

## FINDINGS

The proposed project involves the demolition of a 40,965 square-foot one (1) story office building, and the construction of a two-phased, two-building project. Phase 1 includes the construction of a new 230,029 square-foot, mixed-use, seven (7) -story, 85 feet and six (6) inches in height building, comprised of 210,988 square feet of Residential Floor Area, a maximum 194 dwelling units, including 2,512 square feet divided among four (4) Work-Live Units. Phase 1 also includes 19,041 square feet of Non-Residential Floor Area comprised of a maximum of eight (8) hotel units, 1,764 square feet divided among four (4) Work-Live Offices, 3,545 square-foot lobby and leasing office, a 1,743 square-foot café, a 1,744 square-foot commercial retail space, a 4,237 square-foot fitness center, and a 275 square-foot dog spa. Phase 1 includes three (3) levels of parking, one (1) of which is subterranean, and will provide 288 residential parking spaces and 30 non-residential parking spaces, totaling a maximum of 317 parking spaces. Phase 2 includes a 22-story, 192,233 square-foot, and 327 feet in height office building with a lobby on the ground floor. The Phase 2 building also includes four (4) levels of parking, two (2) of which are subterranean, totaling a maximum of 234 vehicle parking spaces.

**1) That the Project substantially complies with the applicable regulations, findings, standards, and provisions of the Warner Center 2035 Specific Plan.**

Based on a review of the plans labeled “**Project Plans – Exhibit A**” and “**Sign Plan – Exhibit B,**” dated December 16, 2019 and July 30, 2019 respectively, attached to the administrative file, and as modified by the conditions contained herein, the Director of Planning makes the following findings in accordance with Section 11.5.7.C.2 of the Los Angeles Municipal Code (LAMC) and the applicable review criteria of the Warner Center 2035 Specific Plan:

**Section 6.1.2.2.1: Uses**

The Project’s proposed Phase 1 is a mixed-use development with 194 residential units with leasing office, eight (8) hotel units, four (4) Work-Live Units, a fitness center, a café, a dog spa, and commercial space. The Project’s proposed Phase 2 is 100 percent commercial office space including a lobby on the ground floor. As shown in Exhibit “A”, the proposed uses for Phase 1 and Phase 2 comply with Section 6.1.2.2.1 of the Specific Plan.

**Section 6.1.2.2.2: Intensity**

The Project’s combined Phase 1 and Phase 2 will have a Floor Area Ratio of 4.49:1 as shown in Exhibit “A”. As per Section 6.1.2.2.2, the Specific Plan states a base maximum FAR of 4.5:1 shall be permitted for all lots within the Commerce District. Therefore, the Project complies with Section 6.1.2.2.2.

**Section 6.1.2.2.3: Permitted Development by Floor Area**

All projects in the Commerce District shall provide a minimum percentage of Non-Residential floor area based on the total FAR of the Project. Per the table in Section 6.1.2.2.3, the Minimum Non Residential Floor Area required for a Project proposing FAR greater than 3.0 is 50 percent, and the Maximum Residential Floor Area permitted is 50 percent. The Project proposes a total of 422,262 square feet of Floor Area, resulting in a FAR of 4.49:1. The Project is, therefore, required to provide a maximum of 211,131 square feet (or at 50 percent) Residential Floor Area and a minimum of 211,131 square feet (or 50 percent) of Non-Residential Floor Area. The Project’s Phase 1 proposes a total of 210,988 square feet of Residential Floor Area, a maximum 194 dwelling units, including 2,512 square feet divided among four (4) Work-Live Units. The Project’s Phase 2 does not propose Residential Floor

Area. The Project's Phase 1 proposes approximately 19,041 square feet of Non-Residential Floor Area comprised of a maximum of eight (8) hotel units, 1,764 square feet divided among four (4) Work-Live Offices, 3,545 square-foot lobby and leasing office, a 1,743 square-foot café, a 1,744 square-foot commercial retail space, a 4,237 square-foot fitness center, and a 275 square-foot dog spa. The Project's Phase 2 proposes 192,233 square feet of Non-Residential Floor Area, comprised entirely of office space. The total proposed Non-Residential for the Project is 211,274 square feet.

Per Appendix B: Graduated FAR Table, any Project proposing qualifying Work-Live Units under this Plan's standards for each applicable District established in Section 6 shall be credited up to a maximum of 50 percent of a unit's floor area for Non-Residential calculation purposes. Qualifying units shall have only the Non-Residential floor area within an individual unit credited as Non-Residential floor area component, up to the maximum of 50 percent of the required non-residential component. The floor area devoted to common areas and other general areas within a Project shall be considered residential for calculation purposes. As such, the Project proposes a Residential Floor Area of approximately 50 percent and Non-Residential Floor Area of approximately 50 percent once both Phase 1 and Phase 2 are complete. Therefore, the Project complies with Section 6.1.2.2.3.

As conditioned, the owner(s) of the property will record a Covenant and Agreement, which runs with the land for the life of the Project, to maintain at least 50 percent of the building's floor area as Non-Residential Floor Area.

#### **Section 6.1.2.2.4: Ground Floor Limitations**

Section 6.1.2.1.4 requires that the ground floor of any Project within the Commerce District shall be subject to the following regulations for discretionary review projects:

- a) Ground-floor Non-Residential uses will have a minimum depth of 25 feet from the front Building Façade and a minimum of 15 feet in floor-to-floor height.
- b) Ground-floor Non-Residential development shall have a minimum of 75 percent of the Building Façade located between 30 inches and 84 inches from the finished grade devoted to transparent windows and/or doors. Dark tinted, reflective or opaque glazing shall not be counted toward such minimum percentage.
- c) Where residential uses are prohibited on the ground floor in the Commerce District, non-habitable uses that are used in conjunction with residential uses may be permitted on the ground floor.
- d) Parking shall only be permitted on the ground floor of a Building or Structure when at least 80 percent of the ground-floor frontage on any side of an above grade parking structure that is either adjacent to a public street (except an alley) or adjacent to a public open space/plaza is devoted to ground-floor Non-Residential development. At least the first 12 vertical feet of the ground-level Building Façade of such Building or Structure shall include all of the following:
  - i. Building Façade articulation and modulation
  - ii. Use of windows with glazing that may be translucent but not black, mirrored glass, or similar opaque glazing
  - iii. Integration of building entrances
  - iv. Buffering of the street edge with landscaping berms, or landscaping planters.



Per Condition of Approval Number 5, the ground-floor Non-Residential uses will have a minimum depth of 25 feet from the front Building Façade and a minimum of 15 feet in floor-to-floor height. Phase 1 includes a café, commercial, and leasing offices on the ground floor, all of which have a depth of at least 25 feet. Phase 2 includes an office lobby on the ground floor, which is at least 25 feet deep. For both Phase 1 and Phase 2, the proposed ground floor fronting Califa Street will have a minimum of 75 percent of the Building Façade located between 30 inches and 84 inches devoted to transparent windows while also maintaining a minimum of 15-foot floor-to-floor height. None of the windows use dark tinted, reflective or opaque glazing. Additionally, the Project does not include any residential uses on the ground floor.

For Phase 1, the portion of the building with above-ground parking levels provides ground-floor Non-Residential facing Califa Street or the open space/ plaza. When the parking structure is not facing the public street or the open space/plaza, at least the first 12 vertical feet of the ground-level Building Façade include changes in the vertical wall plane with a change in material, real and transparent windows, integration of building entrances, and buffering of the street edge with landscaped planters. For Phase 2, the parking structure, the ground floor frontage is adjacent to Califa Street and no part of the ground level parking is facing a public street. As shown in Exhibit "A", the project complies with Section 6.1.2.2.4 of the Specific Plan.

#### **Section 6.1.2.2.5: Building Height**

For Phase 1, the Project proposes a building height of 85 feet and six (6) inches while for Phase 2, the Project proposes a building height of 327 feet. All projects within the Commerce District are permitted an unlimited Building or Structure height as long as street wall of all Projects with frontage along a public street or highway have a minimum building height of 35 feet along the public street or highway. In this case, the frontage along Califa Street is consistently at least 35 feet in height. In addition, the Project design follows the Urban Design Guidelines in Appendix F. For both Phase 1 and Phase 2, the Project's design limits breaks in street wall to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, and permitted vehicle driveways. For Phase 1, the mixed-use building's design provides a break between the ground level retail floor and residential upper floors with a change in materials and change in fenestration.

Additionally, the project is over 75 feet in height and, therefore, subject to Environmental Condition AES-28, which requires that proposed structures be designed to minimize shade/shadow impacts to sensitive uses to the extent reasonable and feasible. There are no single-family residences in close proximity to the Project site. The properties across the street from the Project site to the north are an office building and parking lots, to the west is a parking lot serving an office building, and to the east of the Project site is another office building. The proposed Project submitted a Shade and Shadow Study, dated April 10, 2018 demonstrating there are no impacts to sensitive receptors. As such, the proposed Project complies with Section 6.1.2.2.5.

#### **Sections 6.1.2.2.6: Street Standards and 7.7: Street Improvements and Dedications**

Street standards in the Commerce District are established in Appendix H, Tables 1 and 2, of the Specific Plan. Califa Street is designated as a Modified Collector Street and per Condition Number 7, it will be in compliance with Table 2, which requires Califa Street be designed with a 40-foot half right-of-way, and improved with a 32-foot half roadway, eight



(8)-foot half sidewalk, and a two (2)-foot gutter. These conditions were directed by the Bureau of Engineering in their memo dated October 24, 2018.

As conditioned, the Project will be in compliance with BOE's recommendation to provide dedication of a variable width strip of land along the project frontage to complete the 40-foot half right-of-way on Califa Street. The Project will also improve Califa Street by constructing additional surfacing to join existing improvement to provide a 32-foot half roadway including asphalt pavement, integral concrete curb, two-foot gutter, and an eight-foot concrete sidewalk with suitable transition to join the existing improvements. In addition, the Project will be in compliance with BOE's recommendation by installing tree wells with root barriers and planting street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Street improvements require tree removal and will require approval from the Board of Public Works prior to the issuance of the Certificate of Occupancy. Moreover the Project will be in compliance with BOE's recommendations by satisfying street lighting and street lighting relocation requirements from the Bureau of Street Lighting. Califa Street also has sewer lines which may require an extension of the six (6)-inch house connection laterals to the new property line. Approval from BOE is also required prior to any construction over the variable-width sanitary sewer easement within the property.

The Project is conditioned in HYDRO-3 to provide sufficient area so that runoff can be collected in roadside vegetated swales as appropriate and directed to existing curb and gutter or storm drains. In other areas, runoff shall be collected in gutters and directed to the storm drain systems. Swale design shall be coordinated with on-site hazardous materials issues as necessary.

Any necessary traffic sign and/or equipment relocation will require approval from the Department of Transportation. As such, the Project complies with Section 6.1.2.1.6 of the Specific Plan and applicable parts of Section 7.7.

#### **Section 6.1.2.2.7: Activity Nodes**

The proposed Project is not located within an Activity Node and an Active Street Frontage area, according to Map 10: Activity Nodes, New Streets, and Active Frontage Streets of the Specific Plan. As such, Section 6.1.2.2.7 does not apply.

#### **Section 6.1.2.2.8: Active Street Frontages**

The proposed Project is not located along the Active Street Frontage area identified for the District, according to Map 10: Activity Nodes, New Streets, and Active Frontage Street of the Specific Plan. As such, Section 6.1.2.2.7 does not apply.

#### **Section 6.1.2.2.9: Setbacks**

All Projects in the Commerce District are required to observe a front setback of no less than 12 feet and no more than 20 feet, as per the minimum setback requirements for any project not located on an Active Street Frontage. Per Condition of Approval Number 8, Phase 1 of the Project is required to provide a 12-foot setback as shown in Exhibit "A". In addition, per Condition of Approval Number 16, the Project will provide a minimum 30 percent landscaped setback. Per Exhibit "A", for Phase 1, the Project provides 1,549 square feet of landscaping within the required setback exceeding the minimum 1,401 square feet required. As such, Phase 1 is in compliance with Section 6.1.2.2.9. For Phase 2, the proposed Project does not provide a front setback and, therefore, does not comply Section 6.1.2.2.9. Prior to Planning clearance for Phase 2, the plans will be revised to demonstrate a front setback of 12 feet varying to 20 feet from the back of the sidewalk for the Project along Califa Street and a



minimum 30 percent landscaped setback. As such Phase 2 will be in compliance with Section 6.1.2.2.9.

**Section 6.1.2.2.10: New Street Extension of Variel Avenue (from Califa Street to the North to Burbank Boulevard to the South)**

The proposed Project is not located where the new street extension of Variel Avenue is identified, according to Map 10: Activity Nodes, New Streets, and Active Frontage Street. As such, 6.1.2.2.10 does not apply.

**Section 6.2.1: Incentivized Uses and Bonuses**

The proposed Project does not incorporate incentivized uses. As such, Section 6.1.2 does not apply.

**Section 6.2.2: Publicly Accessible Open Space (PAOS)**

The Project is required to provide PAOS that has a minimum square-footage equal to 15 percent of the net site area, and which satisfies a set of required standards. The Project meets the requirements and will provide 15 percent of PAOS based on 93,839 square-foot net lot area of the Project site. The Project is required to provide 14,076 square feet of PAOS after dedications. The project will also record a Covenant and Agreement with the County Recorder's Office, to include a detailed plan of the required PAOS areas on site, and the information contained in the applicable PAOS conditions. The Project proposes 15,200 square feet of PAOS per Condition of Approval Number 9 and complies with Section 6.2.2.2 per Exhibit "A" as follows:

- a. The PAOS will be contiguous and internally integrated into the overall design of the Project and is directly accessible from Califa Street.
- b. The PAOS will be externally integrated with neighboring buildings or structures and any existing, or approved, PAOS.
- c. The PAOS for the Project will be accessible to the public from 6:00 am to 10:00 pm seven days a week with two (2) signs posted indicating public accessibility per Condition of Approval Number 9.
- d. The Project will have a minimum of 13,680 square feet of PAOS open to the sky, which complies with the requirement that 90 percent of PAOS be open to the sky;
- e. The Project will have a minimum of 7,751 square feet of landscaped PAOS, or approximately 51 percent, which exceeds the requirement of 50 percent or 7,600 square feet.
- f. The Project will include a minimum of 42 seats for the 15,200 square feet of PAOS, which complies with the requirement to provide at least one (1) seat per 500 square feet of PAOS.
- g. The proposed PAOS includes a 600 square-foot focal point with a gathering area and water feature accessible from Califa Street exceeding the 500 square-foot requirement.

As conditioned, in addition to the PAOS requirement, the Project will satisfy the LAMC, Section 12.33 Park Fees and Land Dedication requirement as applicable.



The Project, per Condition of Approval Number 10 and in satisfaction of Section 6.2.2.4.1, will prepare and execute a Covenant and Agreement that will bind the land for the Project and all successors to ensure the PAOS area will be maintained and made available and accessible to the public.

Per Condition of Approval Number 10, in addition to the PAOS requirement, the Project will provide temporary additional PAOS equivalent to Phase 2 building footprint and driveway area. The PAOS will include a play area, a temporary location for the dog run, native planting and groundcover throughout, and will use natural color concrete for the winding pathways. The temporary PAOS will also add canopy provided by nine (9) Western Redbuds and 12 Cork Oaks. The 21 temporary trees will be removed when construction for Phase 2 begins and will require relocation of each tree. For Phase 2, the Project will relocate the dog run, add two (2) Fern podocarpus adjacent to the western driveway, and add five (5) Slender Weaver's Bamboo as shown in Exhibit "A".

Furthermore, per Condition of Approval Number 9, the Project does not count toward the PAOS requirement any of the following: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas not open to the general public, loading docks and parking, driveway entrances and exits, sidewalks and parkways that are already in the public right of way, and detached or attached utility areas or pads, therefore satisfying Section 6.2.2.5 of the Specific Plan.

As such, the Project complies with Section 6.2.2 of the Specific Plan.

### **Section 6.2.3: Parking**

All parking spaces will be in compliance with applicable parking requirements set forth in Section 6.2.3 of the Specific Plan and LAMC Section 12.21 A.4. For Phase 1, the Project proposes three (3) levels of parking, one (1) of which is subterranean parking, and two (2) of which are above ground. For Phase 2, the Project proposes four (4) levels of parking, two (2) of which are subterranean parking and two (2) of which are above ground. The Project proposes to provide 551 parking spaces (317 spaces for Phase 1 and 234 spaces for Phase 2) per Exhibit "A" and per Condition of Approval Number 13.

The project complies per Exhibit "A" and Condition of Approval Number 13 with Section 6.2.3 as follows:

- a) Residential Automotive Parking (Including Work-Live Units). For Phase 1, Exhibit A shows 288 Residential parking spaces provided, within the range of a minimum of 194 and a maximum of 388 Residential parking spaces for the 194 Residential units proposed. Therefore, the Project complies with Section 6.2.3.2.1(a), which requires that the Project provide parking for residents at the rate of at least one (1) parking space per unit but not more than two (2) spaces per unit. For Phase 2, the Project does not include Residential units.
- b) Non-Residential Automotive Parking. For Phase 1, the Project will provide a minimum of 29 Non-Residential parking spaces. The Project has 19,041 square feet of Non-Residential Floor Area which includes 1,764 square feet divided between four (4) Work-Live units, a maximum of 8 hotel units, 1,744 square feet of commercial space, 1,743 square feet of café (restaurant, and 6,507 square feet of lobby and leasing office floor area.



Per Section 6.2.3.2.2, Commercial areas are required to provide a minimum of two (2) and maximum of four (4) parking spaces per 1,000 square feet of Floor Area. Office and Research and Development areas are required to provide a minimum of one (1) and maximum of four (4) parking spaces per 1,000 square feet of Floor Area, and all other spaces not listed in Section 6.2.3.2.2 are to follow the parking requirements of the LAMC. Per Section 4 of the Specific Plan on Definitions, the non-habitable portions of the Work-Live units are not considered Residential or Non-Residential area, but hotel uses are considered Non-Residential. Section 12.21 A.4 of the LAMC does not provide parking standards for the non-habitable portions of Work-Live units. The same section of the LAMC groups hotels with residential buildings, and as such, LA Department of Building and Safety clarifies in Information Bulletin P/ZC 2002-011 that parking spaces for hotel guestrooms shall be counted at a ratio of one (1) to one (1) for the first 30 guestrooms. Therefore, for Phase 1, the Project is required to provide between 16 and 32 parking spaces for the commercial areas, between 6 and 21 parking spaces for the office areas, and 8 parking spaces for the hotel areas for a total minimum of 30 and maximum of 61 parking spaces overall for the Non-Residential parts. For Phase 2, the Project is required to provide between 193 and 768 parking spaces. As such, the proposed 30 automotive parking spaces for Phase 1 and 237 proposed automotive parking spaces for Phase 2 comply with Section 6.2.3.2.2 of the Specific Plan.

- c) Mixed Use Parking. As the Project is composed of Non-Residential floor area that is more than two (2) percent of the Project's total Floor Area, the 263 Non-Residential parking spaces and 288 Residential parking spaces comply with Section 6.2.3.2.3 of the Specific Plan, which states that mixed-use developments comply with the parking standards for the Residential portion and the increment of Non-Residential floor area for the Project.
- d) General Parking Provisions. The Project complies as follows with Section 6.2.3.3 of the Specific Plan, which contains provisions that establish parking standards for all Projects in the Plan.
  - i) *Tandem Parking.* Per Condition of Approval Number 13, the tandem-sized spaces for Non-Residential Parking will only be used with valet operations for Non-Residential uses during the uses' hours of operation. As such, the Project complies with Section 6.2.3.3(b) of the Section of the Specific Plan's regulations on tandem parking.
  - ii) *Unbundled Parking.* The Project does not propose off-street parking for other projects within the same or adjacent Districts within the Plan. As such, the Project complies with Section 6.2.3.3(c).
  - iii) *New Street Parking.* The Project does not propose any new streets. As such, the Project complies with Section 6.2.3.3(d).
  - iv) *Disabled Parking.* The Project proposes overall 551 parking spaces, below the maximum of 1,218 parking spaces allowed for the site for the uses proposed. Nonetheless, Condition of Approval Number 13 includes provisions to exclude the counting of disabled parking spaces from the total numbers should the total amount of parking spaces being provided equal the maximum amount of parking allowed for the Project. As such, the Project complies with Section 6.2.3.3(e).
  - v) *Bicycle Parking.* Per Condition of Approval Number 14, for Phase 1, the Project proposes 22 short-term and 132 long-term parking spaces. For Phase 2, the Project



proposes 20 short-term parking and 38 long-term parking spaces. The Project proposes to provide 42 short-term and 170 long-term parking spaces per Exhibit "A". The number of short-term and long-term spaces required for the Non-Residential uses is the total required calculated from the different types of uses proposed. As such, the Project complies with Section 6.2.3.3(f) and Los Angeles Municipal Code (LAMC) Sections 12.21.A.4(b), 12.21.A.16 (a)(2), and 12.21.A.(a)(1)(ii).

#### **Section 6.2.4: Activity Nodes and Active Street Frontages**

The proposed Project is not located within an Activity Node nor along an Active Street Frontage as identified in Map 10: Activity Nodes, New Streets, and Active Frontage Street, Warner Center. As such, the Section 6.2.4 requirements do not apply.

#### **Section 6.2.5: New Streets and Pedestrian Adapted Pathways**

The Project is not located in the area where new streets are noted on Map 10 of the Specific Plan. Additionally, the Project does not propose any Pedestrian Adapted Pathways. As such, the Project is not subject to Section 6.2.5 of the Specific Plan.

#### **Section 6.2.6: Urban Design Guidelines and Supplemental Urban Design Standards**

Section 6.2.6 requires that projects comply with a set of Supplemental Urban Design Standards. The Project is also encouraged to comply with Urban Design Guidelines, and the optional Design Guidelines that the project incorporates into the design are addressed in a separate section herein. The applicable required standards and the Project's compliance with them are as follows:

- a) Parking in Required Setbacks. Per Exhibit "A", the Project does not propose surface parking. As such, the Project is not subject to Section 6.2.6.2.1, which limits surface parking in the front setback area.
- b) Architecture. Per Exhibit "A", the Project has a variety of architectural treatments that break up the façade, using materials such as smooth metal panels and steel columns, concrete blocks on first floor, as well as detailing like storefront window systems on the first floor, recessed balconies on floors above the first floor, and articulation. As such, the Project complies with Section 6.2.6.2.2, which requires projects that are three or more stories in height to have a different architectural treatment on the ground floor than the upper floors of the building.

For Phase 1, the ground floor is designed with a distinguishable architectural treatment from the upper floors of the building and contributes to an active pedestrian environment. First, the ground floor incorporates visual permeability into the interior of the Project through large, glass windows. Second, the ground floor also incorporates material and depth variations along the vertical plane by using custom tangerine color vertical metal panels along the glass windows, silver steel canopies to frame windows, vertical metal and wood slat siding to frame the ground floor, a concrete block for landscaping, and a pewter patten stucco with a fine sand acrylic finish. Third, the ground floor includes a prominent yellow "V"-shaped feature near the leasing office entrance, which serves as a marker for the pedestrian pathway. The upper floors, in contrast, include a white stucco with fine sand acrylic finish for the majority of the façade and uses "confident" yellow metal siding articulation.

For Phase 2, the ground floor distinguishing design treatment is primarily a transparent storefront window system facing the street accompanied by a prominent yellow "V"-



shaped feature that pairs with the Phase 1 feature. A steel canopy using the custom tangerine color, which appears in the Phase 1 vertical columns, also frames the ground floor. The second floor is distinguishable from the ground floor by using water jet-cut panels in dark gray. The upper floors, in contrast, have large horizontal planes highlighted with a distinct aluminum gradient color panel that wraps the northwest corner of the building, which pops from the rest of the building façade.

- c) Lighting and Security. On the exterior of the Project, lighting will be appropriately shielded to reduce glare, and will be contained within the Project Site. Lighting will be at the Project's entry points and all outdoor common open space. For Phase 1, lighting, including lighting for the common open space courtyard areas and residential balconies, will be focused inward, as appropriate, and shielded to reduce glare and prevent light spillover. Lighting will include linear detail at balconies, scone rhythm lighting along the façade, up-down accent light, steel frame accent uplight, and tree uplights. As such, Phase 1 of the Project complies with Section 6.2.6.2.3, which requires projects to integrate exterior lighting with the building's design and shield it to reduce glare. Per Condition of Approval Number 17, prior to Planning clearance for Phase 2, the Project will submit revised elevations that show compliance with Section 6.2.6.2.3.
- d) Utilities. As the Project is not a Master Planned Project as defined by the Specific Plan, it is not subject to Section 6.2.6.2.4, which regulates the placement of utilities.
- e) Articulation of Building Facades. The north Building Façades for Phase 1 and Phase 2, both face north and front Califa Street. Neither Building Façades exceed 250 horizontal feet in length, where the exterior wall of the building facing north is within 50 feet of the setbacks required. For Phase 1, the Project's Building Façade facing north within 50 feet of the setback required is less than 127 feet. For Phase 2, the Project's Building Façade facing north within 50 feet of the setback required is less than 92 feet. As such, the Project is not subject to Section 6.2.6.2.5, which regulates the articulation of buildings over 250 feet measured horizontally.

Notably, per Exhibit "A", Phase 1 does include variations in depth on all sides, specifically with an increase in depth for a courtyard-style open space adjacent to the café and leading to the leasing office entrance. Furthermore, the building dramatically increases in depth and articulation emphasizing the Work-Live Units at the center. The upper residential floors facing all directions include wood slat balconies with alternating tangerine tango and metal finished window frames. Additionally the upper residential floors facing west and into the interior PAOS incorporate large recessed blocks highlighted with vertical metal siding in custom confident yellow color to match the "V"-shaped feature near the leasing office entrance. The ornamentation in architectural design with variation in rooflines, materials, and fenestration wrap the building, continue to the roofline, and the parking structure's architectural treatment matches as well.

- f) General Landscape Requirements for all Projects – Landscape and Irrigation Plans. Per Condition of Approval Number 16, the applicant will submit revised landscape plans that show all planted areas within the Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect. Additionally, per Environmental Condition HYDRO-3, the Project will dedicate area in the parkway so that runoff can be collected in vegetated swales and directed to existing curb and gutter or storm drains. As such, the Project complies with



Section 6.2.6.2.6, which requires automatic irrigation systems that conformance to the City's water conservation requirements.

- g) Landscaping Requirements for Parking Facilities. Section 6.2.6.2.7 of the Specific Plan states that any building or structure used for parking shall have a minimum landscaped setback of five (5) feet on any portion of a building used for parking at or above grade when it is not next to a street. Any portion of a structure used for parking adjacent to a street shall meet the requirements for setbacks for the District in which it resides. The area within the setbacks shall be landscaped with a berm and/or hedge of at least 36 inches in height. Additionally, trees shall be planted in the setback at a ratio of one tree every 30 linear feet for the length of the parking area. Finally, the parking areas in the structure that are at or above grade shall be designed with screening techniques to minimize vehicle headlight and noise impacts on adjacent properties, and include climbing vines to provide landscaped screening and exterior amelioration to the walls.

Per Condition of Approval Number 16, the proposed Phase 1 Project will include one parking level at ground level as well as one subterranean and one above-grade (second floor) parking level. The proposed Project does not include surface parking lots. As shown on Exhibit "A", a minimum five (5)-foot landscaped setback will be provided around the perimeter of the southern and eastern sides of the ground floor along with landscaping features ("green screen") to complement the building design and improve the appearance of the above-ground parking levels over the basic concrete structure of ramps, wall, and columns. These perimeters are not located adjacent to a public street, private street, or Pedestrian Adapted Pathways (PAP). The parking portion is designed to mitigate headlight and noise impacts on adjacent properties. The proposed second Phase of the Project will include a podium parking with one parking level at ground level as well as two subterranean and one above-grade (second floor) parking level.

- h) Street Trees. Section 6.2.6.2.8 requires that new street trees be of the species indicated for street trees as set forth in Appendix F of the Specific Plan. However, Appendix F does not have requirements for what type of street trees shall be on Califa Street. Additionally, the Specific Plan is silent on the replacement ratio for street trees that are to be removed as part of a Project. When the Specific Plan is silent on a regulation that occurs in the LAMC, the LAMC prevails. As such, the Project is subject to the Street Tree requirements placed upon the project from the Urban Forestry Division. In this instance, the Urban Forestry Division will require a two (2) to one (1) replacement as appropriate. Condition of Approval Number 7 directs the Project to preserve street trees to the greatest extent possible.
- i) Application of the Urban Design Guidelines and the Supplemental Urban Design Standards. Section 6.2.6.3 of the Specific Plan requires that Projects have a consultation with the City's Urban Design Studio before a Letter of Determination is to be issued. The Project had a review with the Urban Design Studio on September 26, 2018, and as such complies with Section 6.2.6.3 of the Specific Plan. Recommendations from the Urban Design Studio were conveyed to the applicant, who made requested changes to the Project.

### **Section 6.2.7: Hybrid Industrial**

The Project does not propose Hybrid Industrial uses. The Project therefore is not subject to Section 6.2.7 of the Specific Plan which regulates Hybrid Industrial use. As such the Project complies with Section 6.2.7 of the Specific Plan.



**Section 6.2.8: Automobile Uses**

The Project does not propose uses that include the servicing, purchasing, or maintenance of automobiles. The Project is therefore not subject to Section 6.2.8 of the Specific Plan which regulates auto-oriented uses. As such, the Project complies with Section 6.2.8 of the Specific Plan.

**Section 6.2.9: Establishment of Entertainment Uses**

The Project does not propose Entertainment Uses, and it is not located in the Downtown or Uptown Districts of the Specific Plan. The Project is therefore not subject to Section 6.2.9 of the Specific Plan which regulates entertainment and nightlife uses in the Downtown and Uptown Districts of the Specific Plan. As such, the Project complies with Section 6.2.9 of the Specific Plan.

**Section 6.2.10: Sustainability Requirements for the Entire Plan Area**

Per Condition of Approval Number 17, the Project will submit evidence the project is designed to meet the equivalent green standards of LEED (Leadership in Energy and Environmental Design) at the Silver Level, in addition to the City's Green Building and any other applicable regulations relating to sustainability standards. Additionally, per Conditions of Approval 18 and 19, the Project will submit evidence showing that it complies with the City's Green Building Ordinance and that the roof complies with the Solar Reflectance Index requirement in Appendix G of the Specific Plan. Appendix G provides three options for roofs to meet compliance with Section 6.2.10 according to the slope of the roof and the materials used. As such, the Project complies with Section 6.2.10, which requires Projects to incorporate environmentally-conscience design and construction.

**Section 7.2: Department of Transportation Review**

In Condition of Approval Number 7 in "Additional Requirements", the applicant is made aware that the Department of Transportation (DOT) may have additional requirements for dedication and improvements. As per Condition of Approval Number 22, the applicant will submit a site plan to DOT for review and approval. Additionally, the applicant at the time application is required to submit an Initial Site Assessment Form, which was signed as required by City Planning staff on May 11, 2018. As such, the Project complies with Section 7.2 on Transportation Review.

**Section 7.3: Mobility Fee**

The Initial Site Assessment Form signed on May 10, 2018 by City Planning staff concurrently files the Warner Center 2035 Plan "Preliminary WC2035 Plan Mobility Fee Calculation Application Form – Project Permit Compliance" with the Department of Transportation.

The Specific Plan allows credit for any uses that were occupied on or subsequent to January 1, 2008 to be deducted from a Project's Mobility Fee. The Project Site is currently improved with a one (1)-story office building of approximately 40,965 square feet of Floor Area on a 99,497 square foot lot. The 40,965 square-foot Floor Area calculation is adjusted from the Initial Site Assessment Form per the calculation reflected in Exhibit "A" as submitted on December 16, 2019. The existing buildings have a FAR of approximately 0.41:1 and falls within Category D: Warner Center 2035 Plan – Mobility Fee Table, with a corresponding rate of \$5.49 per square foot.

The proposed Project includes a total of approximately 422,262 square feet of Floor Area, with a FAR of approximately 4.49:1. The residential units -including the residential portion of the Work-Live units- equal approximately 210,988 square feet of Residential Floor Area (adjusted per Exhibit "A" to reflect a reduction from 215,500 square feet) , and according to the 2019 Mobility



Fee Rate Table, fall within Category A of Appendix D with a corresponding rate of \$1.03 per square foot. The proposed offices equal approximately 195,542 square feet of Floor Area (adjusted per Exhibit "A" to reflect a reduction from 197,259 square feet), and fall within Category D of Appendix D, with a corresponding rate of \$5.49 per square foot. The remaining Floor Area of approximately 15,732 square feet (adjusted per Exhibit "A" to reflect an increase from 9,220) consists of commercial space and hotel units, which fall within Category E with a corresponding rate of \$10.57. Notwithstanding Existing Use Credit, based on the proposed floor area and corresponding land uses, the estimated preliminary Gross Mobility Fee is approximately \$1,457,130 (adjusted per Exhibit "A", which increased the fee from the 1,402,372.31 estimate). Please refer to the associated Preliminary Mobility Application for the Project for more details on the preliminary Mobility Fee Calculation.

The applicant anticipates that the proposed Project will be required to contribute to the traffic mitigation measures, if/where applicable as determined by the Department of City Planning and DOT as outlined in Appendix E of the Specific Plan. Therefore, the Project would be required to dedicate a variable strip of land along the property frontage to complete a 40-foot half right-of-way. Additionally, the Project would be required to construct additional surfacing to join the existing improvements to provide a 32-foot half roadway including asphalts, pavement, integral concrete curb, two (2)- foot gutter and eight (8)- foot concrete sidewalk. Based on Section 7 of the Specific Plan, taking into account the existing use credit counted in and the proposed Floor Area with its corresponding land use, it is anticipated that the Project will be subject to a preliminary Mobility Fee Credit of \$224,897.85, and a preliminary Mobility Fee of \$1,232,232.61. Please refer to the associated Preliminary Mobility Fee Application for the Project for more details on the Preliminary Mobility Fee estimation. Per Condition of Approval Number 24, the final Mobility Fee, including any credits, will be calculated by DCP after the final square footage totals for the Project uses are determined through the Plan Check process by Building and Safety. With further review and approval from the Department of Building and Safety and the Department of Transportation, the project will comply with Section 7.3 of the Specific Plan.

### **Section 7.8: Transportation Demand Management Program**

Per Condition of Approval Number 25, the Project applicant has opted to submit proof of membership in good standing for a Transportation Management Organization (TMO). As such, the Project complies with Section 7.8, which requires that Projects greater than 30,000 square feet submit a Transportation Demand Management plan to the City or join a TMO.

### **Section 9: Cultural Amenities**

Per Condition of Approval Number 26, the Project will be assessed a Warner Center Cultural Amenities Development Fee if the valuation of the Project's building permit is \$500,000 or more. The rate at which it will be assessed will be at the rate set by LAMC Section 91.107.4.6 and the total for fees to be paid is estimated in Condition of Approval Number 26. The project does not qualify for any exemptions as stated in Section 9 per the information provided in Exhibit "A". As such, the Project complies with Section 9 of the Specific Plan, which regulates the establishment of Cultural Amenities in the Warner Center Specific Plan area.

### **Urban Design Guideline Section 2.1: Blocks**

Per Exhibit "A", the two north-facing building frontages are less than 150 feet in length each and create a break in the street wall along Califa Street. As such, the Project complies with Urban Design Guideline 2.1, which states a Project should mass, and site building to avoid building street walls more than 200 feet long.



**Urban Design Guideline Section 2.2: Blocks**

Per Exhibit "A", for Phase 1, the building mass creates an L-shape around the distinct temporary open space at the northwestern corner and the woonerf-style pedestrian oriented internal street. As such, the Project complies with Urban Design Guideline 2.2, which states a Project should integrate building massing and open space to create distinct places, make sensible transitions to lower structures, and contribute to a cohesive street wall along the smaller internal streets within each block.

**Urban Design Guideline Section 2.3: Blocks**

Per Exhibit "A", the Project creates a public room with flexible seating in front of the fitness center and in the courtyard area where an entry fountain with adjacent café seating. Additionally, the spaces are centrally located. As such, the Project complies with Urban Design Guideline 2.3, which states a Project should locate open space within smaller developments to create meaningful public rooms and requires public open spaces should be a central feature with residential and commercial uses facing onto it.

**Urban Design Guideline Section 2.4: Blocks**

Per Exhibit "A", the Project features a temporary PAOS between the buildout of Phases 1 and 2 designed as a park space, courtyard, and woonerf-style street with features for active uses. Additionally, the temporary PAOS includes amenities for active use such as a dog run and play area. As such, the Project complies with Urban Design Guideline 2.4, which states a Project should incorporate neighborhood-defining features such as a park, plaza, streets and pathways where active uses are focused. Additionally, the spaces should be designed so residents and visitors can stroll, relax and socialize in a place that is memorable.

**Urban Design Guideline Section 2.5: Blocks**

Per Exhibit "A", the Project's Phase 2 commercial office tower site is located along Califa Street where it reinforces the street wall. As such, the Project complies with Urban Design Guideline 2.5, which states a Project should site taller structures along the major corridors where their visual presence can serve as focal points within the district and reinforce the street wall.

**Urban Design Guideline Section 2.7: Blocks**

Per Exhibit "A", the Project's parking garages for both Phase 1 and Phase 2 include underground floors and have above ground structures with active ground-floor uses along the street frontages facing Califa Street. As such, the Project complies with Urban Design Guideline 2.7.

**Urban Design Guideline Section 2.11: Blocks**

Per Exhibit "A", the project includes commercial spaces on the ground floor on Califa Street. As such, the Project complies with Urban Design Guideline Section 2.11 which states that Neighborhood retail is encouraged and should be visibly concentrated at primary street corners, internal street corners, or facing onto public-private open spaces or pathways.

**Urban Design Guideline Section 3.B.2: Street**

Per Exhibit "A", the proposed buildings do not project over the easement or under the public right-of-way. As such, the Project complies with Urban Design Guideline Section 3.B.2, which states structures may not project over or under the easement or public right-of-way to allow for storm water infiltration, tree canopies, and soil volume for tree roots.

**Urban Design Guideline Section 3.C.5: Streets - Setbacks**

Per Condition of Approval Number 16, the project will include on the east side at the live-work units landscaped setbacks with any or all of the following: walkways, porches, raised planters and

other solid walls up to three (3) feet above sidewalk elevation, and transparent fences up to four (4) feet above sidewalk elevation. As such, the Project complies with Urban Design Guideline Section 3.C.5, which states that adjacent to ground-floor residential units with individual entries or residential common areas the setbacks shall be landscaped with certain features.

**Urban Design Guideline Section 3.C.7: Streets - Setbacks**

Per Condition of Approval Number 13, and per Exhibit "A", the Project will not include surface parking in the setbacks. As such, the Project complies with Urban Design Guideline Section 3.C.7, which states that surface parking should not be located in the setbacks.

**Urban Design Guidelines Section 3.C.9: Streets - Setbacks**

Per Condition of Approval Number 21, the project the project will design landscaped setback areas to treat and infiltrate storm water as feasible. As such, the Project complies with Urban Design Guidelines Section 3.C.9.

**Urban Design Guidelines Section 4.C.1: Street Wall and Ground Floor - Active Ground Floor Retail**

Per Exhibit "A", the Project will provide space for ground floor retail (café and general commercial) along the street wall and along the courtyard where it is both within 60 feet from the back of the sidewalk and visible from the sidewalk. As such, the Project complies with Urban Design Guidelines Section 4.C.1.

**Urban Design Guidelines Section 4.C.2: Street Wall and Ground Floor - Active Ground Floor Retail**

Per Exhibit "A", the Project will provide a café on the ground floor which is approximately 25 feet in depth from the front façade. Additionally, all commercial space along the front façade is 15 feet in floor-to-floor height. As such, the Project complies with Urban Design Guidelines Section 4.C.2.

**Urban Design Guidelines Section 4.C.3: Street Wall and Ground Floor - Active Ground Floor Retail**

Per Exhibit "A", the Project's ground floor tenants will have a primary entrance facing Califa Street. As such, the Project complies with Urban Design Guidelines Section 4.C.3, which states that street-level tenant spaces that have their frontage along a public street shall have their primary entrance located from that street.

**Urban Design Guidelines Section 4.D.1: Street Wall and Ground Floor - All Ground Floor Uses**

Per Exhibit "A", for Phase 1, the Project will have a primary entrance facing the front courtyard adjacent to the café that is directly visible from Califa Street, a public street, and will be connected and visible from said street. Also, per Exhibit "A", for Phase 2, the Commercial Tower Building will have a primary entrance facing Califa Street. As such, the Project complies with Urban Design Guideline Section 4.D.1, which states that a building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, should be located on a public street or on a courtyard, plaza or pathway that is connected to and visible from a public street.

**Urban Design Guidelines Sections 4.D.6 and 4.D.7: Street Wall and Ground Floor - All Ground Floor Uses**

Per Exhibit "A," the Project will have a silver steel canopy to frame, a distinct material, and transparent glass to reinforce the pedestrian character of the ground street wall and help define the pedestrian environment along the sidewalk. Additionally, the materials used are integral to the



architecture of the building. As such, the Project complies with Urban Design Guidelines Sections 4.D.6 and 4.D.7.

**Urban Design Guidelines Section 4.D.8: Street Wall and Ground Floor - All Ground Floor Uses**

Per Exhibit "A", the Project will not place any electrical transformers, mechanical and other equipment in the setback nor will they be visible from Califa Street. As such, the Project complies with Urban Design Guidelines Section 4.D.8, which states such equipment shall not be in the setback nor visible from a public street.

**Urban Design Guideline Section 5.A.4: Parking and Access**

Per Exhibit "A," for Phase 1, the Project will line the above-ground parking with a café and commercial space along Califa Street, the public right-of-way. Additionally, per Exhibit "A", for Phase 2, the Project will line the above-ground parking with the office lobby along Califa Street. As such, the Project complies with Urban Design Guideline Section 5.A.4, which states parking, loading and circulation about the ground floor should be lined by habitable floor area along all public rights-of-way.

**Urban Design Guideline Section 5.A.9: Parking and Access**

Per Condition of Approval Number 14, and per Exhibit "A", the Project will provide short-term and long-term bicycle parking spaces for Residential and Non-Residential uses in compliance with LAMC. For Phase 1, the Project will place four (4) bicycle parking spaces within the required front setback, near the commercial space entrance and ten (10) near the leasing entrance. For Phase 2, the Project will place ten (10) bicycle parking spaces within the front setback, near the office lobby entrance. As such, the Project complies with Urban Design Guideline Section 5.A.9, which states a number of bicycle parking spaces should be provided within 500 feet of a building's entrance for the convenience of employees and visitors by mixed-use or Non-Residential Projects.

**Urban Design Guideline Section 5.A.10: Parking and Access**

Per Condition of Approval Number 15, and per Exhibit "A", the Project will provide 30 Non-Residential and 16 Residential designated motorcycle, scooter parking spaces. The Non-Residential parking spaces shall be counted separately from the Residential motorcycle parking spaces. Additionally, per Condition of Approval Number 14, the Project will provide facilities for employee showers and personal lockers at the Level 1 Fitness Area. As such, the Project complies with Urban Design Guideline Section 5.A.10, which states Projects that have more than 200,000 square feet of Floor Area should provide stalls for motorcycles for at least 5 percent of occupants assuming one (1) employee per 350 square feet of Floor Area of Non-Residential and 1.5 persons per dwelling unit. The Guideline also states that the Project should provide changing and should provide changing and shower facilities for employees.

**Urban Design Guideline Section 5.A.11: Parking and Access**

Per Exhibit "A", all curb cuts are reduced to the minimum number feasible and the minimum 20-foot width as required. As such, the Project complies with Urban Design Guideline Section 5.A.11, which states curb cuts and parking/loading entries into building should be limited to the minimum number required and the minimum width permitted.

**Urban Design Guideline Section 6.B.3: Architecture - General Design Guidelines**

Per Condition of Approval 20, and per Exhibit "A", the Project's buildings will maintain a consistent street wall along the street frontage with horizontal and vertical variation in material, color, and depth. As such, the Project complies with Urban Design Guideline 6.B.3.



**Urban Design Guideline Section 6.B.13: Architecture - General Design Guidelines**

Per Exhibit "A", the Project's ground floor has a distinct architectural treatment with wood slat sliding and vertical metal slide material. Additionally, the façade colors at the ground floor are significantly darker than the upper floors which add visual emphasis to the pedestrian level. As such, the Project complies with Urban Design Guideline Section 6.B.13 which states ground floors of buildings should have a different architectural treatment than the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

**Urban Design Guideline Section 6.B.23: Architecture - General Design Guidelines**

Per Exhibit "A", the Project uses pops of yellow and tangerine color in the recessed upper floor walls (south, east, west elevations), recessed balcony window frames (north, east, west elevations) vertical metal panels, and open steel stairs. As such, the Project complies with Urban Design Guideline Section 6.B.23, which states colors can be used to add a playful and stylish quality to projects.

**Urban Design Guideline Section 6.B.29: Architecture - General Design Guidelines**

Per Condition of Approval Number 5, the Project will use transparent, non-reflective glazing on the ground floor windows and doors. As such, the Project complies with Urban Design Guideline Section 6.B.29, which states that Projects should use transparent, non-reflective glazing in ground-floor windows and floors.

**Urban Design Guideline Sections 6.B.35 and 6.B.36: Architecture - General Design Guidelines**

Per Exhibit "A", the Phase 1 lighting plan includes linear detail at balconies, sconce rhythm lighting along the façade, up-down accent light, steel frame accent uplight, and tree uplights, all of which are integrated into the design of the structure and reduce glare for all sides of the building. Per Condition of Approval Number 17, the applicant will submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. As such, Phase 1 complies and Phase 2 will comply with Urban Design Guideline Sections 6.B.35 and 6.B.36, which states that exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.

**Urban Design Guideline Sections 6.B.38 and 6.B.41: Architecture - General Design Guidelines**

Per Condition of Approval Number 21, prior to final signoff, the Project shall submit revised plans showing the location on the exterior of all mechanical equipment including the roof, with screens shielding it from public view, and the location of the ventilation intakes and exhausts on the exterior located more than 20 vertical and horizontal feet from the sidewalk and directing air flow away from the public realm. As such, the Project complies with Urban Design Guideline Sections 6.B.38 and 6.B.41 which state that mechanical equipment should be screened or integrated with the design of the building and that intake and exhaust vents should be located to minimize effects on pedestrian comfort.

**Urban Design Guideline Section 6.B.43: Architecture Screening of Telecommunications - General Design Guidelines**

Per Condition of Approval Number 21, prior to final signoff, the Project shall submit revised plans showing antennas and satellite dishes screened and Cable and satellite services encouraged to



be provided through a single source. As such, the Project complies with Urban Design Guideline Section 6.B.45, which states that antennas and satellite dishes should be screened.

**Urban Design Guideline Section 6.D.3: Architecture - Mid-Rise Buildings**

Per Condition of Approval Number 21, and Exhibit "A", the Project shall maintain balconies that are 50 percent transparent and integrate metal railing. As such, the Project complies with Urban Design Guideline Section 6.D.3.

**Urban Design Guideline Section 6.B.45: Architecture - Minimization of Glare on Neighbors**

Per Condition of Approval Number 21, prior to final signoff, the Project shall submit revised plans showing metal surfaces on the exterior noted as having a matte finish or other finish that minimizes glare or reflection. As such, the Project complies with Urban Design Guideline Section 6.B.45, which states that reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to avoid impacts on views and measurable heat gain on surrounding windows either within or adjacent to a project.

**Urban Design Guidelines Section 6.E.7 and 6.E.21: Architecture - Towers**

Per Condition of Approval Number 21, and Exhibit "A", for Phase 2, the Commercial Building Tower will use a gradient-color curtain wall on the northwest corner as a prominent feature and have articulation of a human-scaled base facing Califa Street on the ground floor and second floor. As such, the Phase 2 Commercial Building Tower complies with Urban Design Guidelines Section 6.E.7 and 6.E.21,

**Urban Design Guideline Section 7.2: On-Site Open Space - Landscaping Recreational Facilities**

Per Condition of Approval Number 9, the Project will include in its PAOS a mix of passive and active recreational facilities designed to serve residents, employees and visitors to Warner Center. The applicant is also encouraged to consider installing children's amenities such as a tot lot, community garden or other physical activity facility designed for use year-round. As such, the Project complies with Urban Design Guideline Section 7.2, which states that Projects should design PAOS so that it includes a mix of passive and active recreational facilities designed to serve residents, employees and visitors to Warner Center.

**Urban Design Guideline Section 7.5: On-Site Open Space - Landscaping**

Per Condition of Approval Number 16, prior to signoff, revised landscape plans or proof of compliance will be provided to show 50 percent of the trees in the third floor open space area as canopy trees that provide shade. As such, the Project complies with Urban Design Guideline Section 7.5, which states that at least 50 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings, unless City Planning approves a less percentage to accommodate recreational facilities.

**Urban Design Guideline Section 7.10: On-Site Open Space - Seating**

Per Condition of Approval Number 10, the Project will include a minimum of 36 seats in the PAOS that is inclusive of but not limited to chairs, benches, and planters, as well as seating placed with consideration to noontime sun and shade. Per Condition of Approval Number 16 the Project in revised plans submitted prior to final signoff show seating in the third floor courtyard. Additionally, per Condition of Approval Number 16, the Project is encouraged in the PAOS areas to plant deciduous trees as the most effective means of providing comfortable access to sun and shade. As such, the Project complies with Urban Design Guideline Section 7.10, which states that plazas



and courtyards are encouraged to incorporate seating to facilitate their enjoyment and use, with consideration paid toward the noontime sun and shade, and to use deciduous trees.

**Urban Design Guideline Section 7.13: On-Site Open Space - Scale and Continuity**

Per Condition of Approval Number 16, the Project will provide updated landscape plans according to the instructions on CP-6730 that include: the name, address, phone number and email address of the landscape professional who prepared the plans; the denotation of street trees existing and replacement; the dimensions of all open space areas; height at planting; and a portion of the proposed trees showing a height of at least 35 feet 10 years from planting, denoting the height at and age to maturity. As such, the Project complies with Urban Design Guideline Section 7.13, which states that landscape elements should establish scale and reinforce continuity between indoor and outdoor spaces, as well as Projects should plant canopy trees that will achieve a height of 35 feet in 10 years in open spaces.

**Urban Design Guideline Section 7.15: On-Site Open Space - Screening**

Per Exhibit "A", the Project will use trees to screen blank walls at the parking level facades for both Phase 1 and Phase 2 buildings when facing the PAOS on the south, east, and west elevations. As such, the Project complies with Urban Design Guideline Section 7.15, which states Landscaping should be used to screen or break up the mass of blank walls.

**Urban Design Guideline Section 8.A.1: Landscape and Stormwater Treatment - Management**

Per Condition of Approval Number 16, the Project will provide updated landscape plans that show that the Project treats 100 percent of the 85th percentile storm and provides detentions capacity to retain a rainfall intensity of 0.5 inches/hour or other Code requirement if the latter is more restrictive, to the satisfaction of the Bureau of Sanitation. On-site infiltration is the preferred method of treatment. As such, the Project complies with Urban Design Guideline Section 8.A.1 which encourages Projects to reduce storm water runoff entering the storm drainage system and increase on-site treatment and infiltration of storm water.

**Urban Design Guideline Section 8.B.2: Landscape and Stormwater Treatment**

Per Condition of Approval Number 16, the Project will provide updated landscape plans that show use of a variety of 50 percent of the plants have a low or very low WUCOLS classification or are identified as California Friendly on [www.bewaterwise.com](http://www.bewaterwise.com). As such, the Project complies with Urban Design Guideline Section 8.B.2 which encourages all projects to select and install plants identified as California Friendly by the Metropolitan Water District's Be Water Wise program ([www.bewaterwise.com](http://www.bewaterwise.com)) for at least 50 percent of the plant materials used.

**Urban Design Guideline Section 8.B.5: Landscape and Stormwater Treatment – Irrigation**

Per Condition of Approval Number 16, the Project will provide updated landscape plans that show use of a high-efficiency "smart" irrigation system, which includes a weather-based controller, and, where feasible, in-line drip and bubblers, rather than overhead spray. As such, the Project complies with Urban Design Guideline Section 8.B.5 which encourages use of a high-efficiency "smart" irrigation system.

**Urban Design Guideline Section 8.B.6: Landscape and Stormwater Treatment – Permeable Paving**

Per Condition of Approval Number 16, the Project will provide updated landscape plans that show the use of permeable paving for at least 75 percent of all hardscape areas as feasible. As such, the Project complies with Urban Design Guideline Section 8.B.5 which encourages the use of permeable paving.



**Urban Design Guideline Section 9.B.3: Streetscape Improvements – Responsibilities of Developer**

Per Condition of Approval Number 10, prior to the issuance of any building permit, the applicant will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department that includes information regarding the ongoing maintenance and operation of the PAOS areas. Additionally, per Condition of Approval Number 7, the applicant will post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of street trees required to be maintained, replaced, or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. As such, the Project complies with Urban Design Guideline Section 9.B.3, which states that applicants should Execute a Maintenance Agreement with the City by which the applicant agrees to maintain the streetscape improvements and accepts liability for them.

**On-Site Trees.** The Project proposes to remove 37 on-site trees, as shown in the Arborist Report, dated February 13, 2019, and on Exhibit "A". Per the Specific Plan, the Project will replace any loss of on-site trees by replacement greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio (total of 74 trees) to show compliance with this mitigation measure. Per Exhibit "A", Phase 1 proposes to plant 89 trees and will remove 15 of those trees when necessary for Phase 2 construction. Therefore, 74 on-site trees will remain on-site once both phases are complete. In addition, prior to the issuance of a permit for the project, satisfactory arrangements will be made with the Urban Forestry Division of the Bureau of Street Services for the construction of tree wells and planting of on-site trees.

***As directed by Section 5.E of the Plan Sign District, the Director of Planning makes the subsequent findings as required by the Warner Center 2035 Plan Sign District in lieu of the of the findings set forth in LAMC Section 11.5.7 C.2 for Project Permit Compliance Review.***

**2) The project substantially complies with the applicable regulations, findings, standards, and provisions of the Warner Center 2035 Plan Sign District.**

Based on a review of the plans submitted with the application, marked Exhibit "B", dated July 30, 2019, DIR-2018-2713-SPP the Director of Planning makes the following findings in accordance with the applicable criteria of the Warner Center 2035 Plan Sign District, Ordinance No. 183,147, effective August 20, 2014:

**Section 6.B: Prohibited Signs**

Per Exhibit "B", none of the signs proposed for the Project are found on the Prohibited Signs list of this section. As such, the Project complies with Section 6.B of the Sign District Plan.

**Section 6.C: Sign Sub-Districts**

Per Section 6.C, the Project is proposed for the Commerce District according to the map attached as Figure 1 of the ordinance and as such complies with Section 6.C of the Sign District Plan.

**Section 6.D: Vertical Sign Zones (VSZ)**

As conditioned herein, and per Exhibit "B", the Project proposes one (1) Identification Sign located in Vertical Sign Zone 4 at a height within 26 feet of the absolute top of the building, five (5) Wall Signs independent of the Identification Signs, located in Vertical Sign Zone 1 and below the top of the second story as measured vertically, and five (5) Information Signs in Vertical Sign Zone 1 no higher than six (6) feet and six (6) inches above sidewalk grade. As such, the Project complies with Section 6.D of the Sign District Plan.

**Section 6.E: Signs in More Than One Sub-District or Vertical Sign Zone**

Per Exhibit "B", the Project does not propose signs in more than one sub-district or Vertical Sign Zone and as such, the Project is not subject to Section 6.E of the Sign District Plan.

**Section 6.F: Permitted Sign Area, Sign Type and Sign Height**

According to Exhibit "B", the Project proposes a maximum Combined Sign Area of 190.7 square feet. Section 6.F.1 of the Sign District states that the Combined Sign Area of signs in the Sign District Plan shall not exceed 2.0 square feet in all areas not in the Uptown District, Downtown District, Activity Node, or along an Active Street Frontage. The Project is in the Commerce District, and per Exhibit "B" as it has a street frontage of approximately 327 linear feet on Califa Street. Per this section, the applicant would be limited to a maximum Combined Sign Area of 654 square feet for the total street frontage of 327 linear feet. As per Exhibit "B" and Condition of Approval Number 29, the Project is limited to 190.7 square feet of sign area, and as such complies with Section 6.F.1 of the Sign District Plan.

The Project proposes one (1) Identification Signs located in Vertical Sign Zone 4, five (5) Wall Signs independent of the Identification Signs located in Vertical Sign Zone 1, and five (5) Information Signs in Vertical Sign Zone 1 according to Exhibit "B". As such, the Project complies with Section 6.F.2 of the Sign District Plan, which restricts the location of the proposed Identification Sign to Vertical Sign Zone 4, and the remainder of the proposed signs to Vertical Sign Zone 1.

As such, the Project complies with Section 6.F of the Sign District Plan.

**Section 6.G: Refresh Rates**

Per Exhibit "B", the Project does not propose digital signs, and is therefore not subject to the provisions of Section 6.G.

**Section 6.H: Illumination**

Section 6.H of the Sign District Plan applies to the Project's signs that are illuminated externally or internally. The section states that the applicant shall submit a signage illumination plan as part of Project Permit Review Procedures, and has additional illumination standards for Digital Displays, Integral Digital Displays, Scrolling Digital Displays, and Large Scale Architectural Lighting. The plans shall include:

*"specifications for all illumination, including maximum luminance levels, [and information to] provide for the review and monitoring of the displays in order to ensure compliance with the following regulations:*

- 1. All illuminated signs shall be designed, located or screened so as to minimize to the greatest reasonable extent possible direct light sources onto any exterior wall of a residential unit and into the window of any commercial building. If signs*



*are to be externally lit, the source of the external illumination shall be shielded from public view.*

*2. Signage shall not use highly reflective materials such as mirrored glass.*

*3. In order to satisfy the requirements of the 2008 version of Title 24 of the California Code of Regulations, no signage display or lighting shall have a wattage draw exceeding 12 watts per square foot.*

*4. Each signage display shall be fully dimmable and shall be controlled by a programmable timer so that luminance levels may be adjusted according to the time of day.*

*5. The maximum total lumen output of a signage display shall be 20 lumens per square foot.*

*6. All light emitting diodes used within an Integral Digital Display shall have a maximum horizontal beam spread of 165 degrees and a maximum vertical beam spread of 65 degrees. All light emitting diodes shall be oriented down towards the street."*

Per Exhibit "B", the signage will be externally illuminated with LED lighting and shall not be used as Digital Displays. The signage will not use highly reflective materials; will have a wattage draw of 12 watts per square foot or less; will be fully dimmable and controlled by a programmable timer that may adjust luminance levels according to the time of day; and will have a maximum total lumen output per display of 20 lumens per square foot. Additionally, per Condition of Approval Number 31, the signage will be located and screened so as to minimize to the greatest reasonable extent possible direct light sources onto any exterior wall of a residential unit or the window of any commercial building, and the source of the illumination shall be shielded from public view. As such, the Project complies with Section 6.H of the Sign District Plan.

#### **Section 6.I and 6.J: Illumination Testing Protocol and Hours of Operation**

As the Project does not propose any Digital signs per Exhibit "B", it therefore is not subject to the regulations found in Section 6.I and 6.J of the Sign District Plan.

#### **Section 6.K and 6.M: Design, Materials, and Fire Safety**

Per Exhibit "B", the signage plan was developed by Outdoor Dimensions, a firm that specializes in providing professional sign design. The plans reflect a design that is an integral part of the site at which it is intended to be located, integrating architectural elements like ledges, materials like aluminum and acrylic channel letters, and colors like grey and tangerine that complement the overall architectural design of the site. Additionally, per Condition of Approval Number 32, the materials, construction, application, location and installation of the signs will be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code. All new signs and sign support structures shall be made of non-combustible materials or plastics approved by both the Fire Department and LADBS. As such, the Project complies with Section 6.K and 6.M of the Sign District Plan.

**Section 6.Q: Other Regulations**

As per Exhibit "B", no sign is proposed to be located on the rooftop or on poles or other structures that pass through the rooftop. Similarly, no sign is proposed to encroach into the airspace above a building or structure. Per Condition of Approval Number 34 for the Project:

- a) All signage copy shall be properly maintained and free from damaged sign material and other unsightly conditions, including graffiti.
- b) Any sign structure shall be, at all times, kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.
- c) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.
- d) The signage copy must be replaced immediately upon tearing, ripping or peeling, or when marred or damaged by graffiti.
- e) No access platform, ladder or other service appurtenance shall be installed or attached to any sign structure.
- f) The advertising copy on existing signs that no longer serves current tenants shall be removed immediately upon tenant vacancy.
- g) Multiple temporary signs along the building walls of a facade are not permitted.

As such, the Project complies with Section 6.Q of the Specific Plan.

**Section 7.F: Identification Signs**

As per Exhibit "B", the project proposes a maximum of one (1) Identification Signs as defined by LAMC Section 14.4.2 and Section 4 of the Sign District and located in Vertical Sign District 4 at a height within 26 feet of the absolute top of the building. As per Condition of Approval Number 30, the Identification Sign will be designed as channel letters and limited to a logo, generic type of business, or the name of the business or building, and will not cover the exterior of windows, doors, vents, or other openings that serve occupants of a building. As such, the Project complies with Section 7.F of the Sign District Plan.

**Section 7.G: Information Signs**

Section 7.G of the Sign District states that "Unless otherwise specified in this ordinance, an Information Sign shall comply with" the LAMC. Section 14.4.7 of the LAMC states that Information Signs shall not exceed 25 square feet in area, and be limited to a maximum overall height of six (6) feet and six (6) inches above the sidewalk grade or edge of roadway grade nearest the sign. Condition of Approval Number 29 limits each of the five (5) proposed Informational Sign to less than 25 square feet individually. Additionally, Condition of Approval Number 30 limits each sign to a height not to exceed six (6) feet and six (6) inches above the sidewalk grade or edge of roadway grade nearest the sign. As such, the Project complies with Section 7.G.

**Section 7.R: Wall Signs**

As per Condition of Approval Number 30, the five (5) Wall Signs independent of the Identification Signs, will be located in Vertical Sign Zone 1 no higher than the top of the second story as measured vertically, and will not cover the exterior of windows, doors, vents or other



openings that serve the occupants of a building. Per Exhibit "B", one (1) Wall Sign shall be 5.8 square feet, and one (1) Wall Sign shall be 5.6 square feet each, one (1) Wall Sign shall be 12.8 square feet, one (1) Wall Sign shall be 17.5 square feet, and one (1) Wall Sign shall be 45.7 square feet, complying with the requirement that a single Wall Sign not exceed 300 square feet. As such, the Project complies with Section 7.R.

**3) The Director of Planning finds in the affirmative the following as they relate to the architectural design of sign structure or layout, and not to its content:**

**a) *All existing and proposed signs are appropriately scaled to the architectural character of all buildings and structures on the lot.***

There are no existing signs that are proposed to be preserved as part of the Project. As mentioned in the findings herein, the plans shown in Exhibit "B" reflect a design that is an integral part of the site at which it is intended to be located, integrating architectural elements like ledges, materials like aluminum and acrylic channel letters, and colors like grey and blue that complement the overall architectural design of the site. The sizes of the signs conform to the regulations for each type of sign, and do not exceed in size or dimensions the regulations for each individual sign by type or the overall maximum amount of total sign area allowed for the location. As such, the Project proposes signs that are appropriately scaled to the architectural character of the buildings and structures proposed.

**b) *All existing and proposed signs result in a complementary enhancement to the architecture on the lot.***

There are no existing signs that are proposed to be preserved as part of the Project. As shown in Exhibit "B", the use of aluminum materials and the proposal of Architectural Ledge Signs complement the design of the first floor on Variel Avenue and Erwin Street. The first floor frontage at Variel and Erwin relies on a transparent glass façade that gives it a light appearance. The proposed ledge signs architecturally enhance the lightness of the first floor street frontage and do not inhibit the transparent elements of the frontage. The Identification Signs in also in aluminum channel letters in Vertical Sign Zone 4 are proposed at an appropriate scale on portions of the building that use a complementary material for the façade. The Wall Signs and Informational Signs as conditioned provide useful information for visitors and occupants of the building without detracting from architectural elements of the site. As such, the Project proposes signs that result in a complementary enhancement to the architecture on the lot.

**c) *All existing and proposed signs result in a visually uncluttered appearance.***

All existing signs will be removed when the existing building is demolished and the site is graded in preparation of the proposed Project. The proposed signs will relate to the architectural design of the building and are appropriately scaled for readability in the context of the building size. In addition, in compliance with the Warner Center 2035 Plan Sign District and Warner Center 2035 Specific Plan's Appendix F, Section 10.1, the Project will provide appropriate way-finding and identification of the building without cluttering the façade as shown on "Exhibit B." As such, the Project proposes signs that result in a visually uncluttered appearance.

**4) The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

In compliance with requirements of the California Environmental Quality Act (CEQA), the Project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), certified on April 23, 2013 and recertified on October 23, 2013, for the General Plan Amendment to the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan and related Transportation Element amendments to allow for the implementation of the Warner Center 2035 Plan covering approximately 924 acres bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west. The environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required.

In general, the Program EIR identified measures to mitigate impacts in terms of aesthetics, light and glare, air pollution and noise during construction, nesting bird protection, archaeological and paleontological resource preservation, soil stability, seismic safety, hazard assessment, water quality and drainage, city services, water conservation, energy conservation, and waste reduction. In addition, the Specific Plan sets sustainable building standards for LEED-certification at the Silver Level (or equivalent) and for rooftop Solar Reflectance. Conditions of approval require the Project to comply with these standards and all applicable mitigation measures and monitoring as set forth in the Program EIR, which would mitigate the Project's potential significant environmental impacts to the extent physically feasible. As stated on page 1-8 of the Certified EIR, the EIR is intended to function as a project-specific EIR for those projects that are consistent with the WC2035 Plan.

The Project has also been designed to substantially comply with the Warner Center 2035 Specific Plan's Section 6.2.6 Supplemental Urban Design Standards and Appendix F Urban Design Guidelines, which will help mitigate any potential impacts to adjacent properties and the environment.