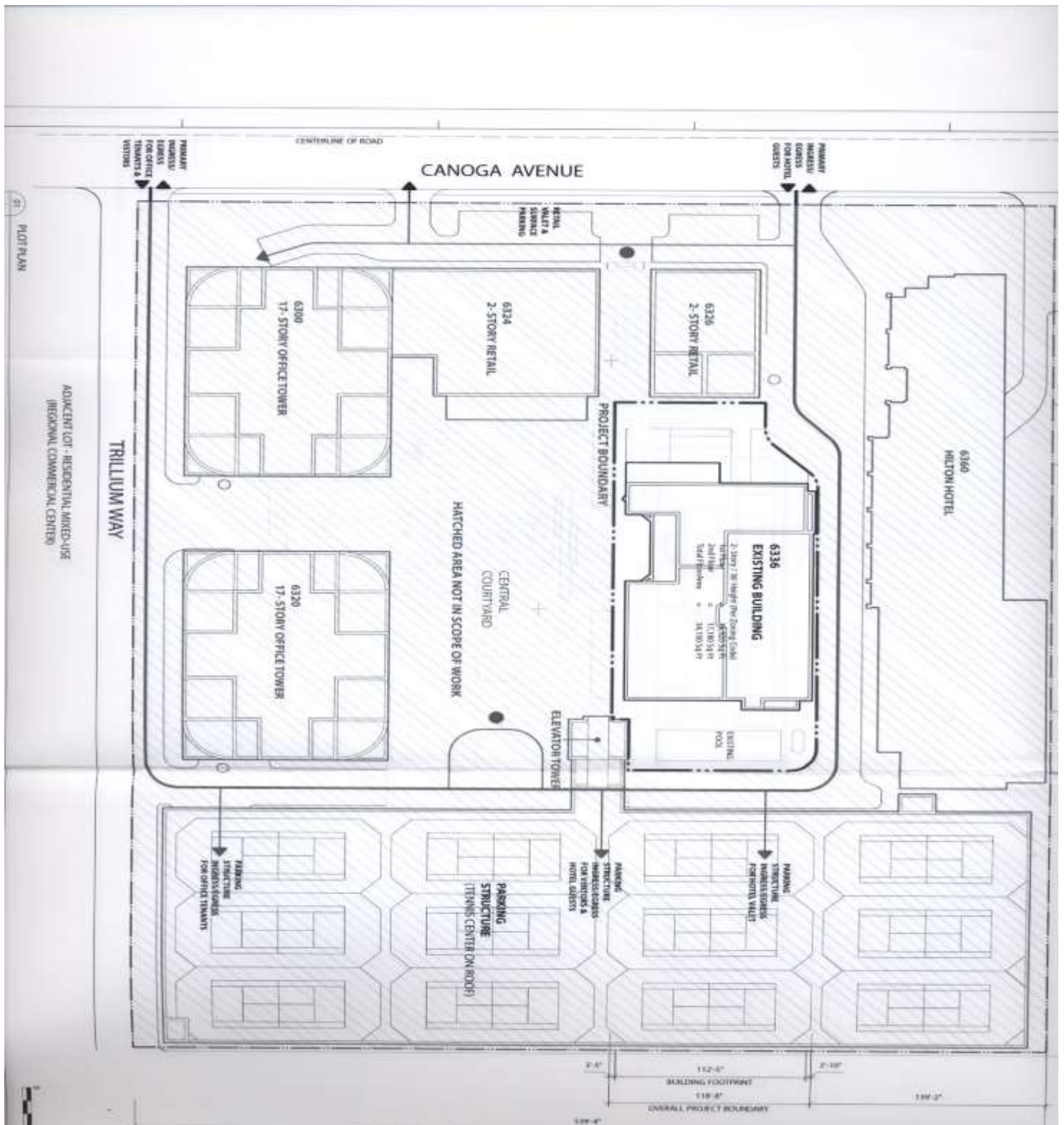


Figure 1 Trillium Commercial Center Showing Existing Two-Story Health Club Building

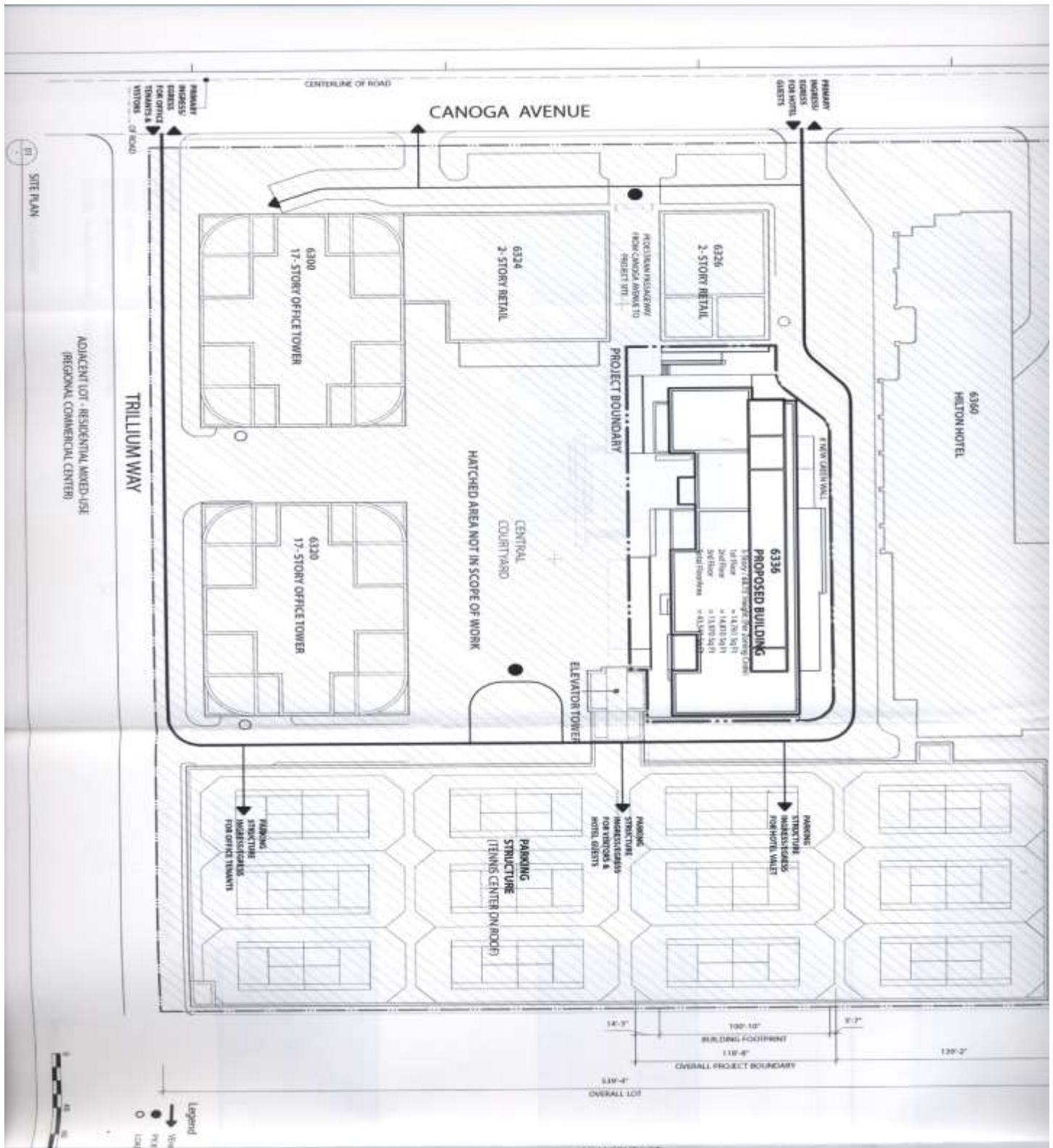


Figure 2 Trillium Commercial Center Showing Proposed Three-Story New Office Building

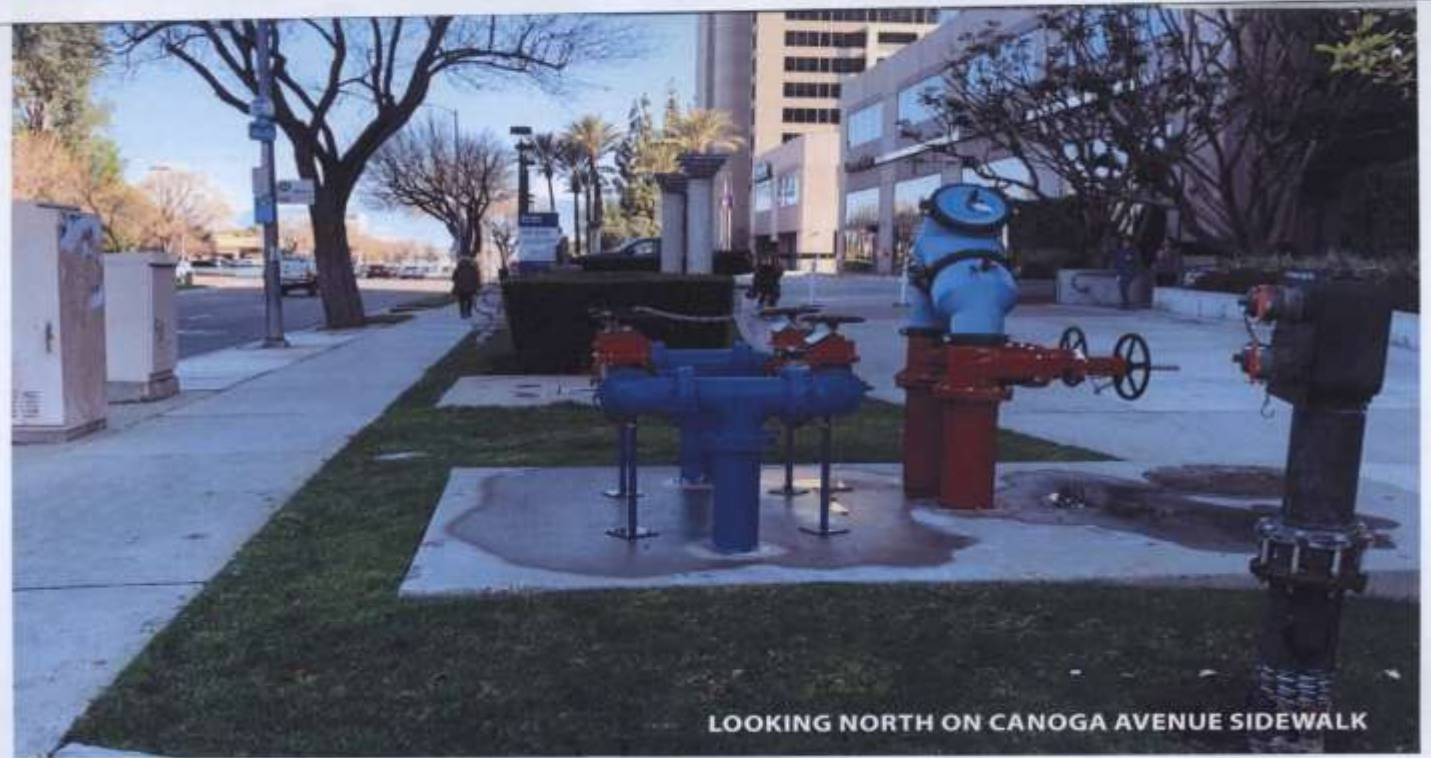


Figure 3 Trillium Commercial Center with Infrastructure Elements in Front

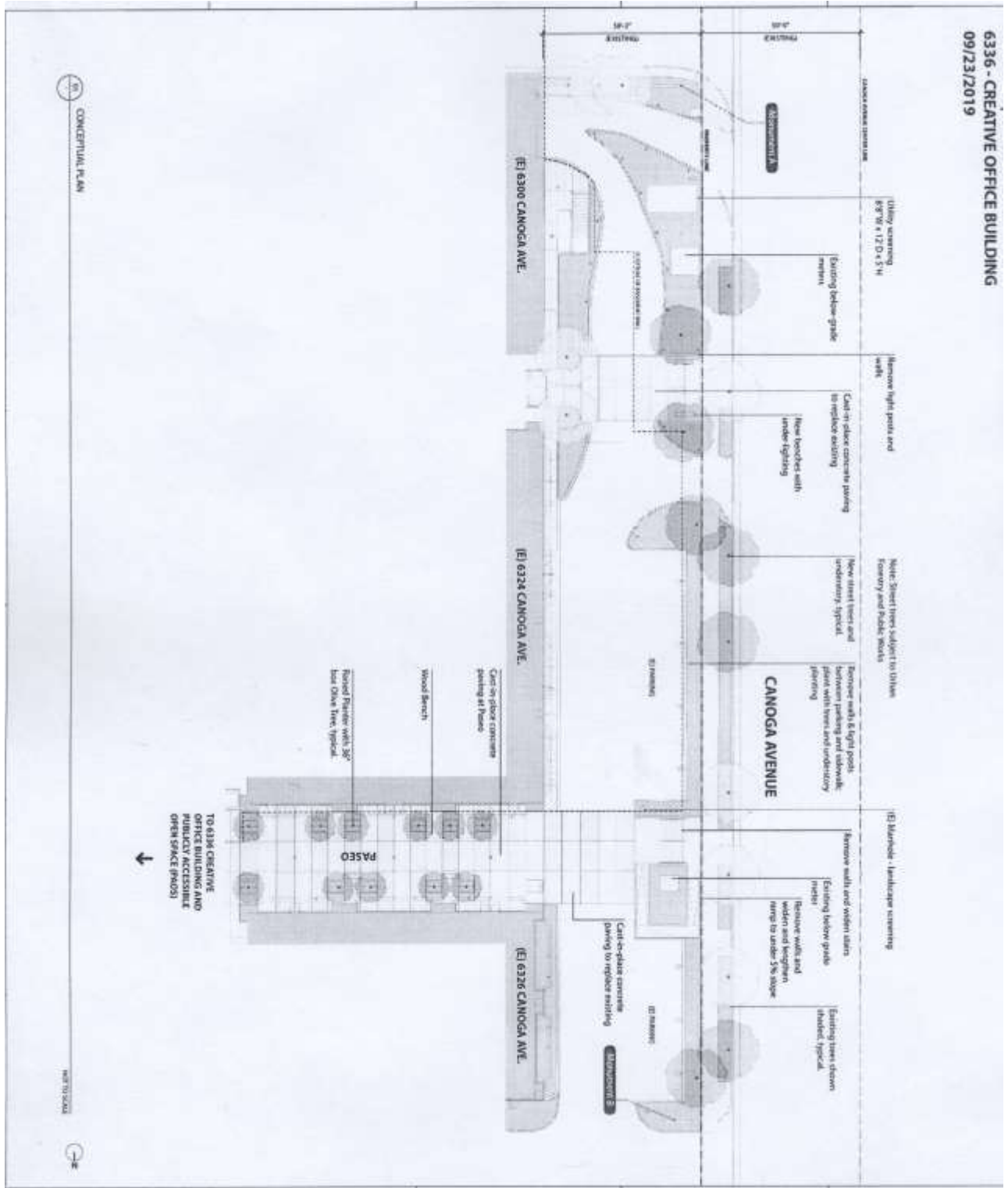


Figure 4 Canoga Avenue Streetscape Conceptual Plan