

Warner Center 2035 Specific Plan

2nd Five-Year Status Report

Ordinance No. 182,766

LOS ANGELES
CITY PLANNING

Planning & Land Use Management Committee Presentation on April 22, 2025
CF 13-0197-S17

Warner Center 2035 Specific Plan



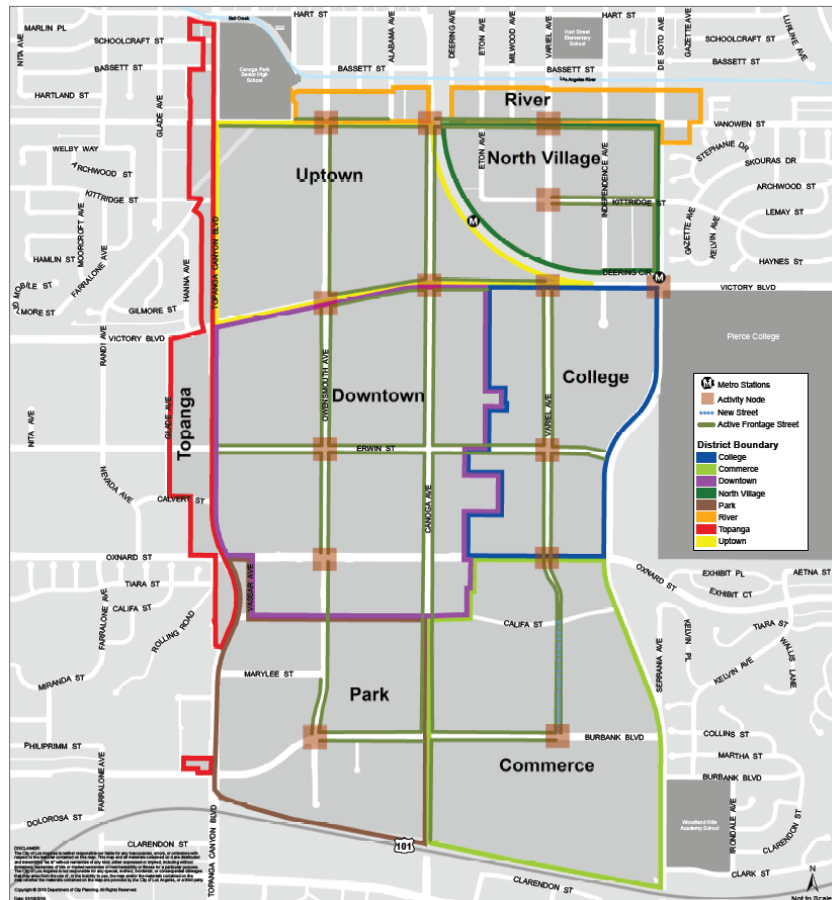
The Warner Center 2035 Specific Plan is a **1.5 square mile Regional Center** located in the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan.

- It is a **mixed-use transit-oriented district (TOD)** to strengthen the area as the West Valley's primary **regional center**.
- Provides a blueprint that will **induce smart growth and economic development**.
- Accommodates **regional housing needs**.



Every five years the Warner Center 2035 Specific Plan, requires the Department of City Planning, with assistance from the Department of Transportation to prepare a report on the status of development permitted by the Warner Center 2035 Plan (WC2035 SP).

- 2nd five-year status report
- December 26, 2018 to December 25, 2023



Boundaries

- Los Angeles River to the north
- Ventura Freeway to the south
- De Soto Avenue to the east
- Topanga Canyon Boulevard to the west

Eight Districts

1. College
2. Commerce
3. Downtown
4. Park
5. River
6. Topanga
7. North Village
8. Uptown



Active Street Frontages

New Streets

Pedestrian Adaptive Pathways

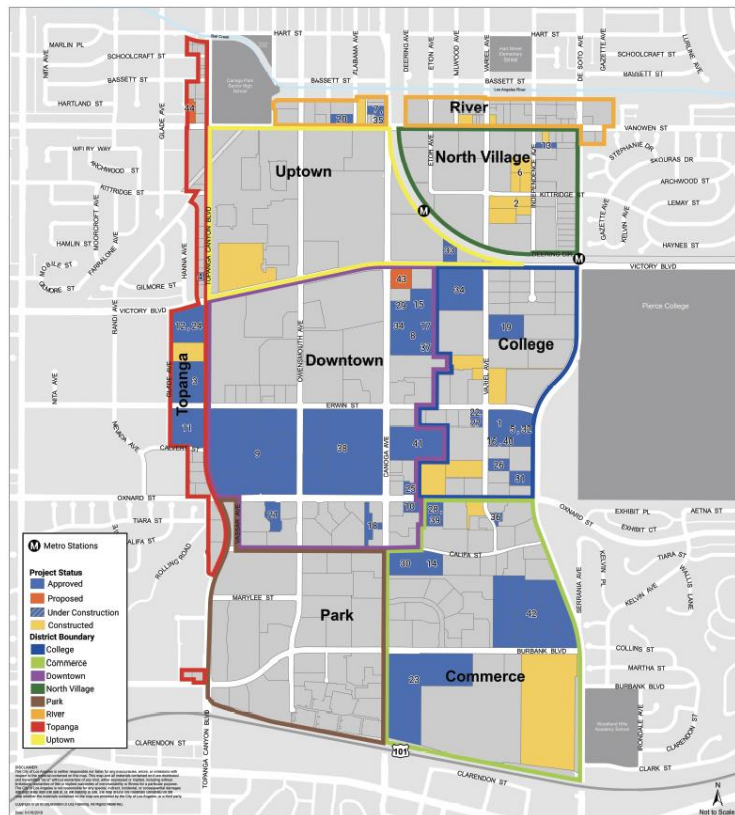


Summary of Development (Cumulatively Approved Data)

	Net Residential Units	Net Residential Floor Area	Net Non-Residential Floor Area
Current Built or Approved Development	17,597	21,876,449	19,017,495
Change since 2008*	11,397	12,776,449	2,917,495
Projects Submitted to the City but Not Yet Approved	487	406,681	5,245

* The Warner Center 2035 Plan used a baseline development condition of 2008, which was what existed at the time of the preparation of the WC2035 SP Program EIR.

Significant Approved and Proposed Projects



Address	Status	Residential Units	Residential Floor Area	Non-Residential Floor Area	Residential Parking	Non-Residential Parking	Total Bicycle Parking	Publicly Accessible Open Space (PAOS) Square-Feet
1 6140 Variel Ave	Approved	259	289,877	51,684	518	191	113	17,840
2 21050 Kinsbridge St	Approved	395	436,058	—	509	—	192	18,688
3 6245 Topanga Canyon Blvd	Approved	—	33,574	—	—	—	—	—
4 6443 Topanga Canyon Blvd	Approved	—	4,175	—	—	—	—	—
5 6109 De Soto Ave	Approved	358	300,212	69,598	452	133	428	22,900
6 21001 Kinsbridge St	Approved	275	310,490	—	405	—	158	21,361
7 21401 Vanowen St	Approved	154	139,100	6,560	206	8	183	8,337
8 6336 Canoga Ave	Approved	—	43,541	—	—	—	—	—
9 6100 Topanga Canyon Blvd	Approved	1,432	1,545,000	1,726,000	1,432	4,223	2,199	59,941
10 21322 Oxnard St	Approved	—	5,883	—	—	—	—	—
11 6111 Topanga Canyon Blvd	Approved	—	1,617	—	—	—	—	—
12 6355 Topanga Canyon Blvd	Approved	—	192	—	—	—	—	—
13 6738 Independence St	Approved	5	2,440	—	—	—	7	—
14 21300 Califa St	Approved	194	210,988	211,131	288	263	208	14,076
15 6366 Canoga Ave	Approved	650	671,510	71,946	603	603	366	57,991
16 6110 Variel Ave	Approved	—	17,520	—	—	—	—	—
17 6324 Canoga Ave	Approved	—	—	8,043	—	—	—	—
18 5919 Canoga Ave	Approved	—	—	10,139	—	42	10	—
19 6330 Variel Ave	Approved	395	437,970	12,350	510	184	226	28,000
20 21515 Vanowen St	Approved	193	161,549	5,446	249	—	133	6,732
21 21800 Oxnard St	Approved	—	—	5,139	—	—	—	—
22 21100 Erwin St	Approved	—	—	46,880	—	—	—	—
23 5500 Canoga Blvd	Approved	498	877,955	1,000,732	1,009	1,160	579	231,445
24 6355 Topanga Canyon Blvd	Approved	—	—	6,784	—	—	—	—
25 21333 Oxnard St	Approved	—	—	5,239	—	—	—	—
26 6036 Variel Ave	Approved	221	182,071	35,081	234	28	163	8,321
27 21100 Erwin St	Approved	—	—	4,595	—	—	—	—
28 21300 Oxnard St	Approved	184	154,000	156,152	226	211	185	16,743
29 6400 Canoga Ave	Approved	—	—	68,826	—	232	79	—
30 5850 Canoga Ave, Suite 120	Approved	—	—	2,892	—	—	—	—
31 6033 - 6039 De Soto Ave	Approved	160	161,001	35,650	110	56	59	9,038
32 6109 De Soto Ave	Approved	8	19,669	19,669	—	—	—	—
33 21201 Victory Blvd	Approved	221	170,789	44,479	188	12	155	9,392
34 21200 Victory Blvd	Approved	—	—	—	—	—	—	—
35 21401 Vanowen St	Approved	50	37,491	3,901	38	8	47	—
36 5940 Variel Ave	Approved	—	—	4,879	—	—	—	—
37 6300 Canoga Ave	Approved	—	—	2,555	—	—	—	—
38 21555 Oxnard St	Approved	—	—	416,689	—	262	—	—
39* 21300 Oxnard St	Approved	301	296,487	—	229	—	288	16,392
40 6110 Variel Ave	Approved	—	—	3,801	—	—	—	—
41 6100 Canoga Ave	Approved	852	1,001,536	162,512	1382	120	444	84,566
42 21041 Burbank Blvd	Approved	1,009	1,175,513	1,458,755	1,627	3,921	1,134	121,683
43 6464 Canoga Ave	Proposed	276	26,7573	4,045	Pending	Pending	Pending	Pending
44 22015 Vanowen St	Proposed	211	139,108	1,200	Pending	Pending	Pending	Pending

* Warner Center's first 100% affordable housing project utilizing Mayor Bass' Executive Directive 1 (ED 1).

Significant Projects Constructed (15 Projects)



1 21425 Vanowen Street



2 21121 Vanowen Street



5 6606 Variel Avenue



6 6263 Topanga Canyon Boulevard



3 6800 Variel Avenue



4 20944 Vanowen Street



7 6200 Variel Avenue



8 6041 Variel Avenue

Significant Projects Constructed (15 Projects)



9 21050 Kittridge



10 21001 Kittridge



13 21221 Oxnard



14 6279 Variel



11 5601 De Soto



12 5957 Variel



15 21851 Victory Blvd

Significant Projects Under Construction (6 Projects)



1 6109 De Soto Avenue



2 21401 Vanowen Street



3 5500 Canoga Avenue



4 21300 Oxnard Street*



5 21555 Oxnard Street



6 6140 Varlel Avenue

Recommendations

At its meeting of January 23, 2025, the Los Angeles City Planning Commission:

1. Approved the Warner Center 2035 Specific Plan Five-Year Status Report for the period between December 25, 2018 and December 25, 2023 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan (Plan) ; and
2. Recommended to the City Council any actions necessary to ensure that the City's implementation of the Plan complies with its requirements and stated intents.

Thank you