

## **PLUM Motion: (Proposed Motion in SUPPORT of the Project)**

As pertaining to Case DIR-2018-7402-SPP (Victory Place) at 21201 Victory Blvd., Woodland Hills, CA 91303, after having held three (3) live or virtual electronic public meetings for the application filed by Mark Schwartz-Levine Family Properties, LLC, for demolition of an existing 2-story office suites complex and the construction of a 7-story, 99-foot high, 215,268 SF commercial office and residential apartment structure. The proposal is for 44,479 SF of non-residential space (with 16,510 SF of that as pure office space) and with 221 residential units (including 59 Live/Work units with 20,897 SF of commercial space) on 1.5 acres in the Uptown District of Warner Center. The WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed plan and structure adheres to all of the requirements of the Uptown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and,

WHEREAS, the proposed project incorporates the required percentages of both commercial and residential space; and,

WHEREAS, the development provides for 9,392 SF of *usable* Publicly Available Open Space (PAOS) on a site totaling 62,372 SF of lot area; and,

WHEREAS, a total of 200 parking spaces including 5 handicapped spaces, 10% EV charging spaces, and 20% spaces with EV supply equipment for future EV charging spaces are being provided; and,

WHEREAS, the proposed landscaping will include shade trees and drought-resistant plantings to replace the current front asphalt parking area; and,

WHEREAS, the owner/developer will work with the project arborist to add larger shade trees to the PAOS in front of the building, where possible, so that shade can be of immediate benefit to the new residents/businesses; and,

WHEREAS, the owner/developer is considering adding solar panels to the roof of this structure by reserving space for future solar on the roof of the structure; and

WHEREAS, the owner/developer is considering using translucent glass or materials (instead of fully transparent glass or materials) around the pool on the south façade; and

WHEREAS, the project architect has further broken up the east and west rooflines by adding visible height articulation through architectural elements, and has staggered the windows on the east façade closest to Victory Blvd.; and,

WHEREAS, the owner/developer will add a dog play/rest area to project plans; and

WHEREAS, the owner/developer will meet with METRO Transit about adding a gate/passageway from the project property to the Orange Line bikeway; and

WHEREAS, the owner/developer has agreed to work with representatives of the WHWCNC and the Council District-3 office on choice and placement of the major art design element or feature proposed for the front PAOS of the property,

THEREFORE, it is hereby resolved that the Planning Land Use and Mobility Committee, for the findings and conditions stated herein, finds that application and plans submitted by Mark Schwartz-Levine Family Properties, LLC, its affiliated architects, and land use representatives receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) for their requested actions contingent upon the following conditions:

**Conditions**

1. The developer and owner work with the City Department of Traffic (DOT) to resolve potential traffic dangers from cars entering and exiting from the property's shared driveway.
2. Provide City Planning and Building & Safety with the plan for storing materials and large equipment at the site before commencing any demolition or construction.
3. The developer/owner volunteers to set aside two (2) of the 221 residential units as for Workforce Income households based on the Los Angeles Housing & Community Investment Department's Income and Rent Limit - Land Use Schedule I. (As these two units are voluntary, a rental covenant with the Los Angeles Housing Department shall not be required.)
4. All plans presented either in person or electronically January 6, 2022 to the WHWCNC PLUM Committee and Board of the WHWCNC on 1/12/22 shall be dated as such and, shall be re-submitted to Planning as a final project plan application submittal.
5. The applicant will not submit any significant, further updated plans or changes without first presenting them to the WHWCNC for support. Any modifications to the elevation(s)/ architecture that are no longer in substantial conformance with the initial presented plans will be presented first to the WHWCNC for support before submitting them to City Planning. Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to--and acceptance of--these conditions.
6. The Applicant will place a project sign on each appropriate Phase of the project at the beginning of construction of sufficient size that is clearly visible to the street showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership and contact information. Upon receipt of a Certificate of Occupancy, the signs for that building shall be removed.
7. *(TBD during presentation)*

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 recommendations to APPROVE this motion presented on January 12, 2022

Motion: Marty Lipkin  
Second:

**Vote:            Aye:            Nay:            Abstain: 0**