

## **PLUM Motion: (Proposed Motion *NOT 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 (4) 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 fulfill all the technical requirements of the Uptown District of the 2035 Warner Center Specific Plan, the project does not fulfill the envisioned goals as a commercially driven site for the Uptown District of the 2035 Warner Center Specific Plan with residential playing mainly a secondary role; and,

WHEREAS, the proposed project plan does include the owner/developer's promise to work with DOT to resolve potential traffic problems with ingress and egress at the driveway, and promises to work with Metro for bike access to the Orange Line bus-way, to work with the WHWCNC and CD-3 on the proposed art piece for the PAOS, to consider using larger shade trees, to use non-translucent materials for the pool area, to add a dog/play area, to provide connections for more EV stations, and to consider adding solar panels, it still fails to resolve the issues of Affordable housing, and the loss of true commercial space from the existing structure; and,

WHEREAS, the proposed project of residential/commercial mixed-use is allowed in the Downtown District of Warner Center, the site on one of the most important commercial thoroughfares in Woodland Hills will only replace approximately 50% of the existing fully-dedicated commercial space, and make up the rest of the required commercial square footage through use of Live/Work units, which when constructed are most frequently used only as residential space and do not contribute to the necessary balance of commercial/residential space envisioned for the Uptown District; and,

WHEREAS, the bottom floor of the structure and the front (south façade) of the building fronting Victory Boulevard, do not have any true commercial base for access to businesses or services along an important Warner Center and West Valley thoroughfare, ultimately thwarting any opportunity to enhance the commercial needs of the Uptown District; and,

WHEREAS the project's overall architectural style appears to be more "suburban" than "urban" –one of the envisioned goals of creating an Uptown District; and

WHEREAS, the project’s overall design would enhance several other Warner Center 2035 Specific Plan Districts, architecturally it disrupts the commercial orientation of buildings along the core commercial thoroughfare of the Downtown District; and

WHEREAS, although the main PAOS area in front of the building offers plantings and an art piece, it is basically a passive area and serves no real role in augmenting any commercial activities in the project—such as offering an area with tables and seats where a coffee kiosk or small restaurant might attract more individuals to the businesses in the project, or provide any businesses tenants with an outdoor area for meetings with their clients; and,

WHEREAS, the building overall design fails to enhance the site of the project in a key commercial area of Victory Boulevard in that any customer parking or commercial staffing must find parking inside the project and does not offer easy access to the motorists and pedestrians who pass by on Victory Blvd.; and,

WHEREAS, the owner/developer has consented to incorporate two Workforce Income units into the project’s residential mix, it fails to address the most critical need for residential housing units in Warner Center and the West Valley: the need for a substantial number of residential apartments that meet the State’s definition of Affordable Housing;

THEREFORE, it is hereby resolved that the Planning Land Use and Mobility Committee, for the determinations stated herein, finds that application and plans submitted by Mark Schwartz-Levine Family Properties, LLC, its affiliated architects, and land use representatives for the Victory Place mixed-use project at 21201 Victory Boulevard in the Uptown District of the 2035 Warner Center Specific Plan, fails to fully satisfy the envisioned goals or meet the commercial or residential needs of the West Valley, and should not be supported or approved by the Board of the Woodland Hills – Warner Center Neighborhood Council, City Councilman Bob Blumenfield (CD-3), or City Planning.

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 NOT APPROVE this project presented on January 12, 2022

Motion:  
Second:

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