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CITY PLANNING

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January 27, 2022

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**STAFF RECOMMENDATION REPORT WITH APPEAL RESPONSES FOR CASE NO. DIR-2018-2713-SPP-2A / ENV-2008-3471-EIR; 21300-21320 CALIFA STREET; CF 21-1314**

This CEQA appeal challenges the City's determination that the Project is statutorily exempt, pursuant to Public Resource Code Section 21155.4, for the Project, located at 21300 W. Califa Street in association with DIR-2018-2713-SPP-1A, hereinafter referred to as the "Project."<sup>1</sup>

On September 10, 2020, the South Valley Area Planning Commission (SVAPC) denied an appeal and sustained the Planning Director's June 17, 2020 Determination, including the Project's CEQA clearances. (See SVAPC Letter of Determination, dated October 19, 2020, attached as "Exhibit B".) The Project proposes the construction of a mixed-use development encompassing 194 multifamily residential units and 19,041 square feet of nonresidential floor area. Reasons for the appeal relate to allegations that the Project fails to comply with the Warner Center 2035 Specific Plan, thereby rendering the Project inconsistent with the Warner Center 2035 Program EIR (Program EIR). These reasons are discussed and responded to in detail below.

**STAFF RESPONSE TO APPEAL POINTS FROM APPELLANT, MITCHELL M. TSAI, ATTORNEY AT LAW PC (ON BEHALF OF THE SOUTHWEST REGIONAL COUNCIL OF CARPENTERS)**

**1. The South Valley Area Planning Commission was required to grant the appeal in part to modify conditions of approval Nos. 24 and 26 as recommended by Staff.**

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<sup>1</sup> The Project entitlement, namely the Project Permit Compliance Review is not further appealable to the City Council, and therefore, the scope of the pending CEQA appeal is limited to the City's determination that the Project is statutorily exempt under Public Resource Code Section 21155.4. The second CEQA clearance, regarding the City's determination that the Project falls within the scope of the Warner Center 2035 Specific Plan Program EIR, pursuant to CEQA Guidelines Sections 15168 and 15162, is also not further appealable to the City Council, pursuant to the processes set forth in the City's CEQA Ordinance (codified at Los Angeles Municipal Code Section 11.5.13), and therefore, is also not part of the appeal that is currently before this Committee.

The appellant requested modification to Conditions of Approval No. 24 and 26 in the first level administrative appeal of the Director's June 18, 2020 Determination. Condition of Approval No. 24 relates to the Mobility Fee and provides that the Project's Mobility Fee will be calculated at the time of building permit issuance. Condition of Approval No. 26 relates to the applicability and valuation of the Warner Center Cultural Amenities Development Fee, and provides that the applicant "shall be assessed a Warner Center Cultural Amenities Development Fee" if the valuation of the Project's building permit for any land use is \$500,000 or more.

As part of the underlying appeal to the SVAPC, the appellant alleged that the Planning Director's decision was inconsistent with the Warner Center 2035 Specific Plan because it does not expressly require the applicant to pay the Mobility Fee and Cultural Amenities Fee.

In response, staff clarified that the Mobility Fee, consistent with Ordinance No. 186498, will apply to projects that are deemed complete prior to the adoption of the revised Mobility Fee "shall be subject to the annually adjusted fee rates and credit pursuant to the multi-column table previously set forth in Appendix D," and confirmed that the Project will be subject to the regulations since the Project application was deemed complete prior to March 10, 2020. To resolve any potential ambiguity related to implementation of these two conditions, staff recommended that the Commission adopt a technical modification to Conditions Nos. 24 and 26, adding clarifying language to aid in proper implementation, which was adopted as part of their action to deny the appeal. The modifications were minor in nature and in no way a concession that such conditions were not in conformance with the Warner Center 2035 Specific Plan or that there was any validity to the appellant's appeal points. Thus, the Commission's action to deny the appeal in full is correct.

**2. The Project fails to comply with the Warner Center 2035 Specific Plan. The Project should be stayed until the City implements City Council's direction to implement additional labor standards, local hire, prevailing wage, and affordable housing requirements.**

The appellant contends that the Project should be stayed until an inclusionary housing ordinance and an ordinance(s) on labor standards, local hire, and prevailing wage are adopted for the Warner Center 2035 Specific Plan. As a result, the appellant argues that this Project and any future project will be inconsistent with the Warner Center 2035 Specific Plan; and therefore, inconsistent with the Warner Center 2035 Specific Plan Program EIR. This argument is premature and based on a set of hypothetical policy implementation efforts that may never come to fruition, and is not an environmental impact for purposes of CEQA and therefore outside the scope of this CEQA appeal.

Furthermore, the appellant's argument that there should be a "stay" on approvals until after the potential adoption of future regulations is without merit and contrary to state law as prescribed in California Government Code Section 65858. A city cannot impose unreasonable constraints on construction of housing under State law. However, a city can temporarily halt development approvals through implementation of an interim control urgency measure, as governed by statutes that require certain procedural steps and findings. As such, the city must demonstrate that this is for the city's protection of public safety, health and welfare.

Section 65858 of the California Government Code provides that:

*“Without following the procedures otherwise required prior to the adoption of a zoning ordinance, the legislative body of a county, city, including a charter city, or city and county, to protect the public safety, health, and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time. That urgency measure shall require a four-fifths vote of the legislative body for adoption.”*

This statute governs the City of LA’s ability to implement building moratoriums in its jurisdiction and outlines the process that the City shall take in order to do so. However, no such moratorium has been adopted by, nor is any such moratorium currently being contemplated by the City for the Warner Center area as of the date of this report. Furthermore, Senate Bill 330 (Skinner) of 2019, effectuated on January 1, 2020, outlines the use of moratoriums or “similar restrictions or limitations on housing development, mixed-use development, within all or a portion of” the City of Los Angeles, except if there is an imminent threat to the health and safety of persons residing in the area of the proposed moratorium. As it applies to the appellant’s appeal point, the issues raised regarding the possible future adoption of regulations concerning labor standards, local hire, prevailing wage, and affordable housing requirements do not reach to a level of an imminent threat to health and safety, and so, no such moratorium is warranted at this time. As such, the City cannot legally place a stay on the Project, and the Project remains consistent with the Warner Center 2035 Specific Plan.

### **3. The Project is inconsistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.**

The appellant contends the Project should not have been approved because it is inconsistent with the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan, specifically citing Objective 1-4 relating to providing “a diversity of housing opportunities capable of accommodating all persons regardless of income, age, or ethnic background.” Further, the appellant argues the Project does not comply with the Community Plan because it does not propose affordable or low-income housing units. This argument is without merit. According to the Los Angeles Municipal Code (LAMC) Section 11.5.7 C.2, the Director of Planning shall grant a Project Permit Compliance upon written findings “that the project substantially complies with the applicable regulations, findings, and standards and provisions of the specific plan.” The Director of Planning and the South Valley Area Planning Commission determined the Project to be consistent with the Warner Center 2035 Specific Plan in approving a Project Permit Compliance for the Project along with adopting associated findings.

Adding on, consistent with California Government Code Section 65454, “no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.” Therefore, upon its adoption, the Warner Center 2035 Specific Plan was deemed consistent with the City of Los Angeles’ General Plan,<sup>2</sup> which includes the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan. Therefore, the

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<sup>2</sup> The City of Los Angeles’ General Plan Land Use Element consists of 35 community plans, one for each of its community plan areas, which includes the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan. Each community plan provides established neighborhood-specific goals and implementation strategies to achieve the broad objectives detailed in the City’s General Plan.

Project is consistent with the Specific Plan as it complies with the applicable regulations of the Specific Plan. Consequently, it is thereby consistent with the Community Plan under the City's General Plan as well.

Lastly, the consistency requirements for a project with the General Plan do not require exact conformity with every stated policy. In fact, courts have expressly recognized that "no project could completely satisfy every policy stated in the [General Plan], and the State law does not impose such a requirement." (*Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 719.)

The Project is consistent with the following policies from the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan adopted August 17, 1999:

*Policy 1-1.1 Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.*

*Policy 1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.*

*Policy 1-2.2 Encourage multiple residential development in commercial zones.*

For the reasons explained, the Project is consistent with the Canoga-Park- Winnetka-Woodland Hills- West Hills Community Plan.

**4. The Project fails to adopt all mitigation measures from the Warner Center 2035 Specific Plan Program EIR.**

The appellant contends the Project failed to adopt all mitigation measures from the Warner Center 2035 Specific Plan Program EIR (Program EIR) and the Letter of Determination is required to explain why such exclusion is necessary. Consistent with CEQA Guidelines Section 15168(c)(3), which provides that lead agencies "incorporate feasible mitigation measure and alternatives development in the program EIR into later activities in the program," the Letter of Determination includes all mitigations that are applicable to the Project, and excludes those mitigation measures that are deemed infeasible either because they are not applicable to the Project because of its specific parameters or qualify as regulatory compliance measures that are applicable to the Project and provide equal to or more effective mitigation.

**5. The Project violates the California Environmental Quality Act. The WC 2035 Program EIR is insufficient.**

The Project received two environmental clearances: 1) a Statutory Exemption pursuant to California Public Resource Code Section 21155.4 and, 2) tiering off the Warner Center 2035 Specific Plan Program EIR, ENV-2008-3471-EIR, SCH No. 1990011055 pursuant to CEQA Guidelines Sections 15168 and 15162.

The Warner Center 2035 Specific Plan Program EIR was certified in 2013 and was not the subject of any legal challenge thereafter. As such, the Warner Center 2035 Program EIR, including its analysis, is conclusively presumed to comply with CEQA, pursuant to California Public Resource Code Section 21167.2. Therefore, the Warner Center 2035



Program EIR is not appealable and is not before the Los Angeles City Council. The CEQA appeal is limited to the Statutory Exemption issued for the Project.

A statutory exemption under Public Resources Code Section 21155.4 prescribes that a mixed-use development project is exempt from CEQA provided it meets all three of the following criteria: (1) the project is within a transit priority area; (2) the project implements and is consistent with a specific plan for which an environmental impact report has been certified; and, (3) the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy. However, if it is determined that an event under California Public Resource Code Section 21166 occurs after the adoption of the specific plan, the exemption will not apply until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000 of the Public Resources Code).

The South Valley Area Planning Commission determined the Project is statutorily exempt from CEQA pursuant Public Resources Code Section 21155.4 because it meets all of the Section 21155.4 criteria: it is a mixed-used development project located in a transit priority area; is consistent with the Warner Center Specific Plan Program EIR, certified on April 23, 2013, and recertified on October 23, 2013; and, is consistent with the general use designation, density, building intensity and applicable policies specific for the Project area as a part of a sustainable communities strategy, which includes the Warner Center 2035 Specific Plan area. As part of this action, the Commission adopted the associated Mitigation Monitoring Program and found none of the events specified in Public Resource Code Section 21166 have occurred and therefore, no further environmental review shall be conducted.

In addition to the Statuary Exemption, the Commission found that the Project is within the scope of the Program EIR, pursuant to CEQA Guidelines Section 15168 and 15162; and 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; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Staff recommends revising the environmental findings in the South Valley Area Planning Commission's October 19, 2020 Determination of Conditions of Approval be incorporated and reflect the Commission's action that the Project is statutory exempt from CEQA pursuant to Public Resource Code Section 21155.4 and related analysis. Toward that end, the Director's initial finding that the Project is covered within the Warner Center 2035 Specific Plan Program EIR remains the same.

*Added language is **underlined and bolded** and deleted language is ~~struck through~~.*

### **Environmental Findings**

**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.**

**As a designee of the Director of Planning, I have determined based on the whole of the administrative record, the Project is statutorily exempt from CEQA pursuant to California Public Resource Code Section 21155.4 because**

**it is a mixed-use development project located in a transit priority area; is consistent with the Warner Center Specific Plan Program EIR, certified on April 23, 2013, and recertified on October 23, 2013; and, is consistent with the general use designation, density, building intensity and applicable policies specific for the Project area as a part of a sustainable communities strategy, which includes the Warner Center 2035 Specific Plan area. Lastly, none of the events specified in California Public Resource Code Section 21166 have occurred that would require a supplemental EIR to be prepared prior to approval of the Project.**

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 Program EIR, the Program 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.

**6. The Project violates the California Environmental Quality Act. Due to the COVID-19 Crisis, the City of Los Angeles must adopt a mandatory finding of significance that the Project may cause a substantial adverse effect on human beings and mitigate COVID-19 impacts.**

COVID-19 is not regulated under the California Environmental Quality Act. On March 4, 2020, the Los Angeles City Mayor declared a local emergency and directed the Department of Emergency Operations Organization (EOO) to take necessary steps for the protection of life, health, and safety in the City of Los Angeles, effective immediately.

Furthermore, the Occupational Safety and Health Administration (OSHA)<sup>3</sup> provides resources to assist employers and workers in identifying COVID-19 exposure risks and how to take appropriate steps to prevent exposure and infection. The Department of City Planning has no jurisdiction over COVID-19 related concerns and follows all necessary safety precautions and measures directed under the Mayor and EOO.

## **CONCLUSION**

Upon careful consideration of the appellant's points, the appellant has not adequately demonstrated that the City erred or abused its discretion. The appellant has presented no new information or substantial evidence that the City has erred in its actions relative to the issued Statutory Exemption pursuant to Public Resources Code Section 21155.4. As such, the appellant's appeal points are identical to the appeal points raised in the first administrative appeal of the Director's June 18, 2020 Determination, which were considered and acted upon by the South Valley Area Planning Commission at their September 10, 2020 public hearing.

The Project complies with the applicable provisions of the Warner Center 2035 Specific Plan and is within the scope of the Warner Center 2035 Specific Plan Program EIR. The South Valley Area Planning Commission's October 19, 2020 Determination requires that the Project comply with all applicable mitigation measures and monitoring in accordance with the Program EIR, which will mitigate the Project's potential significant environmental impacts to the extent physically feasible.

As it relates to the Warner Center 2035 Specific Plan's consistency with the Canoga Park-Winnetka- Woodland Hills- West Hills Community Plan, Government Code Section 65454 provides that "no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan." The Warner Center 2035 Specific Plan was adopted on October 23, 2013 and, therefore the Specific Plan is consistent with the Canoga Park-Winnetka- Woodland Hills- West Hills Community Plan.

Consequently, the South Valley Area Planning Commission found the Project is within the scope of the Program EIR pursuant to CEQA Guidelines Section 15168 and 15162, 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; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

In addition, the South Valley Area Planning Commission determined the Project is statutorily exempt from CEQA pursuant Public Resource Code Section 21155.4 because it is a mixed-use development that is consistent with the Warner Center 2035 Specific Plan for which a Program EIR was certified on April 23, 2013, and recertified on October 23, 2013, and is consistent with the general use designation, density, building intensity and applicable policies specific for the Project area as a part of a sustainable communities strategy. The Commission also adopted the associated Mitigation Monitoring Program and found that that none of the circumstances in Public Resource Code 21166 have occurred and therefore no further environmental review shall be conducted.

Lastly, the Commission denied the appeal and sustained the Director's June 18, 2020 Determination pursuant to the LAMC Section 11.5.7.C for a Project Permit Compliance review with the Warner Center 2035 Specific Plan; and, adopted the Conditions of Approval, including Technical Modifications to Conditions of Approval No. 24 and 26, and Project Findings.

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<sup>3</sup> Please visit the Occupational Safety and Health Administration website at [www.osha.gov/coronavirus](https://www.osha.gov/coronavirus) for standards and guidance to protecting the health and safety of employees.

It is recommended that the City Council deny the appeal in full; determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resource Code Section 21155.4 and find that none of the circumstances in Public Resources Code Section 21166 have occurred and therefore no further environmental review shall be conducted.

## RECOMMENDATION

It is recommended that the Los Angeles City Council **DENY** the appeal in full, **SUSTAIN** the South Valley Area Planning Commission's October 19, 2020 Determination, and **DETERMINE** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resource Code Section 21155.4, and **FIND** that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project, **FIND**, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the Project is within the scope of the Warner Center 2035 Specific Plan Program EIR No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Program EIR"); 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; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. **FIND** that the justification provided by Mitchell M. Tsai, Attorney At Law (representing the Southwest Regional Council of Carpenters) in the appeal submitted on November 2, 2020, lacks credibility, and does not constitute evidence due to inaccurate assumptions, facts, and analysis pertaining to the subject case; and **ADOPT** DIR-2018-2713-SPP-2A, which includes the Project's Statutory Exemption from CEQA and all related CEQA Findings, including revised Environmental Findings reflecting the South Valley Area Planning Commission's action at their September 10, 2020 public meeting, and Project Entitlement Conditions of Approval and Findings.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Sheila Toni  
Associate City Planner

TF:BEL:CR:ST

## Enclosures

Exhibit A: CEQA Appeal, DIR-2018-2713-SPP-2A

Exhibit B: South Valley Area Planning Commission's October 19, 2020 Determination, DIR-2018-2713-SPP-1A

Exhibit C: Project Plans and Materials

# **Exhibit A:**

**CEQA Appeal,  
DIR-2018-2713-SPP-2A**



## APPLICATIONS:

# APPEAL APPLICATION CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Instructions and Checklist

**Related Code Section:** The Los Angeles Municipal Code (LAMC) Section 11.5.13 (Ord. No. 186,338) established the appeal procedure to the City Council for California Environmental Quality Act (CEQA) determinations.

**Purpose:** *The Appeal* - A CEQA clearance can only be appealed if a non-elected decision-making body (ZA, APC, CPC, DIR) makes a determination for a project that is not further appealable. To initiate appeal of a CEQA document this form must be completely filled out with the required materials attached and filed within 15 calendar days from the final administrative decision, of the entitlement application.

### General Information

Appealable CEQA documents:

- Certified Environmental Impact Report (EIR)
- Sustainable Communities Environmental Assessment (SCEA)
- Mitigated Negative Declaration (MND)
- Negative Declaration (ND)
- Categorical Exemption (CE)
- Sustainable Exemption (SE)

### NOTE:

- Actions not appealable include an addendum, findings made pursuant to CEQA Guidelines Section 15162, or an action in which the determination does not constitute a project under CEQA.
- All CEQA appeals are heard by the City Council.
- This form is only for the appeal of Department of City Planning determinations: All other CEQA appeals are filed with the City Clerk pursuant to the LAMC Section 197.01.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

### 1. Case Information

Environmental Case Number: ENV-2018-3471-EIR

Related Entitlement Case Number(s): DIR-2018-2713-SPP

Project Address: 21300 - 21320 Califa Street

Date of Final Entitlement Determination: 10/19/2020

The CEQA Clearance being appealed is a(n):

☐ EIR      ☐ SCEA      ☐ MND      ☐ ND      ☐ CE      ☒ SE

### 2. Appellant Identity (check all that apply)

- ☒ Representative      ☐ Property Owner      ☐ Other Person
- ☐ Applicant      ☐ Operator of the Use/Site

### 3. Appellant Information

Appellant Name: Mitchell M. Tsai

Company/Organization: MITCHELL M. TSAI, ATTORNEY AT LAW PC

Mailing Address: 155 South El Molino Avenue, Ste. 104

City: Pasadena State: CA Zip: 91101

Telephone: (626) 381-9248 E-mail: tsai.mitchell@gmail.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self      ☒ Other: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

b. Is the appeal being filed to support the original applicant's position?      ☐ Yes      ☒ No



#### 4. Representative/Agent Information

Representative/Agent name (if applicable): Mitchell M. Tsai

Company: MITCHELL M. TSAI, ATTORNEY AT LAW

Mailing Address: 155 South El Molino Avenue, Ste. 104

City: Pasadena State: CA Zip: 91101

Telephone: (626) 381-9248 E-mail: mitch@mitchtsailaw.com

#### 5. Appeal Justification

Attach a separate sheet providing your specific reasons for the appeal. Your reasons must state how you believe CEQA was incorrectly applied, providing a legal basis for the appeal.

#### 6. Applicant's Affidavit

I certify that the statements contained in this application are complete and true:

Appellant Signature: Mitchell L. Date: November 2, 2020

#### ENVIRONMENTAL APPEAL FILING REQUIREMENTS

Note: City Clerk prepares mailing list for CEQA appeals per LAMC Section 11.5.13 E.

1. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates)  
Each case being appealed is required to provide three (3) sets of the listed documents.

- ☒ Environmental Appeal Application (form CP-7840)
- ☒ Justification/Reason for Appeal
- ☒ Copies of the written Determination Letter, from the final appellate body, which must be a non-elected decision-making body

2. **Electronic Copy**

- ☒ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Environmental Appeal Application.pdf", "Justification/Reason Statement.pdf", "Final Determination Letter.pdf"). No file should exceed 9.8 MB in size.

3. **Appeal Fee**

- ☐ Original Applicant - A fee equal to 85% of the original application fee of the Environmental case; provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- ☒ Other Persons - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

P: (626) 381-9248  
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E: mitch@mitchtsailaw.com



155 South El Molino Avenue  
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Pasadena, California 91101

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## VIA ELECTRONIC FILING

November 2, 2020

CITY OF LOS ANGELES CITY COUNCIL  
JOHN FERRARO COUNCIL CHAMBER  
Room 340, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

**RE: JUSTIFICATION LETTER FOR APPEAL OF SEPTEMBER 10,  
2020 SOUTH VALLEY PLANNING COMMISSION DECISION  
REGARDING CASE NO. DIR-2018-2713-SPP; 21300 CALIFA  
STREET, ENV-2018-3471-EIR**

Dear President Martinez and Honorable Councilmembers,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenters**”), my Office is submitting these comments regarding our appeal of the City of Los Angeles’ (“**City**” or “**Lead Agency**”) South Valley Area Planning Commission’s (“**South Valley Planning Commission**” or “**Commission**”) September 10, 2020 decision to deny the Carpenter’s appeal of the June 18, 2020 Planning Director’s Determination, approving the “Warner Center 2035 Specific Plan and Warner Center 2035 Specific Plan Sign District Project Permit Compliance Review” for Case No. DIR-2018-2713-SPP, located at 21300 Califa Street (“**Project**”), and exempting the Project from environmental review under the California Environmental Quality Act, Cal. Public Resources Code section 21000 *et seq* (“**CEQA**”).

On June 18, 2020, the Director approved the Project by finding that the Project is within the scope of the Warner Center 2035 Program EIR (“**Program EIR**”), the environmental effects of the Project were covered in the Program EIR, no new environmental effects will occur, no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. (6/18/2020 LOD.)



Subsequently on July 6, 2020, the Carpenters appealed the Director’s approval of the Project to the South Valley Planning Commission. On September 10, 2020, the Commission heard the Carpenter’s appeal and voted to deny the appeal, approve the project with modification and exempt the Project from CEQA environmental review.

On October 19, 2020, the City issued a Letter of Determination (“**LOD**”) finalizing the Commission’s September 10, 2020 decision (“**10/19/2020 LOD**”). Carpenters now appeal the Commission’s September 10, 2020 decision to exempt the Project from CEQA to the City Council within 15 days of the City’s issuance of the LOD.

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a strong interest in well-ordered land use planning and addressing the environmental impacts of development projects.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v. City of Woodland* (2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the CEQA and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. PRC Sections 21092.2, and 21167(f) and Gov’t Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

**I. THE AREA PLANNING COMMISSION WAS REQUIRED TO GRANT THE APPEAL IN PART TO MODIFY CONDITIONS OF APPROVAL NOS. 24 AND 26 AS RECOMMENDED BY STAFF**

Pursuant to LAMC 11.5.7(C)(4), the Director’s Project Permit Compliance decision “shall become effective after an elapsed period of 15 calendar days from the date of mailing of the written decision, unless an appeal is filed on the decision....” (LAMC 11.5.7(C)(4).) LAMC 11.5.7(C)(6) provides that filing a timely appeal gives the Area Planning Commission with jurisdiction to consider the Director’s decision. (*Id.* at (C)(6).)

The Appeal Recommendation Report proposes modifications to the Director’s determination in response to this appeal. Since the instant appeal provides the SVPC with jurisdiction to consider this matter, it cannot modify the Director’s decision unless the SVPC grants the appeal in part. Without granting the appeal, the SVPC lacks jurisdiction to modify the Director’s decision. Appellant herein requests that the SVPC grants this appeal in part in order to make said modifications.

**II. THE PROJECT IS INCONSISTENT WITH THE WARNER CENTER 2035 PLAN AND THE LOS ANGELES MUNICIPAL CODE AND THEREFORE CANNOT BE STATUTORILY EXEMPTED FROM CEQA**

a. The Director’s Findings Under LAMC 11.5.7(C)(2) Are Unsupported.

The primary purpose of the June 18, 2020 LOD is to approve the Project with the determination that it is compliant with the Warner Center 2035 Specific Plan. Los Angeles Municipal Code (“LAMC”) 11.5.7(C)(2) requires that the Director make written findings prior to granting a Project Permit Compliance for Project in a specific plan area. The LOD then analyzes and concludes that the Project is consistent with the applicable general and specific plans, including the Warner Center 2035 Specific Plan. (*Id.* pp. 33-56.)

Specifically, before granting a Project Permit Compliance request, LAMC 11.5.7(C)(2) requires the Director to make written findings that the Project satisfies each of the following requirements:

- (a) That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and

(b) That 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

For reasons stated below, the Project is inconsistent with the Warner Center 2035 Plan and the applicable Community Plan. And as explained in full below, the City fails to adequately respond to and/or resolve each issue previously raised by Commenter's appeal.

Thus, the Director's findings under LAMC 11.5.7(C)(2) are unsupported by substantial evidence.

1. *The Project Fails to Comply with the Warner Center 2035 Plan*

(a) The Project Does Not Comply with the Specific Plan's Cultural Amenities Trust Fund Requirements

The Warner Center 2035 Plan requires that projects with values of over \$500,000.00 pay into the Warner Center Cultural Amenities Trust Fund. (Warner Center 2035 Plan at pp. 15, 43, 111.) However, the Project's Condition of Approval No. 26 original Condition of Approval merely referenced the conditional requirements. (6/18/2020 LOD, P. 13.) Since the LOD admits that this Project would exceed the \$500,000 threshold and the estimated total Cultural Amenities fee will be \$1,982,631.05, the Condition of Approval No. 26 should be revised to state that the Applicant will be assessed Cultural Amenities fees under the Specific Plan because the Project meets the \$500,000 minimum threshold. The current conditional language is confusing and ambiguous.

Instead of clarifying the Condition of Approval, the City renders it more ambiguous by revising it. The Appeal Recommendation Report revised the Condition by deleting the entirety of the prior language and replacing it with a new one. (9/10/2020 Appeal Recommendation Report, p. A-2~3.) Most glaringly, the City's revised Condition removes all language about the amount of the estimated cultural amenities fees. (*Id.*)

The revised Condition 26 still fails to provide a simple statement that the Project's valuation will exceed \$500,000 and that the Project will be required to pay cultural amenities fees, or provide on-site cultural amenities in-lieu of fees, with an estimate of how much the amount would be would clarify this Condition. Without this clarification, the Project is inconsistent with the Warner Center 2035 Specific Plan.

(b) The LOD Fails to Apply the Fees from the Mobility Fee Update

The Letter of Determination applies Mobility Fees from the 2019 table and not from the recent Mobility Fee Update, Appendix D to the Specific Plan, which was amended by Ordinance No. 186,498 (effective March 10, 2020.) (June 18, 2020 LOD, pp. 43-44.) This is wrong and must be revised to reflect the fees from the Mobility Fee Update.

The Appeal Recommendation Report proposes to revise Condition of Approval No. 24 to merely “refer to” the 2020 Mobility Fee Ordinance but still maintains that the most recent Mobility Fees from the 2020 Mobility Fee Ordinance will not apply (referring to “the final determination to pay a Mobility Fee will be calculated using the appendix D Mobility Fee Table in effect at time application was deemed complete.”). (9/10/2020 Appeal Recommendation Report, p. A-4.)

But the City’s refusal to determine the Mobility Fees at the time of approval, rather than the time of when the application was deemed complete, is wrong. Absent statutory exceptions under federal, state or local law, the City’s decision as to whether to grant land use entitlements for the Project, are subject to the legal requirements at the time of approval. (*Avco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal. 3d 785, 793; 793 [stating “the government cannot be estopped to enforce the laws in effect when the permit is issued.”]; *Alameda County Land Use Assn. v. City of Hayward* (1995) 38 Cal. App. 4th 1716, 1724 [finding that “A local legislative body cannot surrender or impair its delegated governmental power or that of successor legislative bodies either by ordinance or contract.”]; *Trancas Property Owners Assn. v. City of Malibu* (2006) 138 Cal. App. 4th 172, 181 [finding that a City cannot agree not to enforce its current land use and zoning laws, since it would amount to an abdication of a City’s “police powers.”].)

As Staff acknowledges, Condition No. 24 as stated in the Director’s Determination incorrectly states that the Warner Center 2035 Plan would be calculated “using the Appendix D Mobility Fee Table in effect at time application was deemed complete. Section 7.3.1 of the Warner Center 2035 Plan states that “[t]he Mobility Fee rate shall be based upon those rates in effect at the time of building permit issuance.”

Moreover, the modifications proposed by Staff still misstate other portions of the 2020 Mobility Fee Ordinance (Ord. No. 186,498). The 2020 Mobility Fee Ordinance

amended Warner Center 2035 Specific Plan to include that after “a maximum period of seven years following the effective date of this ordinance...the project shall be subject to the most current fee and credit rates.” (Ord. No. 186,498, section 7.3.1.) Thus, the most current fees and credit rates must apply after 7 years, i.e. March 10, 2027.

Finally, the modified language for Condition of Approval Number 24 assumes that the 2020 Mobility Fee Ordinance (Ord. No. 186,498) would still be in place at the time that the Project’s building permits would be issued and therefore unlawfully constricts the City’s legislative authority to modify the Warner Center 2035’s mobility fee provisions to apply towards projects that were deemed complete prior to March 10, 2020. Moreover, by continuing to approve projects as part of the Warner Center 2035 Plan without ensuring that the revised requirements, like the Mobility fees, will equally apply to all projects as part of the Specific Plan, the City fails to safeguard that the projects within the Specific Plan will be carried out appropriately and consistently.

Furthermore, the City applies the Mobility Fee Update inconsistently to various cases within the Warner Center 2035 Specific Plan. In another Specific Plan case, Case No. DIR-2018-3394-SPP-1A, Project Site 6366-6410 Canoga Avenue, the City refused to apply the Mobility Fee Update, effective March 10, 2020, to that case because the Letter of Determination for the case was issued on January 2, 2020, before the effective date. (Case No. DIR-2018-3394-SPP-1A, Staff Report to South Valley Area Planning Commission, A-3.) In a different Specific Plan case, Case No. DIR-2017-1708-SPP, while the City correctly applied the Mobility Fee Update to the project, the Project Applicant appealed to apply the older Mobility Fees, but the City Planning Commission at the most recent appeal hearing expressed it would require the recent fees from the Mobility Fee Update.

The Mobility Fee Update went into effect on March 10, 2020 and the LOD was issued June 18, 2020. There is no excuse for to apply an outdated Mobility Fee here and the latest Mobility Fee Update must be applied.

(c) The Project Should Be Stayed Until the City Implements City Council’s Direction to Implement Additional Labor Standards, Local Hire, Prevailing Wage, and Affordable Housing Requirements

The City has recently approved a number of changes to the Warner Center 2035 Plan, including measures to implement labor standards, local hire, prevailing wage, and affordable housing requirements (Council Files 13-0197-S4, 13-0197-S9, 13-0197-S6), all of which are currently being ignored as part of the City’s Warner Center 2035 Plan implementation process.

The City, in the Appeal Recommendation Report, rebuffs that no ordinances have been finalized regarding labor and affordable housing requirements for the Warner Center 2035 Specific Plan. (9/10/2020 Appeal Recommendation Report, p. A-6.) However, the City acknowledges that the City Council has directed the City departments and staff to draft and present an ordinance mandating affordable housing on projects within the Warner Center 2035 Specific Plan, failing to mention the other ordinances regarding local standards, hire, prevailing wage. (*Id.* [citing Council File 13-0197-S9.]

This City has dragged its feet for over 2 years in failing to implement the community benefits that were promised many years ago as part of approval of the Warner Center 2035 Plan. Now the City is approving and implementing projects within the Specific Plan without imposing any of said benefits. The City is failing its duties and the members of its community by reneging on its promises by now saying it can’t do anything about it. This is simply wrong and the City, especially the City Council, must act to rectify these very issues prior to approving any projects within the Specific Plan.

2. The Project is Inconsistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan

Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4 requires that projects “[p]rovide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.” (CPW/WHWH Community Plan, p. III-4.) However, the Project proposes zero affordable or low income housing units. Therefore, the LOD fails to establish that the Project is consistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4.

The City responds that LAMC section 11.5.7.C.2 merely requires a determination regarding compliance with the Specific Plan itself. (9/10/2020 Appeal Recommendation Report, p. A-6.) The City claims that consistency with the General Plan including the Community Plan is not a relevant issue anymore because the Specific Plan is deemed to be consistent with those plans based on the Government Code 65454's requirement that "no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan." (*Id.*, p. A-6.)

The City is wrong. LAMC section 11.5.7.C.2 also requires compliance with CEQA, which means that the Project is required to determine whether the Project will conflict with any applicable land use plan, policy or regulation. Moreover, PRC section 21094 of CEQA allows tiering off prior EIRs only if the later project is (1) consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified and (2) consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located. (PRC § 21094(b).) Therefore, the City is still required to determine the Project's consistency with the Community Plan's affordable housing requirements.

Moreover, Gov't Code section 65454 merely requires local agencies to ensure that they not adopt specific plans that are inconsistent with the general plan. It in no way goes as far as the City claims, that the adoption of a specific plan deems it to be consistent with the general plan and including the community plan.

The City must establish the Project's consistency with the Community Plan, especially its requirement to "[p]rovide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background." (Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4.)

### 3. *The Project Fails to Adopt All Mitigation Measures from the Program EIR.*

As explained in the appeal justification letter, the LOD fails to require the Project to implement all of the mitigation measures adopted by the Program EIR. (6/18/2020 LOD, pp. 16-30.) The LOD excludes the following mitigation measures: AES-5, 6, 21, 22, 23, 24, 25, 26; AQ-2, 10, 11, 12, 13, 14, 16, 17, 18; BIO-2, 4, 5; CUL-1 and 2; GEO-13; HYDRO-1, 4, 12, 13; NOI-1, 2, 8, 9; TRS-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,

61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, and 101.

As listed above, the LOD excludes 130 mitigation measures adopted by the Program EIR. And most shockingly, the LOD excludes ALL but one of the transportation/traffic mitigation measures adopted by the Program EIR (LOD only adopted TRS-100 out of a total of 101 mitigation measures). Despite excluding 130 mitigation measures from the Project, the LOD fails to explain why such exclusion was necessary. As such, the Director and the City failed to provide substantial evidence to support its decision to exclude a huge bulk of the mitigation measures adopted by the Program EIR, the only environmental document that supports this Project.

The City responds that “the Letter of Determination includes all mitigations that are applicable to the Project, and excludes those mitigation measures that are deemed infeasible either because they are not applicable to the Project because of its specific parameters or qualify as regulatory compliance measures that are applicable to the Project.” (9/10/2020 Appeal Recommendation Report, A-6.) However, the City never explained the rationale behind why it excluded certain mitigation measures from the Program EIR as “infeasible.” There is no evidence to support the exclusion of 130 mitigation measures and not applying them to the Project.

According to LAMC 11.5.7(C)(2)(b), the Director must find that the project incorporates mitigation measures to the extent physically feasible. Here, the Director’s finding that “the City has incorporated all feasible mitigation measures from the Program EIR on the Project” is unsupported and unreasonable.

## **II. THE PROJECT VIOLATES THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

### **a. The Program EIR is Insufficient**

PRC section 21094 allows a prior program EIR to be used for a later project but only if the City determines all of the following:

- (1) Consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified.
- (2) Consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located.
- (3) Not subject to Section 21166 .



As explained above, the Project must be consistent with the Warner Center 2035 Plan to rely on a prior Program EIR. (See Warner Center Regional Core Comprehensive Specific Plan EIR [ENV-2008-3471-EIR].) And for reasons explained above, the Project is inconsistent with the Warner Center 2035 Plan and the applicable Community Plan and therefore the City cannot rely on the prior Program EIR for the Project.

Moreover, the City fails to incorporate all relevant mitigation measures and fails to justify why some were excluded as infeasible. See PRC § 21094(a)(1).

Therefore, the City fails to provide substantial evidence to support its determination that the Program EIR sufficiently analyzed the environmental effects of the Project and the Project does not require any site-specific environmental review.

- b. Due to the COVID-19 Crisis, the City Must Adopt a Mandatory Finding of Significance that the Project May Cause a Substantial Adverse Effect on Human Beings and Mitigate COVID-19 Impacts

CEQA requires that an agency make a finding of significance when a Project may cause a significant adverse effect on human beings. PRC § 21083(b)(3); CEQA Guidelines § 15065(a)(4).

PRC section 21166 of CEQA requires the City to conduct supplemental environmental review under three circumstances:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The public health crisis presented by COVID-19 qualifies as substantial changes to circumstances and new information that were not known at the time the Program EIR was prepared for the Warner Center 2035 Specific Plan. The City must prepare an EIR or a supplemental Program EIR to analyze the Project's impacts on human beings due to COVID-19.

Public health risks related to construction work requires a mandatory finding of significance under CEQA. Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.<sup>1</sup>

SWRCC recommend that the City adopt additional CEQA mitigation measures to mitigate public health risks from the Project's construction activities. SWRCC requests that the City require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

The City, in its Technical Memorandum, dismiss the Commenters' request by stating that effects of the environment on a project are not subject to CEQA review, citing to *California Bldg. Indus. Assn. v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369, 378. (8/13/2020 CPC Technical Memorandum, pdf pg. 29.) However, the City is wrong because COVID-19 is not an existing environmental hazard of the Project site. And even if it were an existing condition, but it is exacerbated by the Project construction itself, putting construction workers at grave risk.

Based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

**Construction Site Design:**

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.

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<sup>1</sup> Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* <https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx>.

- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

**Testing Procedures:**

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly

notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

### **Planning**

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.<sup>2</sup>

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

### **III. CONCLUSION**

For aforementioned reasons, Commenter requests that the City grant its appeal and send the Project back to be re-analyzed and considered for its consistency with the Warner Center 2035 Plan and compliance with CEQA.

Regards,

  
\_\_\_\_\_  
Mitchell M. Tsai

Attorneys for Southwest Regional Council of Carpenters

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<sup>2</sup> See also The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVID-19 Standards for U.S. Construction Sites, available at [https://www.cpwr.com/sites/default/files/NABTU\\_CPWR\\_Standards\\_COVID-19.pdf](https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf); Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, available at [https://dpw.lacounty.gov/building-and-safety/docs/pw\\_guidelines-construction-sites.pdf](https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf).

# **Exhibit B:**

**South Valley Area Planning Commission's  
October 19, 2020 Determination,  
DIR-2018-2713-SPP-1A**



# SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

Mailing Date: **OCT 19 2020**

**CASE NO.** DIR-2018-2713-SPP-1A  
**CEQA:** ENV-2018-3471-EIR  
**Plan Area:** Canoga Park–Winnetka–Woodland Hills–West Hills

Council District: 3 - Blumenfield

**Project Site:** 21300-21320 Califa Street  
**Applicant:** Sharon Shawn Evenheim, De Soto WH, LLC c/o California Home Builders  
**Appellant:** Southwest Regional Council of Carpenters  
Representative: Mitchell M. Tsai, of Mitchell M. Tsai, Attorney at Law, P.C

At its meeting of **September 10, 2020**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of a 40,965 square-foot one-story office building on a 93,839 square-foot lot after dedications, and the construction of a two-phase, two-building project totaling 422,262 square feet. Phase 1 includes the construction of a new 230,029 square-foot, mixed-use, seven-story building that measures 85 feet and six inches in height. The building is comprised of 210,988 square feet of Residential Floor Area, a maximum of 194 dwelling units and includes 2,512 square feet divided among four Work-Live Units. Phase 1 also includes 19,041 square feet of Non-Residential Floor Area comprised of a maximum of eight hotel units, 1,764 square feet divided among four 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 provides three levels of parking, one 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 1 also includes a sign program. Phase 2 includes a 22-story, 192,233 square-foot, and 327-foot in height office building (Commercial Tower Building) with a lobby on the ground floor. The Phase 2 building also includes four levels of parking, two of which are subterranean, totaling a maximum of 234 vehicle parking spaces.

1. **Determined** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.4; Find that the Project is a mixed-use development that implements and is consistent with the applicable specific plan for which an environmental impact report has been certified (Warner Center 2035 Specific Plan Programmatic EIR, ENV-2008-3471-EIR and SCH No. 1990011055, referred to as "WC Specific Plan PEIR"), and is consistent with the general use designation, density, building intensity and applicable policies specific for the Project area as a part of a **sustainable communities strategy**; adopt the associated Mitigation Monitoring Program; and Find none of the events specified in Section 21166 have occurred and therefore no further environmental review shall be conducted; and



2. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the WC Specific Plan PEIR (ENV-2008-3471-EIR, SCH No. 1990011055), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project are covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measure from the WC Specific Plan PEIR on the Project;
3. **Denied** the appeal and **sustained** the Planning Director's Determination dated June 18, 2020 approval pursuant to Section 11.5.7.C of the Los Angeles Municipal Code for a Project Permit Compliance review with the Warner Center 2035 Specific Plan;
4. **Adopted** the attached Conditions of Approval, including the Technical Modifications; and
5. **Adopted** the attached Findings

This action was taken by the following vote:

Moved: Bishop  
Second: Dierking  
Ayes: Menedjian  
Absent: Beatty, Mather

**Vote: 3 – 0**

  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The action by the South Valley Area Planning Commission on this matter is final and effective upon the mailing date of this determination and is the final appeal procedure within the appeal structure in the City of Los Angeles.

**Notice:** An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable to a City appellate body** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings

c: Claudia Rodriquez, Senior City Planner  
Tim Fargo, City Planner  
Delia Arriaga, Planning Assistant

**CONDITIONS OF APPROVAL**

(as modified by South Valley Area Planning Commission on September 10, 2020)

This Project approval is subject to the following Conditions of Approval imposed to ensure compliance with the Warner Center 2035 Plan and is based upon the attached Findings. **In addition, the applicant shall comply with any requirements of the Department of Building and Safety (B&S), Department of Transportation (DOT), Bureau of Engineering (BOE), Urban Forestry Division of the Bureau of the Street Services (BSS), Bureau of Street Lighting (BSL), and the Department of Recreation and Parks (RAP).**

1. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Project Plans Exhibit "A" and Sign Plans Exhibit "B", dated December 16, 2019 and July 30, 2019 respectively and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization. Prior to the issuance of any building permit, except for demolition, excavation, or foundation permits for any component of this Project, detailed plans showing that component's compliance with these conditions shall be submitted for review, to the satisfaction of the Director of Planning, unless otherwise specified.

**Warner Center 2035 Specific Plan Conditions**

2. **Uses.** In compliance with Section 6.1.2.2.1 and Appendix A of the Specific Plan, uses on the Project site shall be restricted to those permitted in the Commerce District of the Specific Plan. The Project includes Work-Live Units, multiple residential dwelling units, commercial and retail uses included as permitted in Appendix A. Any use defined by Appendix A as requiring a Conditional Use Permit shall be considered under a separate application to the Department of City Planning and is not approved as part of this Project Permit Compliance Review.
3. **Intensity.** The project shall be limited to an FAR of 4.5:1 as defined by Section 4 of the Specific Plan.
4. **Permitted Development by Floor Area.** The Project shall provide a minimum of 50 percent of Non-Residential floor area and a maximum of 50 percent Residential floor area of the total floor area proposed, as defined by Section 6.1.2.2.3 and Appendix B in the Specific Plan for projects that have a FAR of 3.0:1 or greater. Since the Project square footage is 422,262 resulting in an FAR greater than 3.0:1, then the Project shall provide a minimum of 211,131 square feet of Non-Residential floor area and a maximum of 211,131 square feet of Residential floor area of the total floor area proposed.
5. **Ground Floor Limitations.** Pursuant to Section 6.1.2.2.4, the following are required:
  - a. **Residential Uses.** The Project shall not permit residential uses on the ground floor;
  - b. **Depth and Height.** Ground-floor Non-Residential development shall have a minimum depth of 25 feet from the Building Façade, and a minimum floor-to-floor height of 15 feet;



- c. **Transparency.** 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 ground floor devoted to transparent windows and/or doors. Dark tinted, reflective or opaque glazing shall not be counted towards such minimum percentage;
  - d. **Permitted Non-Habitable Uses Ancillary to Residential Use.** Ground-floor Non-Residential development may include non-habitable uses that are used in conjunction with residential uses for the Project, including but not limited to: leasing offices, community centers, entrance lobbies, gym/fitness center, residential business center, and concierge services as long as such uses comply with subsections 5(a) and 5(b);
  - e. **Parking.** Parking at the ground floor of the Project shall have:
    - i. At least 80 percent of the ground-floor frontage on any side of above-grade parking adjacent to a public street (not including an alley) or adjacent to a public open space/plaza shall be devoted to ground-floor Non-Residential development.
    - ii. A minimum of the first 12 vertical feet of the ground-level Building Façade that includes all of the following features:
      - 1. Articulation and modulation through changes in the vertical wall plane and/or a change in building material;
      - 2. Use of windows with non-reflective glazing that may be translucent but not black or mirrored glass or similar opaque glazing; and
      - 3. Integration of building entrances.
      - 4. Buffering of the street edge with landscaping, berms, or landscaped planters.
6. **Building Height.** Although all Projects within the Commerce District are permitted an unlimited building and structure height, Phase 1 of the Project shall be limited to a maximum of 85 feet and six (6) inches in height and Phase 2 of the Project shall be limited to a maximum of 327 feet in height per Exhibit "A".
7. **Street Standards – Improvements and Dedications.** Califa Street is designated as a Modified Collector Street and shall be in compliance with Table 2, which requires for the south side of the east/west section fronting the Project to be a 40-foot half right-of-way, including a 32-foot half roadway and an eight (8)-foot half sidewalk. As directed by the Bureau of Engineering, the Project shall comply with the street standards on Table 2 of the Specific Plan as follows: **(DOT/BOE/DCP)**
- a. **Dedications.**
    - i. *Califa Street:* The Project shall dedicate a variable width strip of land along the property frontage to complete a 40-foot half right-of-way in accordance with Table 1 Modified Collector Street standards of the Specific Plan. **(BOE)**

**b. Improvements**

- i. *Califa Street*: The Project shall construct additional surfacing to join the existing improvements to provide a 32-foot half roadway including asphalt pavement, integral concrete curb, 2-foot gutter and 8-foot concrete sidewalk. These improvements should suitably transition to join the existing improvements.  
**(BOE)**
- ii. *Street Trees*. The Project shall preserve to the greatest extent possible all existing Street Trees if the curb is not being relocated. As necessary, the Project shall install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Prior to the issuance of a permit for the Project, satisfactory arrangements shall be made with the Urban Forestry Division of the Bureau of Street Services for the construction of tree wells and planting of street trees along Califa Street. Note: if existing, healthy street trees are to be removed, per Appendix F, Section 7, Guideline 6, they shall be relocated in the following locations in order of preference: nearby streets, public open space and or other private project sites. All trees should be planted within the boundaries of the Plan, if feasible.  
**(BSS/DCP)**
  1. Replacement. One (1) street tree shall be replaced at a ratio of 2:1. The street tree replacement is subject to further review and approval from the Division of Urban Forestry, which may supersede this condition. A copy of the Tree Removal Permit from the Division of Urban Forestry shall be submitted to the subject case file prior to final signoff. Final landscape plans shall show these required replacement trees.
  2. Non-Protected Trees. Prior to issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. Should the applicant need the removal or planting of any tree in the public right-of-way, approval is required from the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
  3. Bonding (Tree Survival). The applicant shall 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 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. Subsequently, the original owner's protected tree bond may be exonerated.

The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence

satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

- iii. *Street Lighting.* Street lighting may be required to the satisfaction of the Bureau of Street Lighting. **(BSL).**
  - c. **Additional Requirements.** The Department of Transportation may have additional requirements for dedication and improvements. See BOE Report, dated October 24, 2018, for additional instructions regarding other improvements requested. **(DOT)**
8. **Setbacks.** The Project shall observe a front setback area of no less than 12 feet and no more than 20 feet. A minimum of 30 percent of the required setback shall be landscaped. Prior to signoff for Phase 2 (Commercial Tower Building), a revised Site Plan shall be submitted to Valley Project Planning with an appointment for review and approval to show a front setback of not less than 12 feet and no more than 20 feet for the tower building proposed in Phase 2.

9. **Publicly Accessible Open Space (PAOS).**

Based on a net site area of 93,839 square feet, the Project shall provide at least 14,076 square feet of PAOS that:

- a. may be adjacent to or interrupted by the public right-of-way, but otherwise shall be contiguous;
- b. is integrated into the overall design of the Project;
- c. is integrated with neighboring buildings or structures and any existing, or approved, PAOS, if applicable;
- d. is maintained in good condition;
- e. is open to the public from 6:00 a.m. to 10:00 p.m., seven (7) days a week. There shall be at least two (2) signs stating the hours of operation of the PAOS, including in the focal point(s). PAOS identification signage shall indicate that the PAOS is available for use by the public from 6 a.m. to 10 p.m., seven (7) days a week. Supporting documentation of signage and placement shall be submitted to the subject case file prior to final signoff and to be kept with the file for this case. This identification signage shall not be counted against a Project's signage limitation;
- f. contains a minimum of 13,680 square feet of PAOS that is open to the sky, excluding shade structures and other features or elements that are not calculated as Floor Area;
- g. contains a minimum of 50 percent of PAOS that is landscaped (based on 15,200 square feet provided, 7,600 square feet required);
- h. contains a minimum of 31 seats in the PAOS that is a ratio of no less than one (1) seat per 500 square feet of the provided PAOS. Seating shall include but not be limited to chairs, benches, and planters. Seating shall be permanent or moveable. For benches, two (2) linear feet of bench or seat-wall shall equal one (1) seat;

- i. places seating in a location that considers noontime sun and shade;
  - j. is directly accessible from Califa Street;
  - k. includes a focal point or gathering space of at least 500 square feet facing Califa Street and adjacent to where the café outdoor seating is located as depicted in Exhibit "A";
  - l. includes required setbacks required along a public way;
  - m. excludes the following uses: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit areas, sidewalks and parkways in the public right-of-way as of the date of the adoption of the Plan, and detached utility areas/pads;
  - n. includes a mix of passive and active recreational facilities designed to serve residents, employees, and visitors to Warner Center. PAOS shall include amenities for all ages such as one or more tot lots, community gardens, or other physical activity facilities to integrate shared spaces designed for gathering year-round.
10. **PAOS Covenant and Agreement.** Prior to the issuance of any building permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department binding the land for the Project and all successors. It shall include a detailed, dimensioned site plan and landscape plan demonstrating the required and provided PAOS areas to remain after the temporary PAOS changes use and a comprehensive summary table showing compliance with the regulations contained in the applicable PAOS conditions herein. It should include information regarding the ongoing maintenance and operation of the open space areas and on-going public access through easement. A copy of the Covenant and Agreement shall be submitted to the case file prior to final signoff and kept with the file for this case.
11. **Temporary PAOS.** In addition to the Specific Plan's PAOS requirements, the Project shall temporarily provide PAOS equivalent in the Phase 2 building footprint and driveway area per agreement of the applicant and the Department of City Planning. The temporary PAOS shall include a trail, dog run, play area, native planting and ground cover, natural color concrete, and 21 trees, which are not included in the replacement tree count. Additionally, to the best extent feasible, trees are encouraged to be in movable planter boxes. The temporary PAOS, which does not count toward the required PAOS, shall meet Section 6.2.2 standards until it is necessary to remove for Phase 2 construction.
12. **Park Fees and Land Dedication.** As applicable, the applicant shall provide documentation that LAMC Section 12.33 Park Fees and Land Dedication requirements were satisfactorily arranged with the Department of Recreation and Parks.

Note: Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, pursuant to Los Angeles Municipal Code (LAMC) 12.33, and issuing the fee calculation letters to applicants. RAP will also be responsible for calculating the required fees for vested projects that are not subject to a



park fee pursuant to LAMC 12.33 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017 (Quimby Fee). The Quimby Fee is calculated on a per dwelling unit basis with the per unit fee determined by the zone in which the dwelling unit is located. The application for the Project was deemed complete on December 16, 2019. **(RAP)**

### 13. **Automobile Parking**

- a. **Parking Entrances:** The driveway egress-ingress from Califa Street and at entrances to both the Phase 1 and Phase 2 parking lots shall be limited to a 20-foot width to reduce pedestrian conflicts. The driveway apron shall follow the standard DOT width.
- b. **Residential Parking.** For the Residential use, Phase 1 shall provide a minimum of 194 and a maximum of 388 Residential parking spaces. The Project shall be in substantial conformance with Exhibit A, in which 288 Residential parking spaces are provided. All Residential parking for Phase 1 shall be included in Phase 1.
- c. **Non-Residential Parking.** For the Non-Residential uses, Phase 1 shall provide a minimum of 30 and a maximum of 61 Non-Residential parking spaces, which include a minimum of six (6) spaces for Office use, a minimum of 16) spaces for Commercial use (including the café and dog spa), and exactly eight (8) spaces designated for Hotel use. Phase 2 shall provide a minimum of 193 and a maximum of 768 Non-Residential spaces, all of which will be for Office use.
- d. **Disabled Parking.** The Americans with Disabilities Act (ADA) accessible spaces associated with the Residential and Non-Residential uses shall not be calculated into the Project's total parking count for purposes of a parking maximum.
- e. **Setback Parking.** The project shall not include surface parking in any required setback.

### 14. **Bicycle Parking.**

- a. **Residential.** Phase 1 shall provide 12 short-term and 122 long-term bicycle parking spaces for Residential use, Phase 2 shall not include Residential use bicycle parking spaces.

- b. **Non-Residential.**

Phase 1 shall provide bicycle parking for Non-Residential uses that includes:

- i. At least two (2) short-term and two (2) long-term bicycle spaces for the Office use;
- ii. At least six (6) short-term and six (6) long-term bicycle parking spaces for the Commercial use (dog spa, café, retail, and fitness center);
- iii. At least two (2) short-term and two (2) long-term bicycle parking spaces for the Hotel use;

- iv. Facilities for employee showers and personal lockers at the Level 1 Fitness Area.

Phase 2 shall provide bicycle parking for Non-Residential uses that includes:

- i. At least 19 short-term and 38 long-term bicycle parking spaces for the Office use;
- ii. Facilities for employee showers and personal lockers at the Level 1 Fitness Area.

Once both Phases are complete, the Project shall provide at least 28 short-term and 46 long-term bicycle parking spaces for Non-Residential uses. The Non-Residential bicycle parking spaces shall be counted separately from Residential bicycle spaces and follow size and design regulations as outlined in the LAMC.

15. **Motorcycle, Moped, and Scooter Parking.** For Phase 1, the Project shall provide 15 Residential and three (3) Non-Residential parking spaces for motorcycles, mopeds, and scooters. For Phase 2, the Project shall provide 28 Non-Residential Motorcycle parking spaces for motorcycles, mopeds, and scooters. The Non-Residential parking spaces shall be counted separately from the Residential Motorcycle parking spaces, auto, and bicycle parking spaces.
16. **Landscape.** Prior to signoff, revised landscape and irrigation plans shall be provided to show:
  - a. Compliance with the Landscape Plan Instructions (Form CP-6730) including:
    - i. The name, address, phone number, and email address of the landscape professional who prepared the plans;
    - ii. The site address and legal description, including Arb number;
    - iii. The notation of existing and replacement street trees;
    - iv. The dimensions of all open space areas, including: yards, setbacks, building or structure height, building footprints, open space areas, landscape (planting) areas, hardscape areas, and other key features;
    - v. All plants proposed;
    - vi. Height at planting;
    - vii. Notes indicating a height of at least 35 feet and the age to maturity (maximum of 10 years) for a portion of the trees proposed;
    - viii. WUCOLS classification for all plants;
  - b. A minimum of 30 percent of the required setback areas landscaped;

- c. Trees planted at a ratio of every 30 linear feet in the setback area adjacent to the above-ground parking levels on the east, south, and west elevations;;
- d. Parking structures or that portion of building or structure used for parking at grade or above grade shall use parapet wall, railings, planter boxes, and external landscaping to minimize vehicle headlight and noise impacts on adjacent properties.
- e. The use of shrubs, climbing vines, green screen, or trees to screen blank walls and façades of each parking level to provide landscaped screening and exterior ameliorations to the walls in the following locations:
  - i. Phase 1 above-ground parking levels east, south, and west elevations at the parking level facing the PAOS;
  - ii. Phase 2, above-ground parking levels east, south, and west elevations at the parking level facing the PAOS;
- f. A minimum landscaped setback of five (5) feet shall be observed on all of the perimeters of the standalone parking structures or any portion of a building or structure used for parking at grade or above grade within the interior of a lot, and not located adjacent to an existing public street, new public or private street, or Pedestrian Adapted Pathway (PAP).
- g. On the north elevation at the Work-Live Units, landscaped setbacks with any or all of the following: walkways, porches, patio, and raised planters;
- h. All planted areas within a Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect;
- i. 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. Where overhead spray is used, heads should have low-precipitation nozzles to reduce run-off;
- j. 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. The landscape plan shall incorporate Southern California native plant species. Please refer to the Theodore Payne Foundation ([www.theodorepayne.org](http://www.theodorepayne.org) or [www.calscape.org](http://www.calscape.org)) to access their Native Plant Database;
- k. 50 percent of the trees in the third floor open space area as canopy trees that provide shade. Native, drought tolerant, species with a low Water Use Classification of Landscape Species (WUCOLS) level are preferred. Bamboo and Palm tree varieties shall not be counted toward this requirement;
- l. That the Project treats 100 percent of the 85th percentile storm and provide 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;

- m. Additionally, the Project shall use permeable paving for at least 75 percent of all hardscape areas as feasible (a statement from a geotechnical engineer may be required), and in the PAOS areas plant deciduous trees as the most effective means of providing comfortable access to sun and shade.

**17. Supplemental Urban Design Standards.**

- a. **Architecture.** For Phase 1, the Project shall provide variations in depth, accomplished with recesses, courtyards, exterior stairs, and balconies. The Project shall retain the protruding residential balconies with dimensions shown in Exhibit "A", and recessed walls on the east, south, west (facing interior courtyard) elevations. Additionally, the building shall have variations in materials, textures, and rooflines. For Phase 2, the Project shall provide a protruding geometric architectural treatment on the northwest corner of the Commercial Tower Building with gradient-colored aluminum panels that complement the building in Phase 1. The material finishes shall be in conformance with Exhibit "A".
- b. **Lighting and Security.** Prior to sign-off for Phase 2 (Commercial Tower building), revised lighting plans and elevations shall be submitted to Valley Project Planning with an appointment, for review and approval to show the 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.

- 18. LEED Silver.** Prior to Planning clearance, the Project shall submit proof that 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. (Note: the project is subject to the most current version of LEED at the time of the Planning clearance on the building permit). **(B&S/DCP)**

- 19. Green Building Ordinance.** Prior to Planning clearance, the Project shall submit evidence that it complies with the City's Green Building Ordinance No. 182,849. **(B&S/DCP)**

- 20. Solar Reflective Index (SRI).** Prior to Planning clearance, an updated roof plan shall be submitted showing the slope of the roof as having a maximum slope of 2:12, and illustrating the percentage of the roof with an SRI equal to or greater than 78 for at least 75 percent of the roof area. **(B&S)**

**21. Design Guidelines.**

- a. **Neighbor Impacts.** Pursuant to Appendix F Section 6 of the Specific Plan, prior to final signoff, the Project shall submit revised plans showing:
  - i. The location on the exterior of all mechanical equipment including the roof, with screens shielding it from public view.
  - ii. 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.

- iii. Metal surfaces on the exterior noted as having a matte finish or other finish that minimizes glare or reflection.
    - iv. Antennas and satellite dishes screened. Cable and satellite services should be provided through a single source that serves individual units throughout the entire complex through wired connections that are contained within building walls.
  - b. **Balconies.** Pursuant to Appendix F Section 6 of the Specific Plan, the balconies shall be a minimum of 50 percent transparent (e.g. either glass or a solid material with openings of 50 percent or greater) and integrate metal railing or guardrail systems.
  - c. **Towers.** For Phase 2, pursuant to Appendix F Section 6 of the Specific Plan, the Commercial Tower Building shall provide variety through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level. Additionally, highly reflective or very dark glass curtain wall system or fenestration are not permitted.
  - d. **On-Site Open Space.** Pursuant to Appendix F Section 7 of the Specific Plan, the Project shall provide adequate passive and active on-site open space to serve residents, employees, and visitors. Per Section 10, plazas and courtyards are encouraged to incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating shall be placed with consideration to noontime sun and shade; deciduous trees shall be planted as the most effective means of providing comfortable access to sun and shade. PAOS shall include amenities for all ages such as one or more tot lots, community gardens, or other physical activity facilities to integrate shared spaces designed for gathering year-round.
  - e. **Antennas and Satellites Dishes.** Per Appendix F Section 6.B.43 of the Specific Plan, antennas and satellite dishes should be screened. Cable and satellite services should be provided through a single source that serves individual units throughout the entire complex through wired connections that are contained within building walls.
22. **Site Access and Internal Circulation.** Prior to the issuance of any building permit for the Project, a site plan shall be submitted to the DOT's Valley Development Review Section (6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA) for review and approval of driveways, loading/unloading areas, parking, and internal circulation. **(DOT)**
23. **Street Lighting.** Satisfactory arrangements shall be made to guarantee the installation of street lighting facilities, if necessary and not already installed by the Bureau of Street Lighting. **(BSL)**
24. **Mobility Fee.** Per the 2020 Mobility Fee Ordinance update (Ord. No. 186,498), the final determination to pay the Project's Mobility Fee will be calculated at building permit issuance using the annually adjusted rates of the Appendix D Mobility Fee Table that are in effect for projects deemed complete prior to 3/10/2020. The Project is entitled to a credit

against the Mobility Fee for the previous use that existed on the site on January 1, 2008. The final Mobility Fee, including these credits, will be calculated after final square footage totals for the Project uses are determined through the Plan Check process by Building and Safety. (B&S/DOT)

25. **Transportation Demand Management (TDM) Options.** Prior to the issuance of any building, foundation, grading, demolition, change of use or use of land permit for the Project, the applicant and/or property owner(s) shall either a) join a Transportation Management Organization (TMO) or an equivalent organization or b) submit a Transportation Demand Management (TDM) plan to the satisfaction of the Department of Transportation. For the TMO option, proof of membership in good standing shall be required at the time of building permit clearance. For the TDM option, a TDM approved by the Department of Transportation shall be required at the time of building permit clearance. The applicant shall comply with the minimum specifications outlined in Section 7.8.1.2 of the Specific Plan, which implement the goals and objectives of each option. (DOT)
26. **Warner Center Cultural Amenities Development Fee.** Pursuant to Section 9 of the Specific Plan, if the valuation of the Project's building permit for any land use is \$500,000 or more, the applicant shall be assessed a Warner Center Cultural Amenities Development Fee at the same rate as the Citywide Arts Development Fee. All fees collected from the applicant shall be conveyed by the Department of Building and Safety to the Treasurer for deposit into the Warner Center Cultural Amenities Trust Fund (Fund 577), pursuant to Ordinance No. 184,838, which is to be administered by the Warner Center Cultural Amenities Committee per WC2035 Section 9.5. A record of such conveyance shall be provided by the applicant to the Department of City Planning following the issuance of building permit(s) and the payment of the fee. **Prior to the issuance of building permits, should the Project wish to provide on-site cultural amenities in-lieu of the fee, the cultural amenities proposed at that time shall be consistent with the Warner Center Cultural Affairs Master Plan, and be provided at a value equal to or greater than the amount of the Warner Center Cultural Amenities Development Fee. The cultural amenity or amenities consistency with the Master Plan shall be determined by the Director of Planning and approved by the Department of Cultural Affairs. If at that time there is no Master Plan with which to determine consistency with the proposed on-site cultural amenities, the Project shall pay the set fee. (B&S/DCP)"**

#### **Warner Center 2035 Plan Sign District Conditions**

27. **Sign Plans.** The Project shall be in substantial conformance with the submitted sign plans as per Condition of Approval No. 1 labeled Exhibit "A" and Exhibit "B" dated December 16, 2019 and July 30, 2019.
28. **Sign Type.** The project shall be limited to:
  - a. A maximum of one (1) Identification Sign (shown on Exhibit "B" on sheet 5) as defined by LAMC Section 14.4.2 and Section 4 of the Sign District, which shall be designed as aluminum channel letters and limited to a logo, generic type of business, or the name of the business or building, and shall not cover the exterior of windows, doors, vents, or other openings that serve occupants of a building;

- b. A maximum of five (5) Wall Signs (shown on Exhibit "B" on sheets 3, 4, 6, 7, and 8) as defined by LAMC Section 14.4.2 and counted separately from Identification Signs, which shall be designed as aluminum channel letters, and shall not cover the exterior of windows, doors, vents, or other openings that serve occupants of a building;
- c. A maximum of five (5) Information Signs (shown on Exhibit "B" on sheets 9, 10, and 11) as defined by LAMC Section 14.4.2.
- d. Any changes to signs in (a) through (d) herein shall be reviewed by the Valley Project Planning, Warner Center Unit for substantial conformance.

**29. Sign Area.** The project is allowed up to 2 square feet of Combined Sign Area for each linear square foot of street frontage. Per type of sign:

- e. The Identification Sign (shown on Exhibit "B" on sheet 5) shall be limited to a maximum of one (1) sign of 82.5 square feet (approximately 8 feet 3 inches by 10 feet).
- f. No Wall Sign shall exceed 300 square feet in area except when permitted in Identification Vertical Sign Zone 4. The Wall Signs (shown on Exhibit "B" on sheets 3, 4, 6, 7, and 8) shall be limited to one (1) sign of 5.8 square feet (5 feet 9 inches by 1 foot); one (1) sign of 5.6 square feet (5 feet 7 inches by 1 foot); one (1) sign of 12.8 square feet (6 feet 5 inches by 2 feet); and one (1) sign of 17.5 square feet (approximately 8 feet 9 inches by 2 feet) and one (1) sign of approximately 45.7 square feet (2 feet and 1 inch by 21 feet and 11 ¾ inches);
- g. The Information Signs (shown on Exhibit "B" on sheets 9, 10, and 11) shall be limited to two (2) signs of approximately 6 square feet each (2 feet by 3 feet and ½ inches), one (1) sign of approximately 2.8 square feet each (1 foot 8 inches by 1 foot 8 inches), and two (2) signs of approximately 3 square feet each (1.5 feet by 2 feet).
- h. Any changes to signs in (a) through (d) herein shall be reviewed by the Valley Project Planning, Warner Center Unit for substantial conformance.

**30. Sign Location.** The project shall have:

- a. The one (1) Identification Sign located in Vertical Sign Zone 4, within 26 feet of the absolute top of the building, (shown on Exhibit "B" on sheet 5) shall not encroach into the airspace above the building or structure. The sign shall be located on the north facing building elevation. The sign shall not cover the exterior of windows, doors, vents or other openings that serve the occupants of a building;
- b. The four (5) Wall Signs located in Vertical Sign Zone 1 (shown on Exhibit "B" on sheets 3, 4, 6, 7, and 8) shall be no higher than the top of the second story of the building on which it is placed or higher than 35 feet above grade as measured vertically, whichever is higher. The signs shall be located on the north and west building elevations. The signs shall not cover the exterior of windows, doors, vents or other openings that serve the occupants of a building. Prior to signoff, a revised Sign Plan shall be submitted to Valley Project Planning, Warner Center Unit with

an appointment, for review and approval to show the one (1) sign of approximately 45.7 square feet (site address) is no higher than the top of the second story of the building on which it is placed, or higher than 35 feet above grade as measured vertically, whichever is higher.

- c. The Information Signs in Vertical Sign Zone 1, which shall be no higher than six (6) feet and six (6) inches above the sidewalk grade or edge of roadway, grade nearest the sign.
- d. Any changes to signs in (a) through (d) herein shall be reviewed by the Valley Project Planning, Warner Center Unit for substantial conformance.

**31. Illumination.** The signs shall be internally illuminated with LED lighting and shall not be used as Digital Displays.

- e. The signs shall 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.
- f. The source of the illumination shall be shielded from public view
- g. The signage shall not use highly reflective materials.
- h. The signage shall have:
  - i. A wattage draw of 12 watts per square foot or less.
  - ii. Each be fully dimmable and controlled by a programmable timer that may adjust luminance levels according to the time of day
  - iii. A maximum total lumen output per display of 20 lumens per square foot

**32. Materials.** The materials, construction, application, location and installation of any sign shall 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.

**33. Information Signs.** Unless otherwise specified, an Information Sign shall comply with Section 14.4.7 of the LAMC.

**34. Maintenance.** All signage copy shall be properly maintained and free from damaged sign material and other unsightly conditions, including graffiti. 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. Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view. The signage copy must be replaced immediately upon tearing, ripping or peeling, or when marred or damaged by graffiti. No access platform, ladder or other service appurtenance shall be installed or attached to any sign structure. The advertising copy on existing signs that no longer serves current tenants shall be removed immediately upon tenant vacancy. Multiple temporary signs along the building walls of a facade are not permitted.



**Environmental Conditions (Addition or New Construction)**

The Warner Center 2035 Specific Plan requires the Director to impose mitigation measures on individual projects which are applicable from Appendix C of the Specific Plan. Appendix C are the list of mitigation measures from the Warner Center 2035 Specific Plan Program EIR.

- AES-1** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Director of Planning or his designee.
- AES-2** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.
- AES-3** The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to LAMC Section 91.8104.15.
- AES-4** Multiple temporary signs in the store windows and along the building walls are not permitted.
- AES-7** All signs in the SIGN DISTRICT Plan area shall meet the following criteria:
- a) The building and ground area around signs shall be properly maintained at all times. All unused mounting structures, hardware and wall perforations from any previous sign shall be removed and building surfaces shall be restored to their original condition.
  - b) All signage copy shall be properly maintained and kept free from damaged sign material and other unsightly conditions, including graffiti.
  - c) 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.
  - d) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.
  - e) The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling or when marred or damaged by graffiti.
  - f) No access platform, ladder, or other service appurtenance, visible from the sidewalk, street or public right-of-way, shall be installed or attached to any sign structure.
  - g) Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.

- AES-8** The material, construction, mounting, and adhesive methods of all proposed signage shall be subject to the approval of the Fire Department and the Department of Building and Safety.
- AES-9** All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the construction area boundaries that is improved with light sensitive uses.
- AES-10** Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
- AES-11** Lighting of individual projects shall comply with LAMC Section 93.0117. As such, lighting shall not cause more than two foot candles of lighting intensity or direct glare from the light source at any residential property.
- AES-12** All buildings, parking structures, and signage within Warner Center shall be prohibited from the using highly reflective building materials such as mirrored glass in exterior façades. Examples of commonly used non-reflective building materials include cement, plaster, concrete, metal, and non-mirrored glass, and would likely include additional materials as technology advances in the future.
- AES-13** Buildings shall not include large areas of reflective surfaces that could reflect light from signage into surrounding areas. No high brightness special effects lighting with brightness levels that shall exceed the lighting levels of permitted signage would be allowed. Buildings, signage or thematic elements shall not incorporate reflective building materials or provide a source of auto headlight-related glare in proximity to glare sensitive uses.
- AES-14** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential uses.
- AES-15** The exteriors of buildings shall be constructed of materials such as high performance tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.
- AES-15** The exteriors of buildings shall be constructed of materials such as high performance tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.
- AES-16** Prior to issuance of a building permit for signage displays, a lighting design expert shall develop plans and specifications for the proposed lighting displays, to identify maximum luminance levels for the displays. The City and lighting expert shall review and monitor the installation and testing of the displays, in order to insure compliance with all City lighting regulations and these mitigation measures
- AES-17** Each applicant (and successor) and/or its lighting design expert shall implement the following protocol to determine compliance with all City lighting regulations and these mitigation measures no later than 6 months after certificate of occupancy: a) A representative testing site shall be established on or next to those light sensitive receptors that have the greatest exposure to signage lighting on each facades of a development. b) A light meter mounted to a tripod at eye level, facing project buildings, should be calibrated and measurements should be taken to determine ambient light levels with the sign on. c) An opaque object (a board) should be used to block out the

view of the sign from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading should be taken to determine the ambient light levels with the sign off. d) The difference between the two would be the amount of light the sign casts onto the sensitive receptor. e) An alternate acceptable method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage. This method takes more coordination, but is more accurate.

**AES-18** All displays shall have a wattage draw not to exceed 12 watts/sq. ft. to meet Title 24 2008 requirements.

**AES-19** All displays 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. Displays shall also include an automatic light level meter, with the intensity of the illumination not to exceed 0.3 footcandles above ambient light levels, in addition to the other illumination restrictions of these mitigations.

**AES-20** All displays shall have a maximum total lumen output of no more than 20 lumens per square foot.

**AES-27** Each applicant (or successors as appropriate) shall submit a conceptual signage and lighting design plan to the Department of City Planning to establish lighting standards and guidelines.

**AES-28** As applicable, individual discretionary projects will conduct further site-specific analysis to determine whether adjacent sensitive uses could be impacted by proposed structures. The City shall require that proposed structures be designed to minimize shade/shadow impacts to sensitive uses to the extent reasonable and feasible.

**AQ-1** During the project's construction, the applicant (or successors as appropriate) shall use soil binders on soils exposed for extended periods of time (more than two weeks) to reduce fugitive dust. In addition the project is required to include the following measures *as applicable and feasible*:

- a) Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- b) Provide dedicated turn lanes for movement of construction trucks and equipment, on-and off-site.
- c) Reroute construction trucks away from congested streets or sensitive receptor areas. Ongoing monitoring of construction activities by project applicants required as condition of project permit.
- d) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
- e) Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.

- f) Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113s.
- g) Construct or build with materials that do not require painting.
- h) Require the use of pre-painted construction materials.
- i) Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).
- j) During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher, according to the following:
  - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
  - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
  - Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean-up of off-road diesel vehicles, such as heavy-duty construction equipment. More information on this program can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>.
- k) Other measures as applicable on a project by project basis and as may be recommended by SCAQMD on their web site or elsewhere: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html).

Ground cover shall be reestablished on construction sites through seeding and watering on completion of construction (or if sites are to remain undeveloped for more than a year).

- AQ-3** Trucks leaving the construction site shall be washed to reduce track-out dirt and dust.
- AQ-4** The applicant (or successors as appropriate) shall provide rideshare and transit incentives to construction personnel.
- AQ-5** The applicant (or successors as appropriate) shall configure construction parking to minimize interference with traffic lanes.
- AQ-6** The applicant (or successors as appropriate) shall minimize the obstruction of through-traffic in the vicinity of construction sites.



- AQ-7** The applicant (or successors as appropriate) shall use flag people during construction to guide traffic properly.
- AQ-8** Construction activities that could affect roadways shall be scheduled for off- peak periods.
- AQ-9** The applicant (or successors as appropriate) shall ensure that construction vehicles avoid, to the extent feasible, travel on streets immediately adjacent to Canoga Park High School, Woodland Hills Academy Middle School and Hart Elementary School throughout the construction phase of each project to reduce potentially significant project-specific and cumulative construction-related air quality impacts. The applicant shall work with the Los Angeles Department of Building and Safety Grading Division to ensure that haul routes are designed to comply with this measure.
- AQ-15** If the project were to identify potential significant interior air quality impacts at any school the developer shall provide funding (into the Warner Center Air Quality Trust Fund) for the replacement of air filters at the affected school site. Further, the applicant (or successors as appropriate) shall contribute a fair share to fund air conditioners at the school to the extent that air conditioners are not present and/or are in need of replacement.
- AQ-19** Goods movement in to and out of the WCRCCSP area be scheduled for off-peak periods.
- AQ-20** The City shall promote efficient parking management; as parking demand decreases (as anticipated with smart growth).
- AQ-21** Any new or replacement streetlights shall use energy-efficient lighting.
- AQ-22** All landscaping installed as part of the project shall be drought tolerant to reduce water consumption and provide passive solar benefits.
- BIO-1** Any development on the project site shall avoid the disturbance of any nests protected by the Migratory Bird Treaty Act: If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project shall implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:
- a) No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
  - b) If active nests are found during preconstruction surveys, the project shall create a no disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during

coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

- c) If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

- BIO-3** For development in the Specific Plan area the applicant is required to replace the loss of any protected trees in accordance with the Los Angeles Protected Tree Ordinance: Replace all on-site trees to ensure continuation of the urban forest. The applicant shall also replace all nonnative trees 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. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.
- CUL-3** Archaeological monitoring shall be required, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.
- CUL-4** If cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures are implemented.
- CUL-5** If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.
- CUL-6** A qualified paleontological monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontological monitor shall retain the option to reduce monitoring if, in his/her professional opinion, potentially fossiliferous units, are

not found to be present or, if present, are determined by qualified paleontological personnel to have low potential to contain fossil resources.

- GEO-1** The project shall prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.
- GEO-2** The project shall be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.
- GEO-3** Unless otherwise specified by the City of Los Angeles, the project shall demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.
- GEO-4** The project shall comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure GEO-3), prior to issuance of a grading permit for the project:
- Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer for each project shall review and approve project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.
  - Prior to the commencement of grading activities, a qualified geotechnical engineer and engineering geologist shall be employed for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety.
  - On each project, during construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Superintendent of Building and Safety.
  - Any recommendations prepared by the consulting geologist and/or soils engineer for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project.
  - Grading and excavation activities shall be undertaken in compliance with all relevant



requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.

- GEO-5** The project shall conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
- GEO-6** The seismic design for structures and foundations shall comply with the parameters outlined in the 2013 California Building Code as designated for site-specific soil conditions.
- GEO-7** The project shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Los Angeles Municipal Code and California Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.
- GEO-8** The structural design of each building shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.
- GEO-9** The applicant (or successors as appropriate) shall be required during inclement periods of the year, when rain is threatening (between December 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), to provide an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.
- GEO-10** Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Department of Building and Safety in to every project within the Specific Plan area. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.
- GEO-11** If temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.
- GEO-12** Provisions shall be made for adequate surface drainage away from areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.
- HAZ-1** The applicant (or successors as appropriate) shall conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measures for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint.
- HAZ-2** The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and

implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate).

- HAZ-3** The project applicant and/or contractor shall ensure that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a public or private K-12 school.
- HAZ-4** The project applicant and/or contractor shall coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.
- HAZ-5** Any construction site and/or permanent facility storing hazardous materials shall comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.
- HYDRO-2** The structural design of individual projects shall be modified when possible to avoid the need for a permanent dewatering system. When a permanent dewatering system is necessary, one or more of the following measures as per the Department of Building and Safety shall be followed:
- Pumping water to a beneficial use on site (landscaping, decorative fountains or lakes, toilet flushing, cooling towers); or
  - Returning water to the groundwater basin by an injection well.
- HYDRO-3** Sufficient area shall be available 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.
- HYDRO-5** Runoff from parking lots shall be treated, as required by SUSMP regulations, prior to discharging into existing storm drain systems.
- HYDRO-6** All wastes from construction shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- HYDRO-7** Leaks, drips, and spills be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- HYDRO-8** Material spills are prohibited from being hosed down on the pavement. Dry cleanup methods shall be required wherever possible.
- HYDRO-9** All dumpsters shall be properly covered and maintained, including immediate emptying when full. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting.
- HYDRO-10** Where project truck traffic is frequent, gravel approaches and dirt tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets.

- HYDRO-11** All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills.
- NOI-3** All construction activities shall be restricted to hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No noise-generating construction activities shall take be allowed on Sundays or national holidays.
- NOI-4** Noise-generating construction equipment shall be equipped with the most effective state-of-the-art noise control devices, i.e., mufflers, lagging, or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- NOI-5** The project shall use effective temporary noise barriers to be used and relocated, as needed, to block line-of-sight (sound) between the construction equipment and any noise-sensitive receptors within 500 feet of a construction site.
- NOI-6** Truck deliveries and haul routes, to the extent feasible, shall be directed away from the three LAUSD schools in the vicinity of Warner Center and not access construction sites from De Soto Avenue, along the lot line of Woodland Hills Academy Middle School or from Topanga Canyon Boulevard and Vanowen Street along the lot line of Canoga Park High School, or use Variel north of Warner Center to access project sites in Warner Center.
- NOI-7** The applicant shall notify schools in advance of construction activities. The construction manager's (or representative's) telephone number shall be provided with the notification so that each school may communicate any concerns.
- PS-1** The applicant shall coordinate with the Fire Department as appropriate to ensure that adequate fire protection service levels shall be maintained through the addition of personnel and facilities as necessary to meet anticipated demand, and, where appropriate, through project-specific on-site features that reduce the demand for such personnel and facilities.
- PS-2** Applicants shall submit for review and approval all future project plans to the LAFD to ensure that all new structures would comply with current fire codes and LAFD requirements.
- PS-3** Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.
- PS-4** The applicant shall consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of each project.
- PS-5** Project plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of the project.
- PS-6** Fire hydrants shall be installed as appropriate that shall be fully operational and



- accepted by the Fire Department prior to any building construction above grade.
- PS-7** Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to the issuance of a building permit.
- PS-8** During the construction phase of each project, emergency access shall remain clear and unobstructed.
- PS-9** The project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan of the City of Los Angeles.
- PS-10** All project access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- PS-11** The applicant (or successors as appropriate) shall be required to provide a Fire Flow analysis. The purpose of the analysis will be to determine whether the proposed public water system could deliver required fire flows to the public fire hydrants located in the area. Should fire flow be found to be inadequate each applicant shall be required to comply with the requirements of LADWP (including construction of additional water supply lines within the Specific Plan area, payment of a fee to cover fair share costs and/or other measures as deemed necessary by LADWP and/or LAFD) to ensure adequate fire flow.
- PS-12** During project construction, the applicant shall implement security measures including security fencing, lighting, locked entry, and security patrol on the site.
- PS-13** During project construction, the applicant shall provide adequate through access and emergency access to adjacent uses as necessary.
- PS-14** The applicant shall consult with the Police Department and comply with recommended security features for each construction site, including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.
- PS-15** Adequate police protection levels shall be maintained in Warner Center through provision of personnel and facilities, and, where appropriate, through project-specific on-site monitor who shall complete and submit reports documenting compliance to DCP.
- PS-16** The applicant shall consult with the LAPD Crime Prevention Unit regarding crime prevention features appropriate for the design of the project and subsequently, shall submit plot plans for review and comment. The plans shall incorporate design guidelines relative to security and semi-public and private spaces which may include but not be limited to access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well-illuminated public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provisions of security guard patrol if need. These measures shall be approved by

the LAPD prior to the issuance of building permits.

- PS-17** Upon completion of each project, the applicant shall provide the local Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.
- PS-18** The applicant shall provide project plans to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the project. Any additional design features identified by the LAPD Crime Prevention Unit shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.
- PS-19** The project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, secured parking facilities, walls/fences with key systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas and provision of security guard patrol throughout the project site if needed.
- PS-20** Prior to issuance of a building permit, the project developer shall pay to the LAUSD the prevailing State Department of Education Development Fee to the extent allowed by State law. School fees exacted from residential and commercial uses would help fund necessary school service and facilities improvements to accommodate anticipated population and school enrollment within the LAUSD service area, and would allow for the LAUSD to allocate these funds as they deem necessary.
- PS-21** The project shall comply with the open space regulations of the Specific Plan and, for projects that involve a residential subdivision, also undertake one of the following: (1) dedicate additional parkland to meet the requirements of Los Angeles Municipal Code Section 17.12; (2) pay in-lieu fees for any land dedication requirement shortfall; or (3) provide on-site improvements equivalent in value to said in lieu fees. If any fees are collected, they should be spent within the Specific Plan area including for example within opportunity areas along the Los Angeles River.
- PS-22** The project shall offset the burden on the existing libraries through one of the following: (1) payment of a fee based on an established nexus between the new development, demand and the need for additional personnel and facilities; (2) provision of on-site facilities commensurate with the demand generated; or (3) some combination of the foregoing. If any fees are collected, they should be spent within the Specific Plan area.
- TR-100** The applicant shall be required to develop and, if necessary, implement a construction traffic management plan, subject to DOT approval. The construction traffic management plan will identify potential interim construction impacts and mitigation measures.
- U-1** The applicant shall coordinate with the Department of Public Works, Bureau of Sanitation in order to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. In coordination with the Bureau of Engineering, each Applicant/Contractor shall be required to identify specific on- and off-site improvements needed to ensure that impacts related to wastewater conveyance capacity are addressed prior to issuance of plans. Sewer capacity clearance from the Department of Public Works will be required at the time that

a sewer connection permit application is submitted.

- U-2:** The applicant shall coordinate with the City of Los Angeles Department of Water and Power (LADWP) in order to ensure that existing and/or planned water supply and water conveyance facilities are capable of meeting water demand/pressure requirements. (In accordance with State Law, a Water Supply Assessment shall be required for projects that meet the size requirements specified in the regulations.) In coordination with the LADWP, each applicant will identify specific on- and off-site improvements needed to ensure that impacts related to water supply and conveyance demand/pressure requirements are addressed prior to issuance of a certificate of occupancy. Water supply and conveyance demand/pressure clearance from the LADWP will be required at the time that a water connection permit application is submitted.
- U-3** The applicant shall coordinate with the City of Los Angeles Fire Department and Building Safety Department in order to ensure that existing and/or planned fire hydrants are capable of meeting fire flow demand/pressure requirements. The issuance of building permits will be dependent upon submission, review, approval, and testing of fire flow demand and pressure requirements, as established by the City of Los Angeles Fire Department and Building Safety Department prior to occupancy.
- U-4** The applicant shall implement water conservation measures in new development that shall include but not be limited to the following:
- Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush.
  - High-efficiency urinals (0.125 gallons per flush or less, includes waterless)
  - Restroom faucet flow rate of 1.5 gallons per minute or less
  - Public restroom faucet flow rate of 0.5 gallons per minute or less and self-closing
  - Showerhead flow rate of 2.0 gallons per minute or less
  - Limit of one showerhead per shower stall
  - High efficiency clothes washers (water factor of 4.0 or less)
  - High efficiency dishwashers (Energy Star rated)
  - Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible
  - Cooling towers must be operated at a minimum of 5.5 cycles of concentration
  - Install on-site water recycling as feasible
  - Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary)
  - Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines)



- Irrigation shall include: Weather-based irrigation controller with rain shutoff; Flow sensor and master valve shutoff (for large landscaped areas); Matched precipitation (flow) rates for sprinkler heads; Drip/microspray/subsurface irrigation where appropriate; Minimum irrigation system distribution uniformity of 75 percent; Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and Use of landscape contouring to minimize precipitation runoff
- U-5** Prior to the issuance of a building permit, the applicant shall consult with LADWP to identify feasible and reasonable measures to reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available in Warner Center), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.
- U-6** The project shall incorporate Phase I of the City of Los Angeles Emergency Water Conservation Plan including prohibiting hose watering of driveways and associated walkways; requiring decorative fountains to use recycled water, and repairing water leaks in a timely manner.
- U-7** The project shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.
- U-8** Automatic sprinkler systems shall be installed to irrigate landscaping during morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.
- U-9** Prior to issuance of building permits, the applicant shall pay any appropriate fees imposed by the Building and Safety Department. A percentage of building permit fees is contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.
- U-10** Development within Warner Center must remain within Citywide water budgets established by LADWP. As required by LADWP projects may be required to provide for new water supply through a combination of water conservation (on and potentially off-site) and recycled water, such that the net increase in water demand (not including demand for recycled water) from Warner Center does not exceed the calculated demand anticipated for the City and/or Warner Center as appropriate and as documented in the City's most recent Urban Water Management Plan.
- U-11** Any pumping and discharge or disposal of groundwater is considered to be a consumptive use. Any pumping of groundwater shall be reported to the Watermaster and LADWP shall be compensated for any loss of groundwater. In addition, reasonable efforts shall be used by project applicants to beneficially use any extracted groundwater (for example cooling or irrigation).

- U-12** The project shall recycle and/or salvage at least 75 percent of non-hazardous construction and demolition debris, and each applicant shall prepare a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled shall be developed and implemented. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout.
- U-13** The project shall institute a recycling program to reduce the volume of solid waste going to landfills in compliance with the City's current goal of a 62 percent reduction in the amount of waste going to landfills, with the 2020 goal of a 70 percent reduction of waste going to landfills. Additionally, recycling bins shall be provided at appropriate locations on each site to promote recycling. The project shall comply with the City's standard requirement that, all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more, are required to set aside a recycling area or room for on-site recycling activities.
- U-14** The applicant shall coordinate with the City of Los Angeles' Department of Water and Power in order to ensure that existing and/or planned electrical facilities are capable of meeting electrical demand requirements. In coordination with the Department of Water and Power, the applicant will be required to identify specific on- and off-site improvements needed to ensure that impacts related to electrical facility requirements are addressed prior to operation. Electrical facility design clearance from the LADWP will be required as established by the LADWP.
- U-15** The applicant shall, during the design process, consult with the Department of Water and Power, Energy Services Subsection and the Southern California Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures.
- U-16** The applicant shall coordinate with the Gas Company in order to ensure that existing and/or planned natural gas facilities are capable of meeting natural gas demand requirements. In coordination with the Gas Company, the applicant will identify specific on- and off-site improvements needed to ensure that impacts related to natural gas facility requirements are addressed prior to operation. Natural gas facility design clearance from the Gas Company will be required as established by the Gas Company.

#### **Administrative Conditions**

1. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
2. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

3. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
4. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
5. **Covenant and Agreement.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.
6. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
7. **Expiration.** In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
8. **Indemnification and Reimbursement Of Litigation Costs.** Applicant shall do all of the following:
  - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The



initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## 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 pattern 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.

# **Exhibit C:**

## **Project Plans and Materials**



# CALIFA STREET MIXED-USE

21300 CALIFA STREET, WOODLAND HILLS, CA 91367

EXHIBIT "A"

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NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS

PROJECT # 18002 | DATE: 12.16.2019

EPTDESIGN





CALIFA MIXED-USE				5-STORY TYPE IIIA OVER 3-STORY TYPE IA & 22 STORY TYPE 1A TOWER			
ZONING - SITE DATA & OVERVIEW							
ZONING INFORMATION		WARNER CENTER 2035 SPECIFIC PLAN - COMMERCE DISTRICT					
ADDRESS		21300 CALIFA STREET, WOODLAND HILLS, CA 91367					
ASSESSOR PARCEL NUMBER (APN)		2149002017					
EXISTING COVENANTS		NONE					
PROPOSED F.A.R.		4.49					
PROPOSED DU/AC (GROSS AC)		88.5 DU/AC					
ZONING - FLOOR AREA RATIO							
FLOOR AREA DEFINITION PER ZONING:		THE AREA IN SQUARE FEET CONFINED WITHIN EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.					
GROSS SITE AREA				NET SITE AREA			
99,497 SF		2.28 ACRE		93,839 SF		2.15 ACRE	
PHASE 1 - TOTAL GROSS FLOOR AREA (PER ZONING CODE)							
LEVEL				AREA			
LEVEL P1				0 SF			
LEVEL 1				18,892 SF			
LEVEL 2				21,258 SF			
LEVEL 3				38,283 SF			
LEVEL 4				37,904 SF			
LEVEL 5				37,904 SF			
LEVEL 6				37,904 SF			
LEVEL 7				37,904 SF			
PHASE 1 - TOTAL GROSS FLOOR AREA				230,029 SF			
PHASE 2 (OFFICE TOWER) - TOTAL GROSS FLOOR AREA (PER ZONING CODE)							
LEVEL				AREA			
LEVEL P1 & P2				0 SF			
LEVEL 1				2,633 SF			
LEVEL 2				0 SF			
LEVELS 3-22				189,800 SF			
PHASE 2 (OFFICE TOWER) - TOTAL GROSS FLOOR AREA				192,233 SF			
PHASE 1 + PHASE 2 - TOTAL GROSS FLOOR AREA				422,262 SF			
MINIMUM NON-RESIDENTIAL REQUIRED FOR 3.0 FAR (50% OF TOTAL GROSS FLOOR AREA)				PROVIDED NON-RESIDENTIAL			
211,131 SF				211,274 SF			
MAXIMUM RESIDENTIAL REQUIRED FOR 3.0 FAR (50% OF TOTAL GROSS FLOOR AREA)				PROVIDED RESIDENTIAL*			
211,131 SF				210,988 SF			
*SEE TABLE "PHASE 1 - PROVIDED RESIDENTIAL GROSS FLOOR AREA DATA" FOR CALCULATION							
TOTAL GROSS FLOOR AREA / NET SITE AREA				FLOOR AREA RATIO			
422,262 SF / 93,839 SF =				4.49			

PHASE 1 - NON-RESIDENTIAL DATA					
USE			AREA		
COMMERCIAL (LEVEL 1)			1,744 SF		
CAFE (LEVEL 1)			1,743 SF		
LEASING OFFICE (LEVEL 1)			3,545 SF		
FITNESS (LEVEL 1)			4,237 SF		
DOG SPA (LEVEL 1)			275 SF		
LIVE-WORK OFFICES (LEVEL 1)			1,764 SF		
HOTEL UNITS (LEVELS 1 AND 2) TOTAL 8			5,733 SF		
TOTAL NON-RESIDENTIAL			19,041 SF		

PHASE 1 - RESIDENTIAL DATA					
UNIT TYPE	SIZE	COUNT	TOTAL SF	MIX	REQ'D PARKING
1 BEDROOM (STUDIO S1)	569 SF	24	13,656 SF	12%	24
1 BEDROOM (A1)	662 SF	40	26,480 SF	21%	40
1 BEDROOM (A2)	724 SF	6	4,344 SF	3%	6
1 BEDROOM (A2-1)	782 SF	18	14,076 SF	9%	18
1 BEDROOM (A2-2)	714 SF	6	4,284 SF	3%	6
1 BEDROOM (A3)	761 SF	7	5,327 SF	4%	7
1 BEDROOM (A4)	829 SF	5	4,145 SF	3%	5
1 BEDROOM (A5)	833 SF	15	12,495 SF	8%	15
1 BEDROOM (LIVE/WORK #1)	628 SF	4	2,512 SF	2%	4
2 BEDROOM (B1)	982 SF	41	40,262 SF	21%	41
2 BEDROOM (B2)	1,110 SF	23	25,530 SF	12%	23
2 BEDROOM (B3)	1,230 SF	5	6,150 SF	3%	5
TOTAL RESIDENTIAL UNITS		194	159,261 SF	100%	194
TOTAL STUDIO UNITS		24	13,656 SF	12%	
TOTAL 1 BEDROOM UNITS		101	73,663 SF	52%	
TOTAL 2 BEDROOM UNITS		69	65,792 SF	36%	
AVERAGE UNIT SIZE		821 SF			

PHASE 1 - RESIDENTIAL AMENITIES DATA	
USE	AREA
CLUB/LOUNGE (LEVEL 2)	2,770 SF
CLUB/LOUNGE PATIO (LEVEL 2)	494 SF
MEDIA (LEVEL 2)	847 SF
CLUB/LOUNGE (LEVEL 3)	2,320 SF
ROOF TERRACE 1 (LEVEL 3)	2,010 SF
TOTAL RESIDENTIAL AMENITIES AREA	8,441 SF

PHASE 1 - PROVIDED RESIDENTIAL GROSS FLOOR AREA DATA	
USE	AREA
RESIDENTIAL UNITS	159,261 SF
RESIDENTIAL AMENITIES AREA	8,441 SF
COVERED RESIDENTIAL CORRIDORS, DECKS AND PATIOS	43,288 SF
TOTAL RESIDENTIAL AREA	210,988 SF

PHASE 1 - REQUIRED VEHICLE PARKING DATA				
REQUIRED NON-RESIDENTIAL PARKING				
USE	PARKING FACTOR		REQUIRED PARKING	
	MIN	MAX	MIN	MAX
OFFICES	1 PER 1,000 SF	4 PER 1,000 SF	5	21
COMMERCIAL / CAFÉ / DOG SPA	2 PER 1,000 SF	4 PER 1,000 SF	8	15
FITNESS	2 PER 1,000 SF	4 PER 1,000 SF	8	17
HOTEL UNITS	1 PER UNIT		8	8
STANDARD NON-RESIDENTIAL PARKING REQUIRED (WARNER CENTER 2035 PLAN)		MINIMUM	29	
		MAXIMUM	61	
ACCESSIBLE NON-RESIDENTIAL PARKING REQUIRED (CBC 2016 TABLE 11B-208.2)		1		

REQUIRED RESIDENTIAL PARKING	
STANDARD RESIDENTIAL PARKING REQUIRED (WARNER CENTER 2035 PLAN)	194
ACCESSIBLE RESIDENTIAL PARKING REQUIRED (CBC 2016 SECTION 1109A.3)	5

PHASE 1 - PROVIDED VEHICLE PARKING DATA (5% OF PARKING SPACES TO BE DESIGNATED FOR ELECTRICAL CHARGING OUTLETS PER WCSF)			
PROVIDED NON-RESIDENTIAL PARKING			
LEVEL	TYPE	PROVIDED PARKING	TOTAL
LEVEL 1	STANDARD	23	29
	COMPACT	5	
	TANDEM	0	
	ACCESSIBLE	1	
TOTAL NON-RESIDENTIAL PARKING PROVIDED			29

PROVIDED RESIDENTIAL PARKING			
LEVEL	TYPE	PROVIDED PARKING	TOTAL
LEVEL P1	STANDARD	51	165
	COMPACT	8	
	TANDEM	106	
	ACCESSIBLE	2	
LEVEL 1	STANDARD	4	53
	COMPACT	0	
	TANDEM	48	
	ACCESSIBLE	1	
LEVEL 2	STANDARD	40	70
	COMPACT	6	
	TANDEM	22	
	ACCESSIBLE	2	
TOTAL RESIDENTIAL PARKING PROVIDED			288

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PROJECT DATA



PHASE 2 (OFFICE TOWER) - REQUIRED VEHICLE PARKING DATA				
REQUIRED NON-RESIDENTIAL PARKING				
USE	PARKING FACTOR		REQUIRED PARKING	
	MIN	MAX	MIN	MAX
OFFICES	1 PER 1,000 SF	4 PER 1,000 SF	192	769
STANDARD NON-RESIDENTIAL PARKING REQUIRED (WARNER CENTER 2035 PLAN)			MINIMUM	192
ACCESSIBLE NON-RESIDENTIAL PARKING REQUIRED (CBC 2016 TABLE 11B-208.2)			MAXIMUM	769
			7	

PHASE 2 (OFFICE TOWER) - PROVIDED VEHICLE PARKING DATA (5% OF PARKING SPACES TO BE DESIGNATED FOR ELECTRICAL CHARGING OUTLETS PER WCSP)			
PROVIDED NON-RESIDENTIAL PARKING			
LEVEL	TYPE	PROVIDED PARKING	TOTAL
LEVEL P2	STANDARD	78	234
LEVEL P1	STANDARD	74	
LEVEL 1	STANDARD	30	
LEVEL 2	STANDARD	52	
TOTAL NON-RESIDENTIAL PARKING PROVIDED			234

PHASE 1 + PHASE 2 (OFFICE TOWER) - GRAND TOTAL VEHICLE PARKING PROVIDED	
NON-RESIDENTIAL	263
RESIDENTIAL	288

TYPE	TOTAL PROVIDED PARKING BY TYPE
STANDARD	345
COMPACT	17
TANDEM	179
ACCESSIBLE	13
PHASE 1 + PHASE 2 (OFFICE TOWER) - TOTAL PROVIDED PARKING	
551	

PHASE 1 - REQUIRED BICYCLE PARKING DATA		
REQUIRED RESIDENTIAL BICYCLE PARKING - LAMC TABLE 12.21 A.16 (a)(1)(i)		
LONG TERM (INCLUDES 2 SPACES FOR HOTEL UNITS)		124
SHORT TERM (INCLUDES 2 SPACES FOR HOTEL UNITS)		14
REQUIRED NON-RESIDENTIAL BICYCLE PARKING - LAMC TABLE 12.21 A.16 (a)(2)		
LONG TERM	OFFICE (1 PER 5,000 SF)	2
	COMMERCIAL/ DOG SPA (1 PER 2,000 SF)	2
	CAFE (1 PER 2,000 SF)	2
	FITNESS (1 PER 2,000 SF)	2
TOTAL		8
SHORT TERM	OFFICE (1 PER 10,000 SF)	2
	COMMERCIAL/ DOG SPA (1 PER 2,000 SF)	2
	CAFE (1 PER 2,000 SF)	2
	FITNESS (1 PER 2,000 SF)	2
TOTAL		8

PHASE 1 - PROVIDED BICYCLE PARKING DATA		
ON-SITE CHANGING / SHOWER FACILITIES FOR EMPLOYEES PROVIDED AT LEVEL 1 FITNESS		
PROVIDED RESIDENTIAL BICYCLE PARKING		
LONG-TERM (LEVEL P1)		124
SHORT-TERM (LEVEL 1)		14
PROVIDED NON-RESIDENTIAL BICYCLE PARKING		
LONG-TERM (LEVEL 1)		8
SHORT-TERM (LEVEL 1)		8

PHASE 2 (OFFICE TOWER) - REQUIRED BICYCLE PARKING DATA		
REQUIRED NON-RESIDENTIAL BICYCLE PARKING		
LONG TERM	OFFICE (1 PER 5,000 SF)	38
SHORT TERM	OFFICE (1 PER 10,000 SF)	19
TOTAL		57

PHASE 2 (OFFICE TOWER) - PROVIDED BICYCLE PARKING DATA		
ON-SITE CHANGING / SHOWER FACILITIES FOR EMPLOYEES PROVIDED AT LEVEL 1 FITNESS		
PROVIDED NON-RESIDENTIAL BICYCLE PARKING		
LONG-TERM (LEVEL 1)		38
SHORT-TERM (LEVEL 1)		20

PHASE 1 + PHASE 2 (OFFICE TOWER) - GRAND TOTAL BICYCLE PARKING PROVIDED	
NON-RESIDENTIAL	74
RESIDENTIAL	138

PHASE 1 + PHASE 2 (OFFICE TOWER) - TOTAL BICYCLE PARKING	212
--	-----

PHASE 1 - REQUIRED RESIDENTIAL MOTORCYCLE / SCOOTER PARKING	
REQUIRED RESIDENTIAL MOTORCYCLE PARKING (5% OF BUILDING OCCUPANTS BASED ON 1.5 PERSONS PER DWELLING UNIT)	
BUILDING OCCUPANTS PER WCSP (202 X 1.5)	303
REQUIRED MOTORCYCLE / SCOOTER PARKING (5% OF OCCUPANTS)	16
PHASE 1 - REQUIRED NON-RESIDENTIAL MOTORCYCLE PARKING	
REQUIRED NON-RESIDENTIAL MOTORCYCLE PARKING (5% OF BUILDING OCCUPANTS BASED ON 1 EMPLOYEE PER 350 SF FLOOR AREA)	
BUILDING OCCUPANTS PER WCSP (13,033 SF QUALIFYING AREA/ 350 SF)	38
REQUIRED MOTORCYCLE / SCOOTER PARKING (5% OF OCCUPANTS)	2

PHASE 1 - PROVIDED MOTORCYCLE / SCOOTER PARKING DATA	
PROVIDED RESIDENTIAL MOTORCYCLE PARKING	
LEVEL P1	16
PROVIDED NON-RESIDENTIAL MOTORCYCLE PARKING	
LEVEL 1	2

PHASE 2 (OFFICE TOWER) - REQUIRED NON-RESIDENTIAL MOTORCYCLE PARKING	
REQUIRED NON-RESIDENTIAL MOTORCYCLE PARKING (5% OF BUILDING OCCUPANTS BASED ON 1 EMPLOYEE PER 350 SF FLOOR AREA)	
BUILDING OCCUPANTS PER WCSP (191,950 SF QUALIFYING AREA/ 350 SF)	549
REQUIRED MOTORCYCLE / SCOOTER PARKING (5% OF OCCUPANTS)	28

PHASE 2 (OFFICE TOWER) - PROVIDED MOTORCYCLE / SCOOTER PARKING DATA	
PROVIDED NON-RESIDENTIAL MOTORCYCLE PARKING	
LEVEL 1	14
LEVEL 2	14

PHASE 1 + PHASE 2 (OFFICE TOWER) - GRAND TOTAL MOTORCYCLE PARKING PROVIDED	
NON-RESIDENTIAL	30
RESIDENTIAL	18

PHASE 1 + PHASE 2 (OFFICE TOWER) - TOTAL MOTORCYCLE PARKING	48
---	----

PUBLIC ACCESSIBLE OPEN SPACE CALCULATION	
REQUIRED PUBLIC ACCESSIBLE OPEN SPACE (15% OF NET SITE)	14,076 SF
PROVIDED PUBLIC ACCESSIBLE OPEN SPACE (PHASE 2)	15,200 SF TOTAL
REQUIRED LANDSCAPE PAOS (50% OF PROVIDED PAOS)	7,600 SF
PROVIDED LANDSCAPE PAOS (PHASE 2)	7,751 SF

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PROJECT DATA

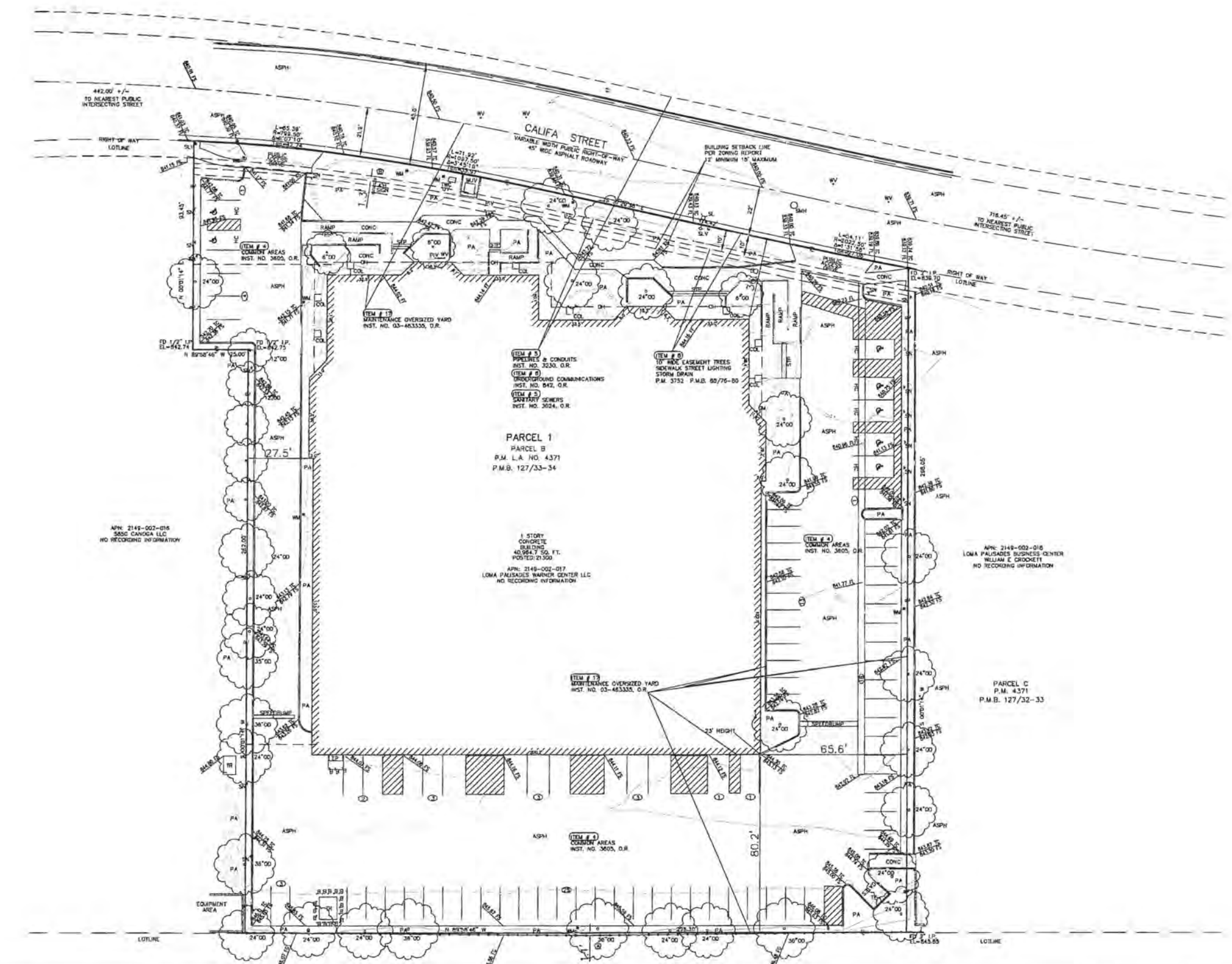


CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

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LEGEND	
APN	ASSESSORS PARCEL NUMBER
ASPH	ASPHALT
B	BOLLARD
BN	BOOK
CONC	CONCRETE
DOC	DOCUMENT
EM	ELECTRIC METER
FD	FOUND MONUMENT - AS NOTED
HC	HANDICAP
LS	LIGHT STANDARD
NO	NUMBER
OR	OFFICIAL RECORDS
OH	OVERHANG
OB	OVERHEAD BILLBOARD
OE	OVERHEAD ELECTRIC LINE
OT	OVERHEAD TELEPHONE LINE
PA	PLANTER AREA
PC	PAGE
PL	PROPERTY LINE
PP	POWER POLE
SP	STEP
TE	TRASH ENCLOSURE
WM	WATER METER
WV	WATER VALVE
BW	BLOCK WALL - TYPICAL
PCN	PARKING SPACE COUNTER
HA	HATCHED AREA - PAINTED
Q	QUANTITY
FL	FENCE CHAIN LINK - TYPICAL
FI	FENCE WROUGHT IRON - TYPICAL
FDV	FIRE DEPARTMENT CHECK VALVE
CON	CONTOURS
TD	TREE DECIDUOUS
IP	IRON PIPE
EL	ELEVATION
OD	OUTSIDE DIAMETER



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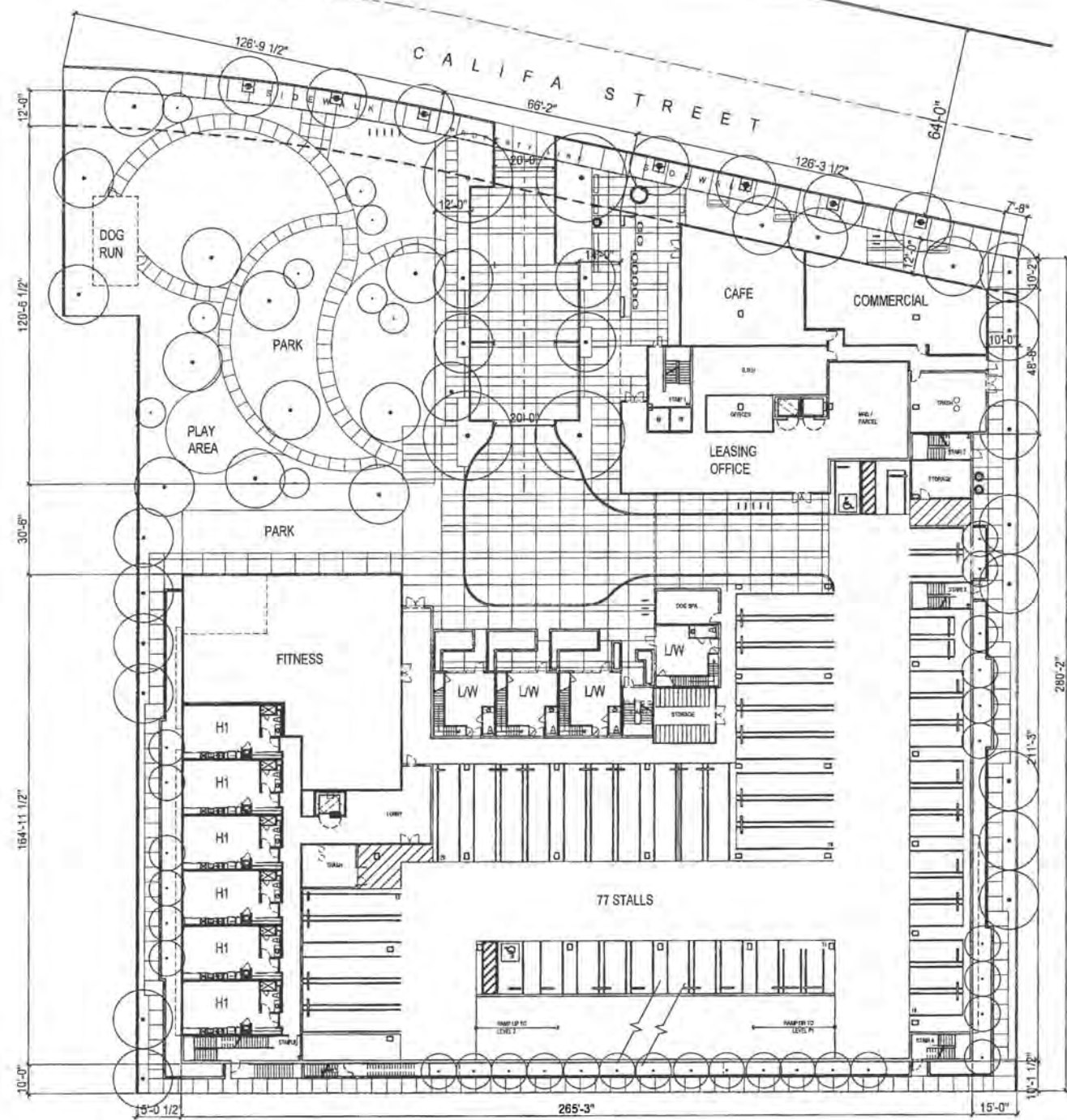
EXISTING SITE PLAN



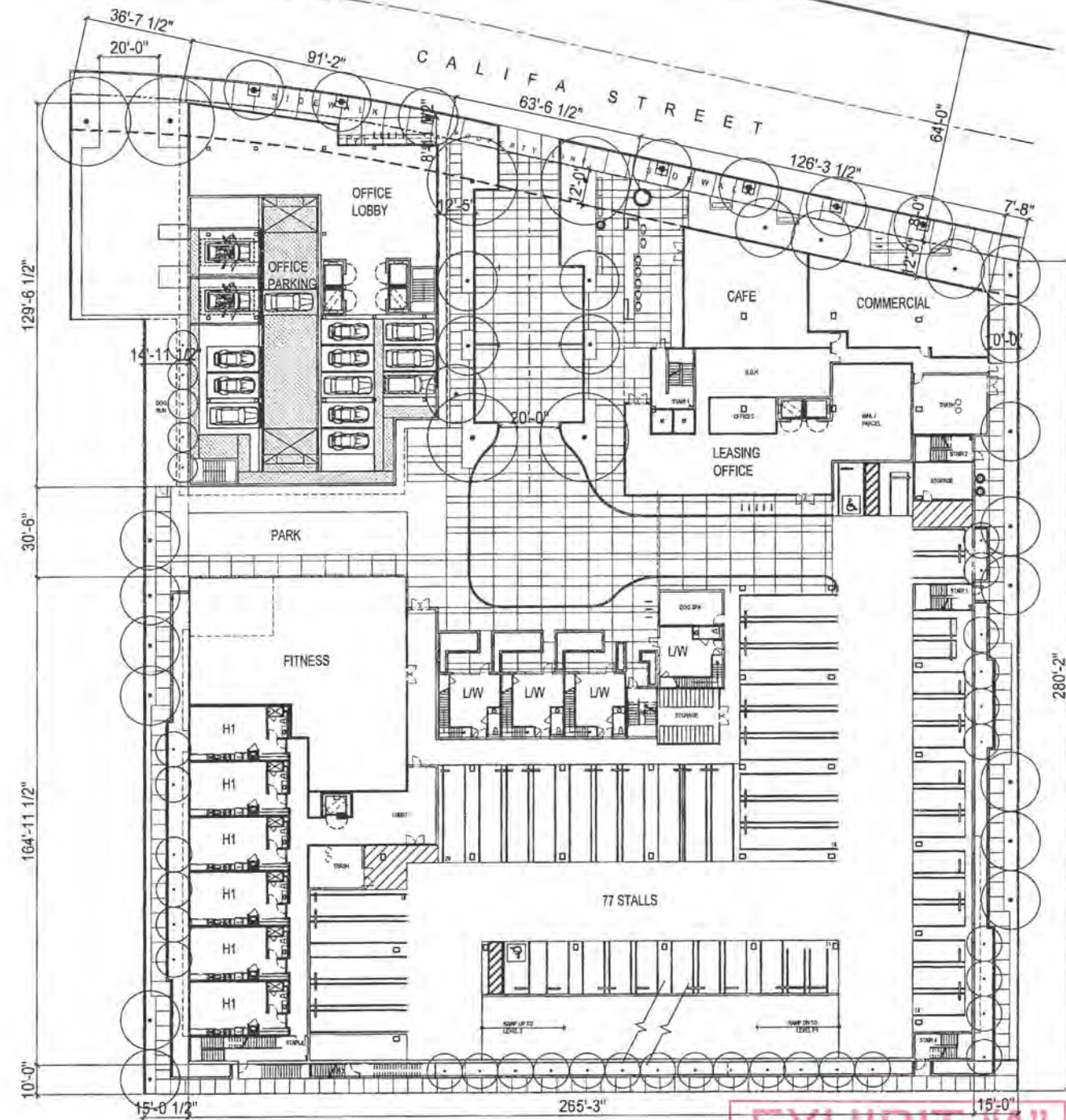
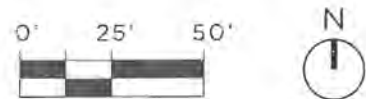
# CALIFA STREET MIXED USE WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019





**PHASE 1**



**PHASE 2**

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PHASE 1 & 2 - SITE PLANS

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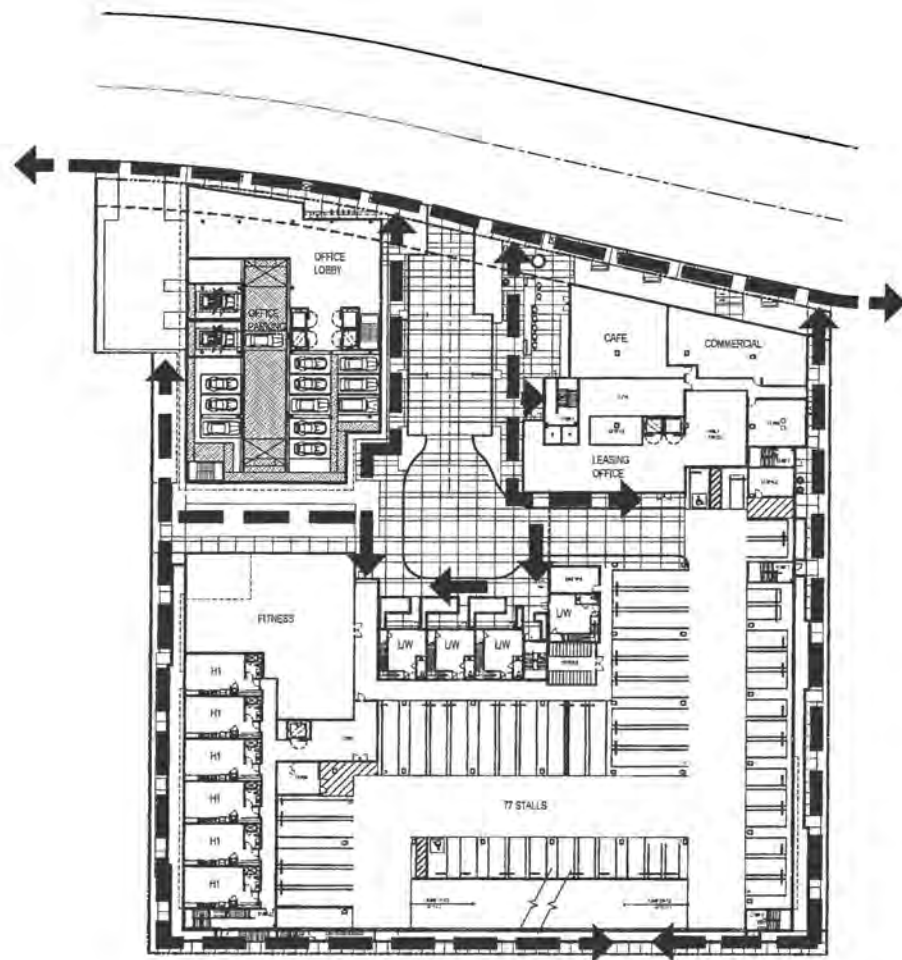


**CALIFA STREET MIXED USE**  
WOODLAND HILLS, CALIFORNIA

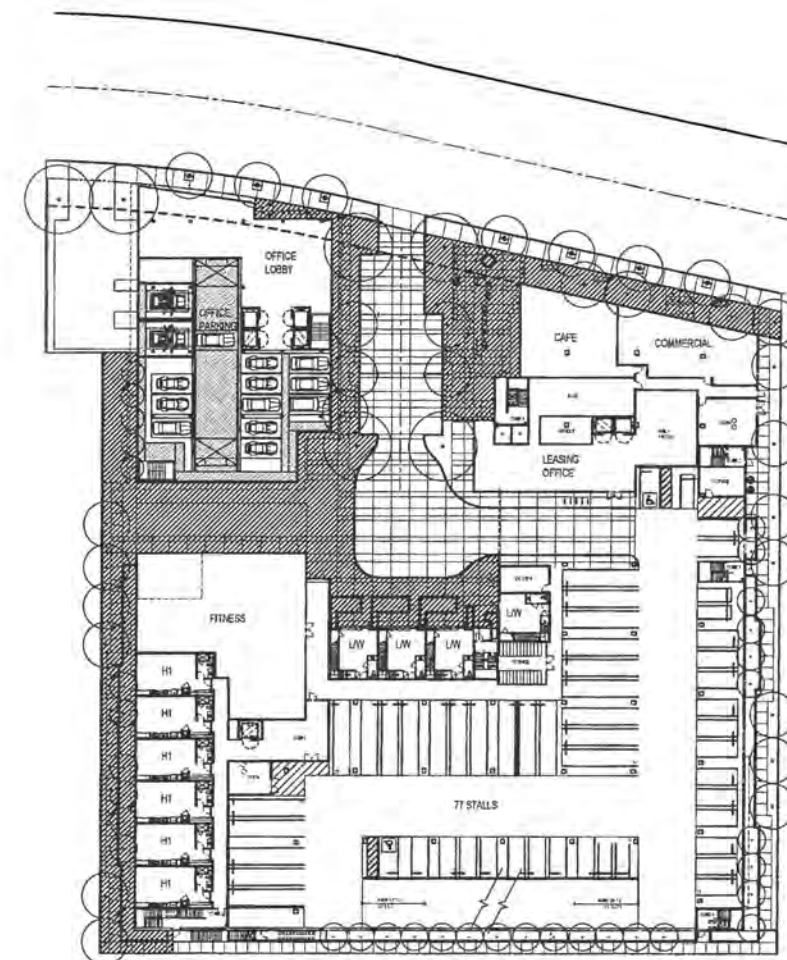
**NEWMAN GARRISON + PARTNERS**  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

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**CONNECTIVITY DIAGRAM**



**PAOS DIAGRAM**

SITE AREA: 93,839 SF

TOTAL REQUIRED: 14,076 SF (15% OF SITE AREA)

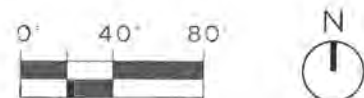
TOTAL PROVIDED: 15,200 SF

\*SEE LANDSCAPE PLANS FOR LANDSCAPING DETAILS

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CONNECTIVITY & PAOS DIAGRAMS

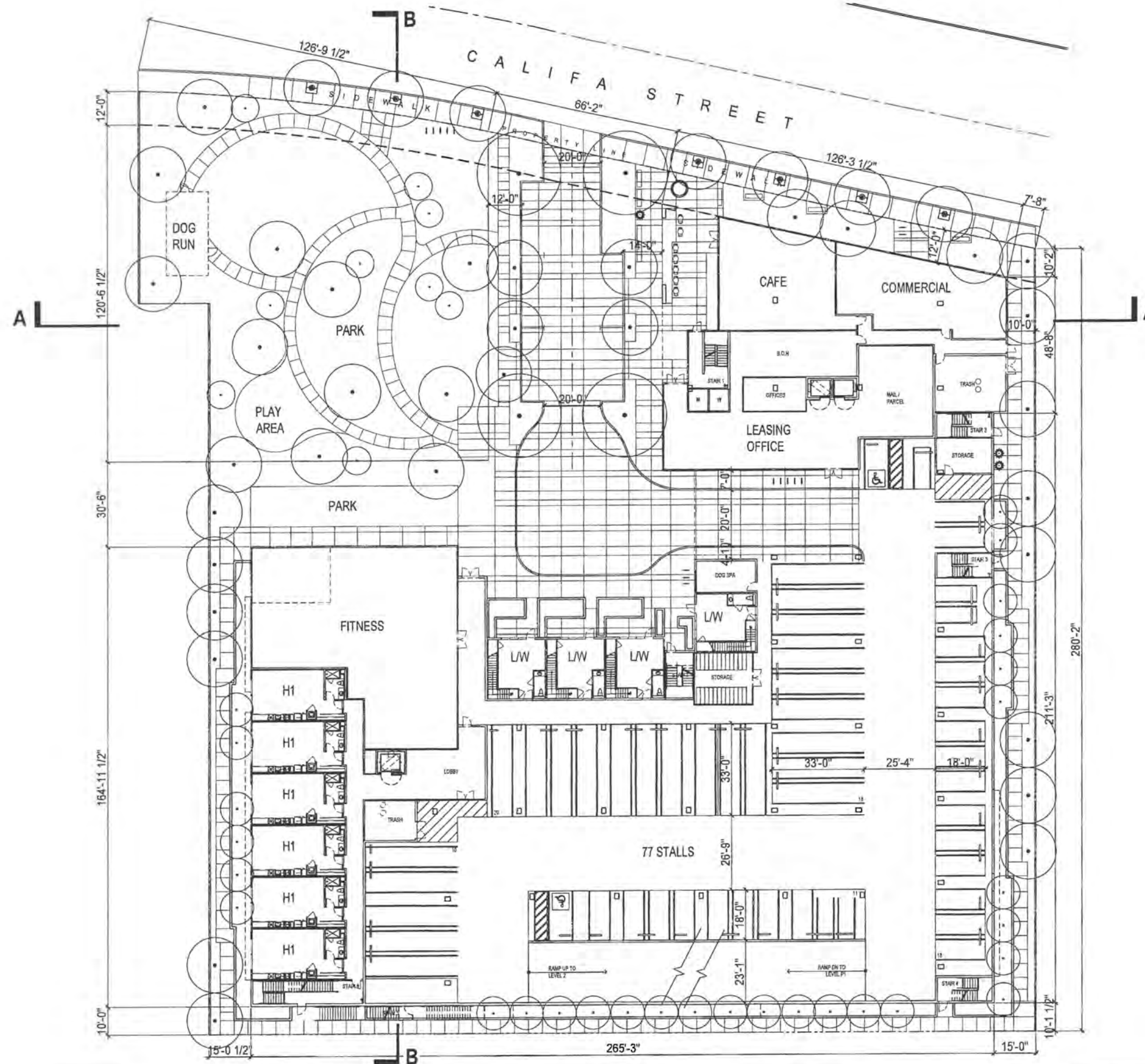


CALIFA STREET MIXED USE  
WOODLAND HILLS CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
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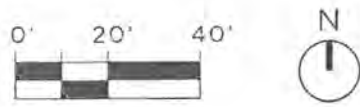
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**PHASE 1**  
**FLOOR PLAN - LEVEL 1**

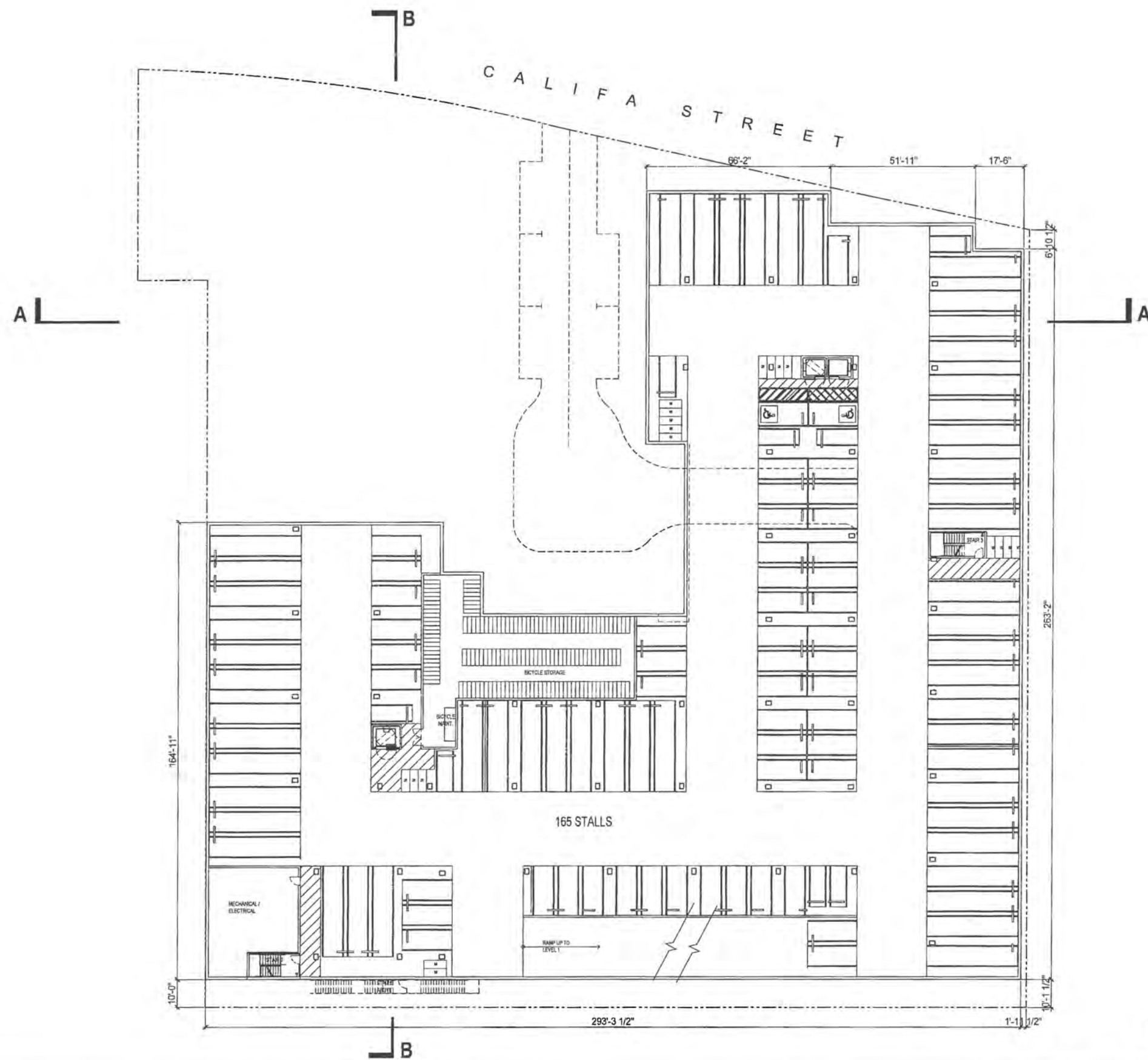


**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
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**PHASE 1**  
**FLOOR PLAN - LEVEL P1**

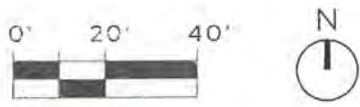
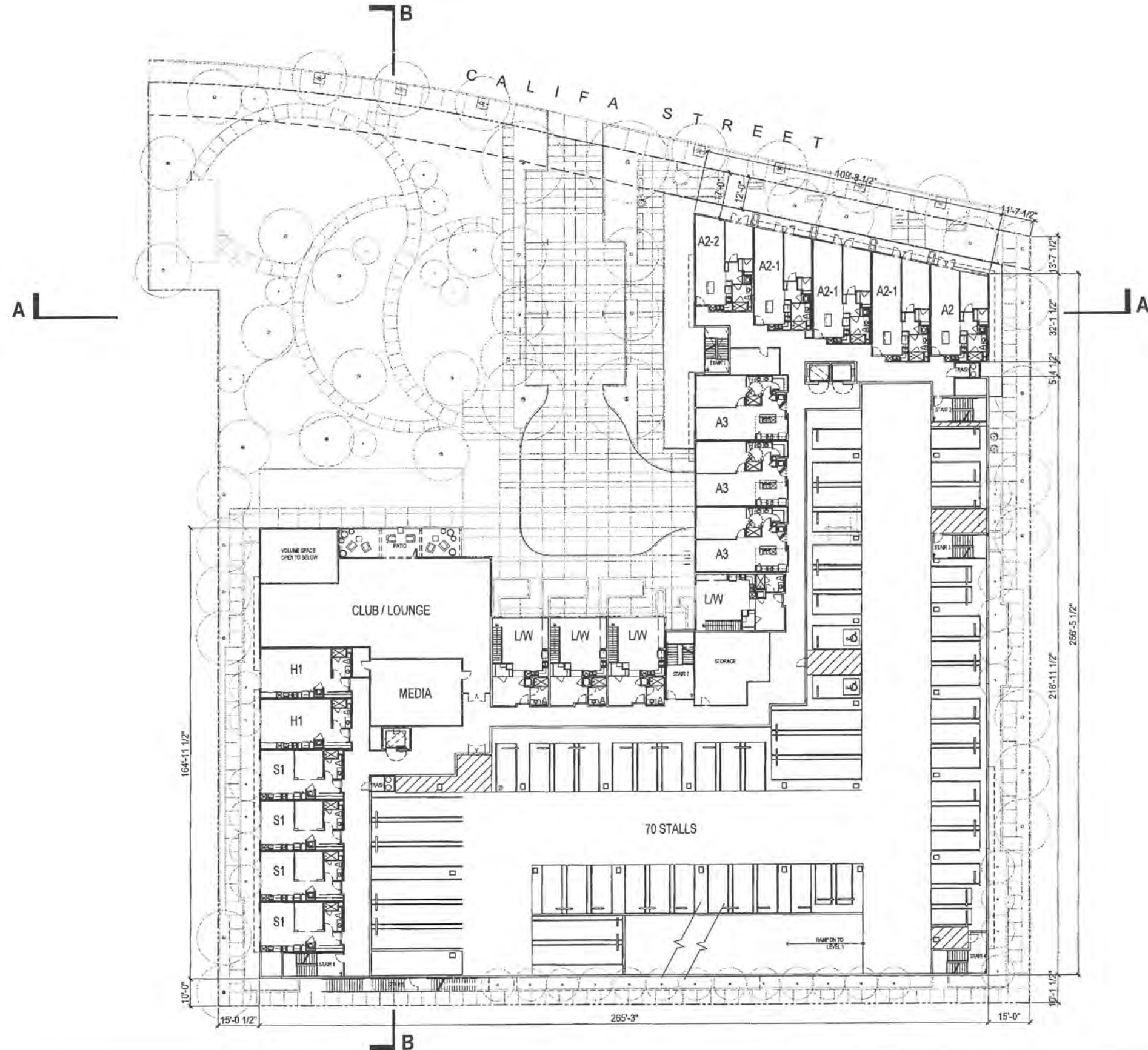


**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
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**PHASE 1**  
**FLOOR PLAN - LEVEL 2**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS CALIFORNIA

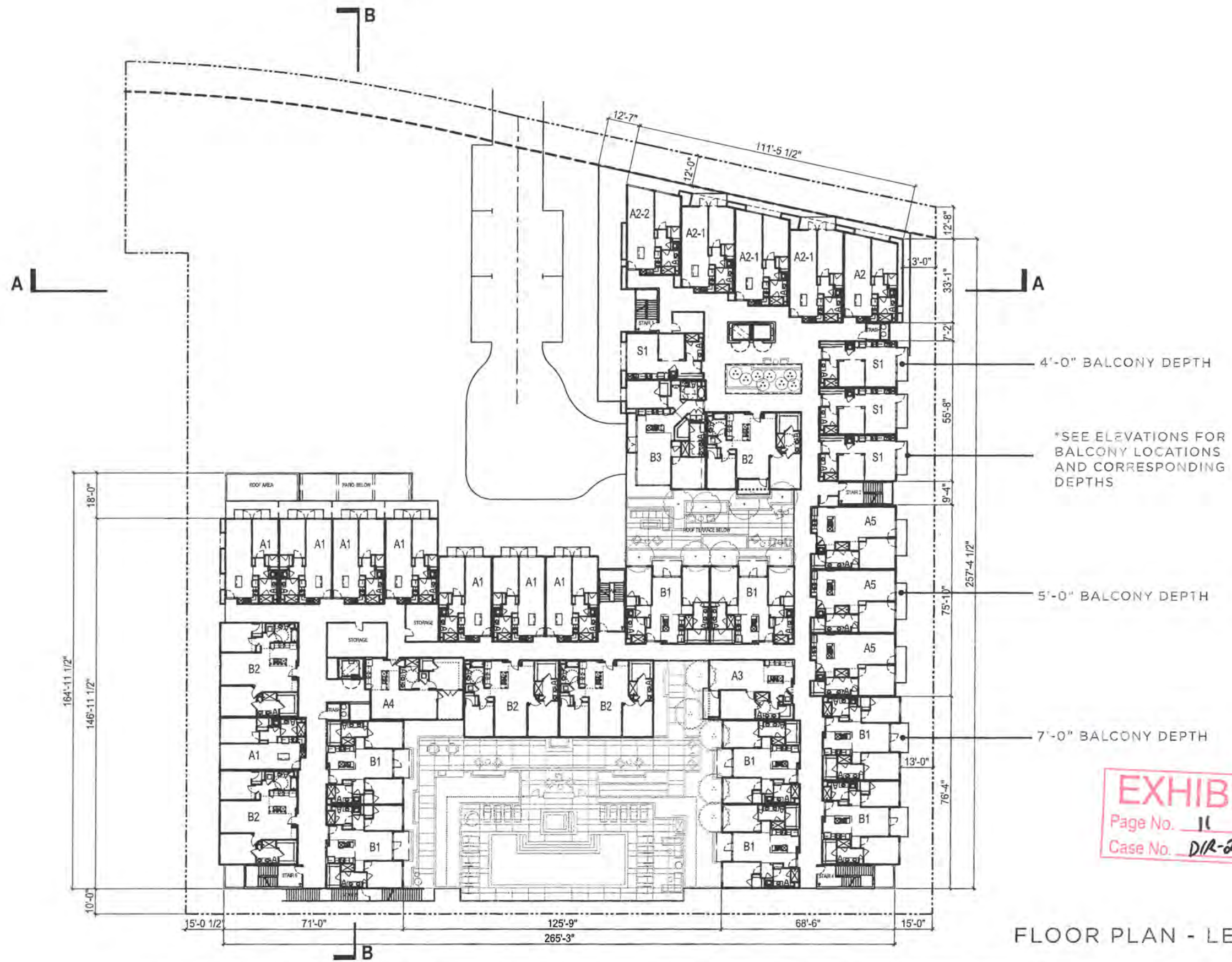
**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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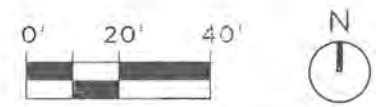




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**PHASE 1**  
**FLOOR PLAN - LEVELS 4-7**

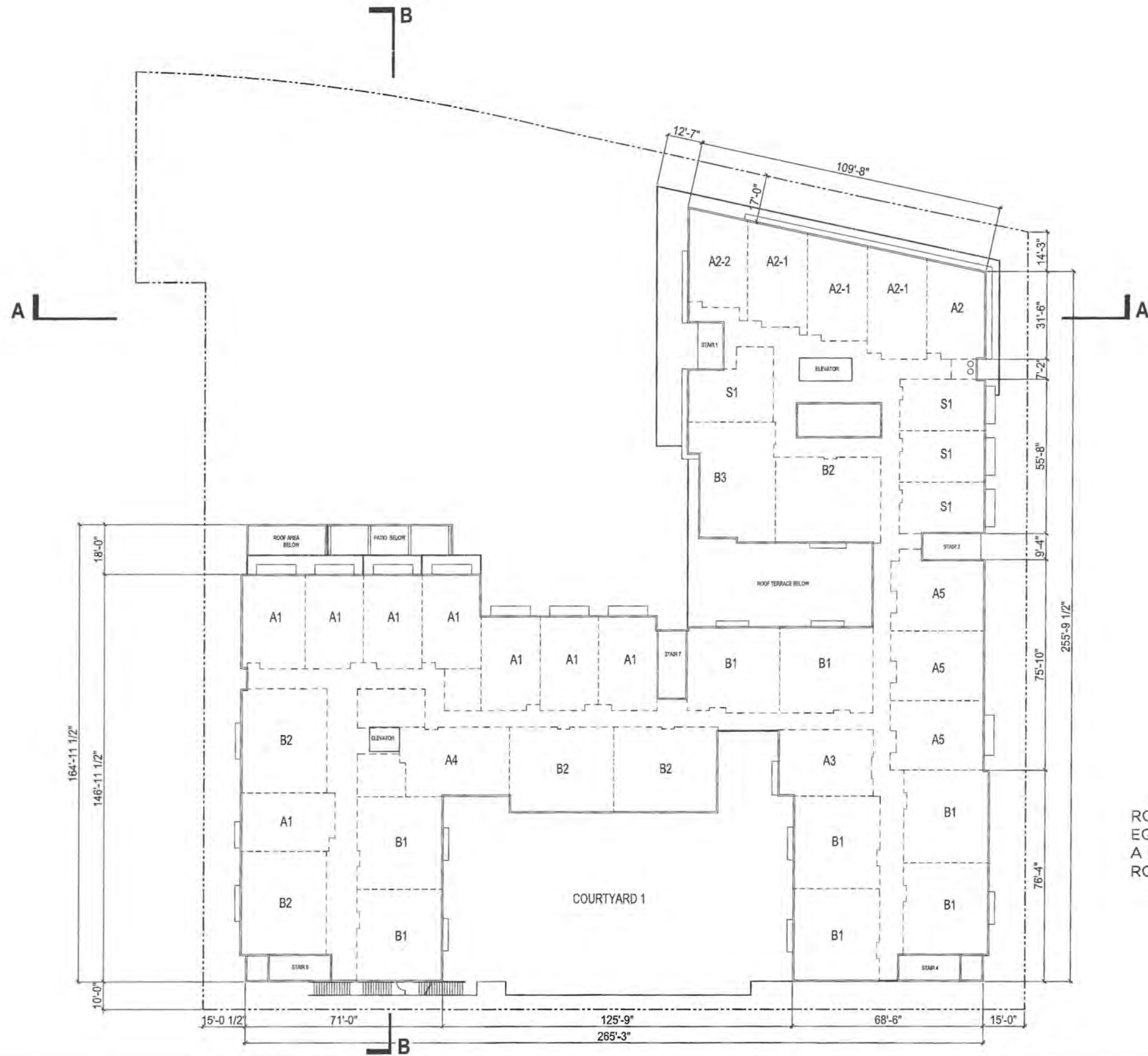


**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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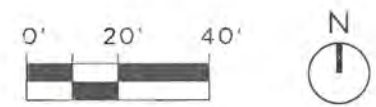




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ROOFING MATERIAL TO HAVE AN SRI  
 EQUAL TO OR GREATER THAN 78 FOR  
 A MINIMUM OF 75% OF THE TOTAL  
 ROOF AREA

**PHASE 1**  
**FLOOR PLAN - ROOF**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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- BALCONIES ARE 50% TRANSPARENT
- AT GROUND FLOOR, 75% OF BUILDING FACADE IN NON-RESIDENTIAL AREAS FEATURES TRANSPARENT GLASS AND DOORS BETWEEN 30" AND 84" FROM THE GROUND



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## PHASE 1 ELEVATIONS



### CALIFA STREET MIXED USE WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
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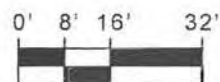




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## PHASE 1 ELEVATIONS



CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
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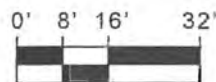
#### MATERIAL LEGEND

- 1 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: WHITE - DEW380)
- 2 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: PEWTER PATTERN - DET627)
- 3 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: TANGERINE TANGO - DE5194)
- 4 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: METAL FRINGE - DET626)
- 5 WOOD SLAT BALCONY (COLOR: OLYMPIC - 901 WHITE BIRCH)
- 6 WOOD SLAT SIDING (COLOR: OLYMPIC - 901 WHITE BIRCH)
- 7 VERTICAL METAL SIDING (COLOR: METAL SALES - TAUPE 74)
- 8 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: COVERED IN PLATINUM - DE6367)
- 9 VERTICAL METAL SIDING (COLOR: METAL SALES - CUSTOM COLOR TO MATCH CONFIDENT YELLOW - DE4117)
- 10 VERTICAL METAL PANELS (COLOR: METAL SALES - CUSTOM COLOR TO MATCH TANGERINE TANGO - DE5194)
- 11 SILVER STEEL CANOPY
- 12 STUCCO - FINE SAND ACRYLIC FINISH (COLOR: CASTLEROCK - DE6375)
- 13 OPEN STEEL STAIR
- 14 SILVER PERFORATED METAL SCREEN RAILING
- 15 ORANGE PERFORATED METAL SCREEN RAILING
- 16 CONCRETE BLOCK (DARK GRAY)



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## PHASE 1 TYPICAL BUILDING MATERIALS/COLORS



CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
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PHASE 1  
 PERSPECTIVE VIEWS



CALIFA STREET MIXED USE  
 WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
 ARCHITECTURE | PLANNING | INTERIORS  
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PHASE 1

PERSPECTIVE VIEWS



CALIFA STREET MIXED USE  
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PHASE 1

PERSPECTIVE VIEWS



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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PHASE 1  
 PERSPECTIVE VIEWS



CALIFA STREET MIXED USE  
 WOODLAND HILLS, CALIFORNIA

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PHASE 1

PERSPECTIVE VIEWS

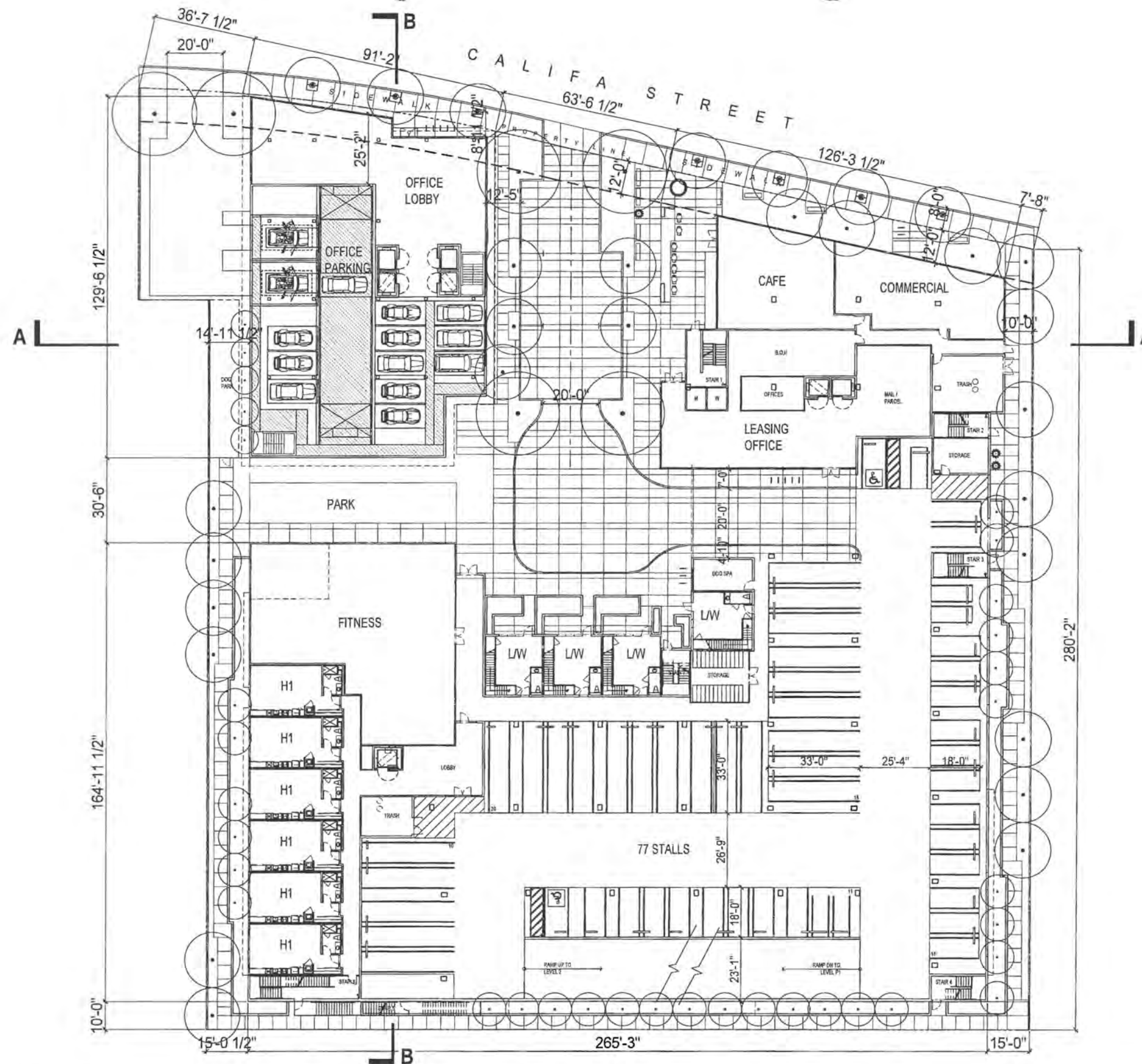


CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
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**PHASE 2**  
**FLOOR PLAN - LEVEL 1**

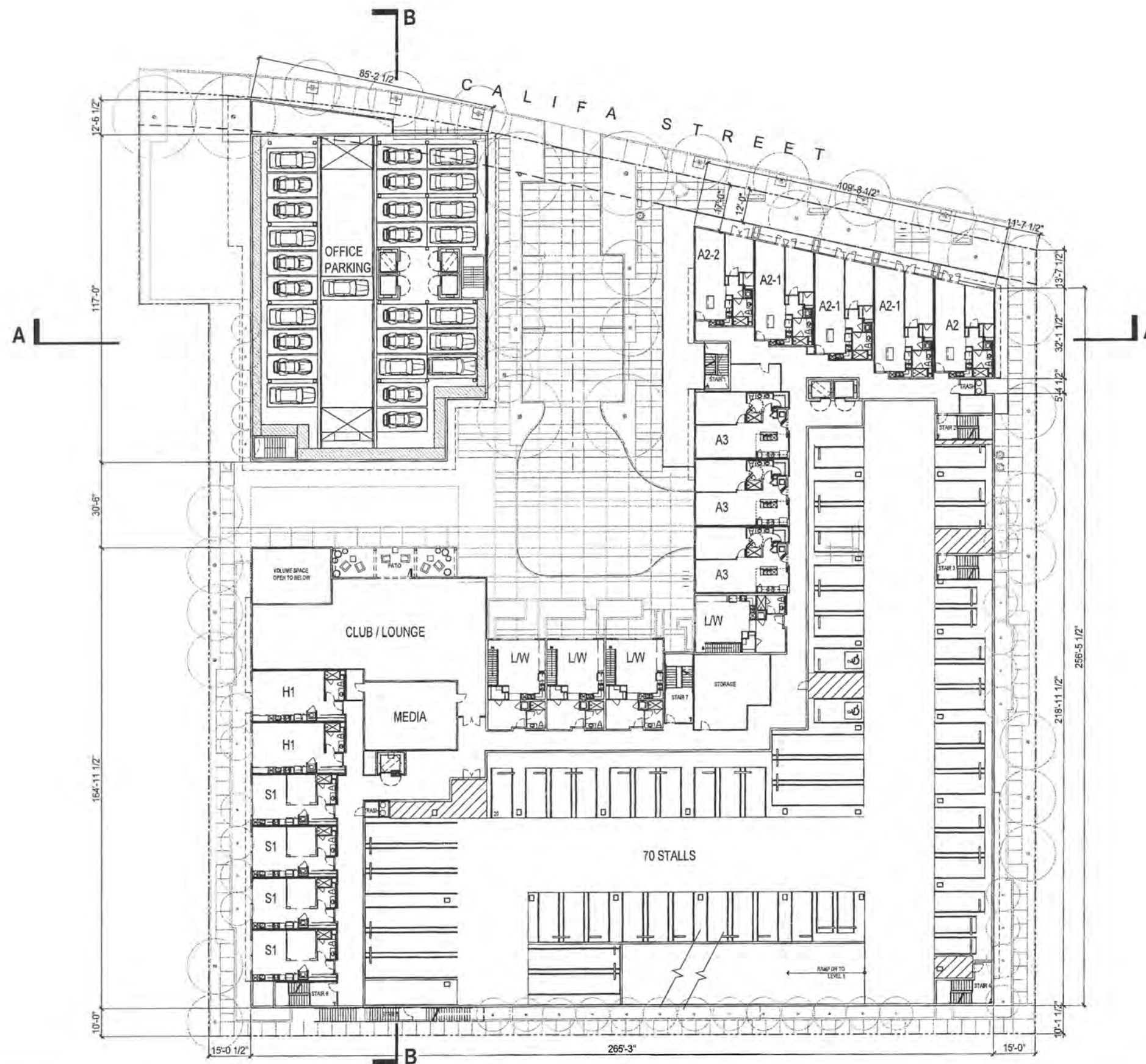
**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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**PHASE 2**  
**FLOOR PLAN - LEVEL 2**

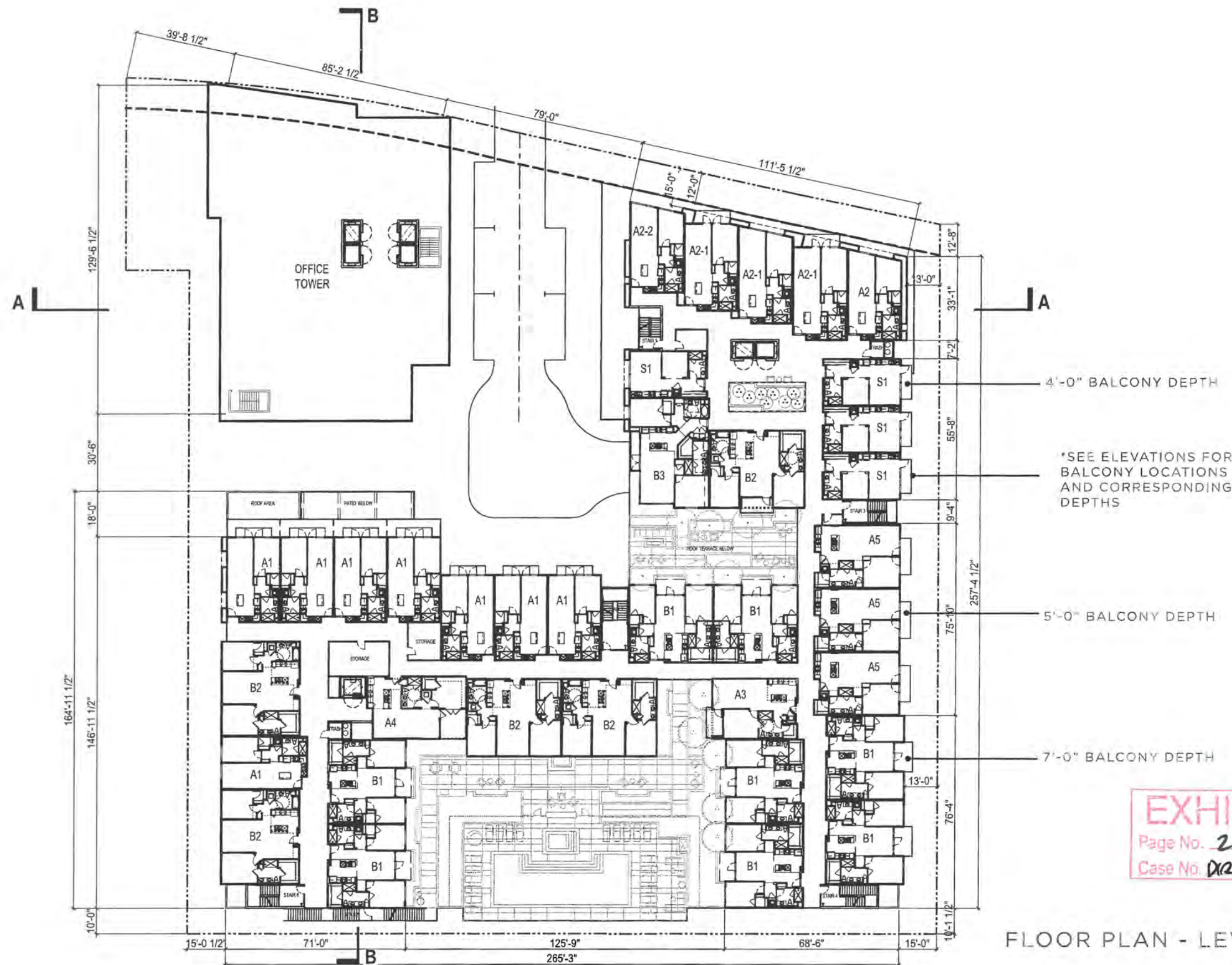


**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
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**PHASE 2**

**FLOOR PLAN - LEVELS 3-23**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
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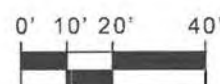


- BALCONIES ARE 50% TRANSPARENT
- AT GROUND FLOOR, 75% OF BUILDING FACADE IN NON-RESIDENTIAL AREAS FEATURES TRANSPARENT GLASS AND DOORS BETWEEN 30" AND 84" FROM THE GROUND

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**PHASE 2**  
**ELEVATIONS**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

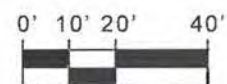
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**PHASE 2  
 ELEVATIONS**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

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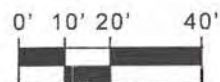
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PHASE 2  
ELEVATIONS



CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

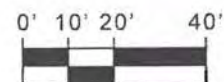
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PHASE 2  
 ELEVATIONS

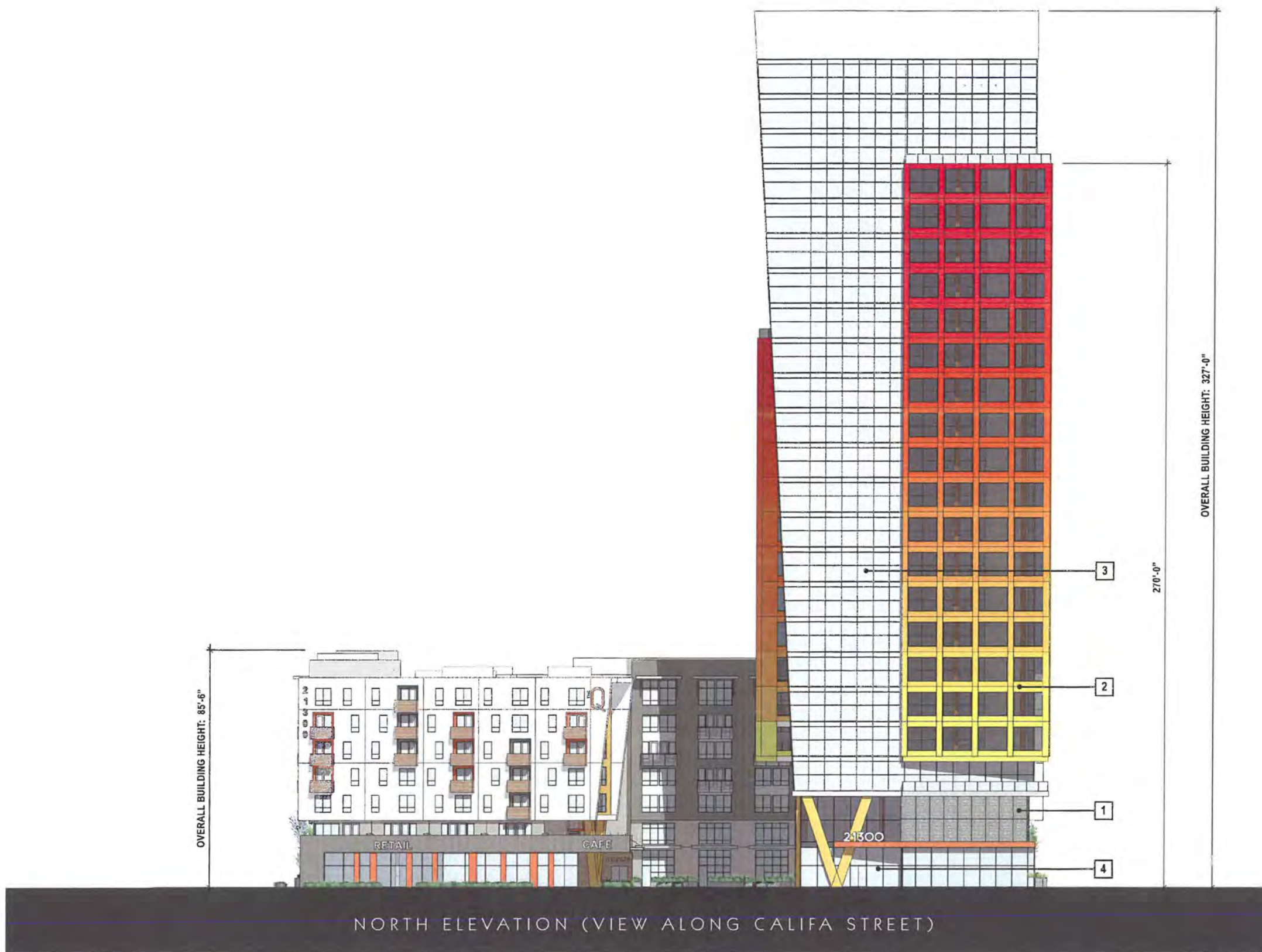


CALIFA STREET MIXED USE  
 WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
 ARCHITECTURE | PLANNING | INTERIORS  
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# MATERIAL LEGEND

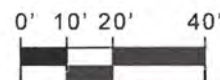
- 1 WATER JET-CUT PANELS - DARK GRAY (BOK MODERN - PATTERN A12) \* (SEE PATTERN IMAGE BELOW)
- 2 ALUMINUM PANELS WITH GRADIENT COLOR
- 3 CURTAIN WALL WINDOW SYSTEM
- 4 STOREFRONT WINDOW SYSTEM



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NORTH ELEVATION (VIEW ALONG CALIFA STREET)

## PHASE 2 TYPICAL BUILDING MATERIALS/COLORS

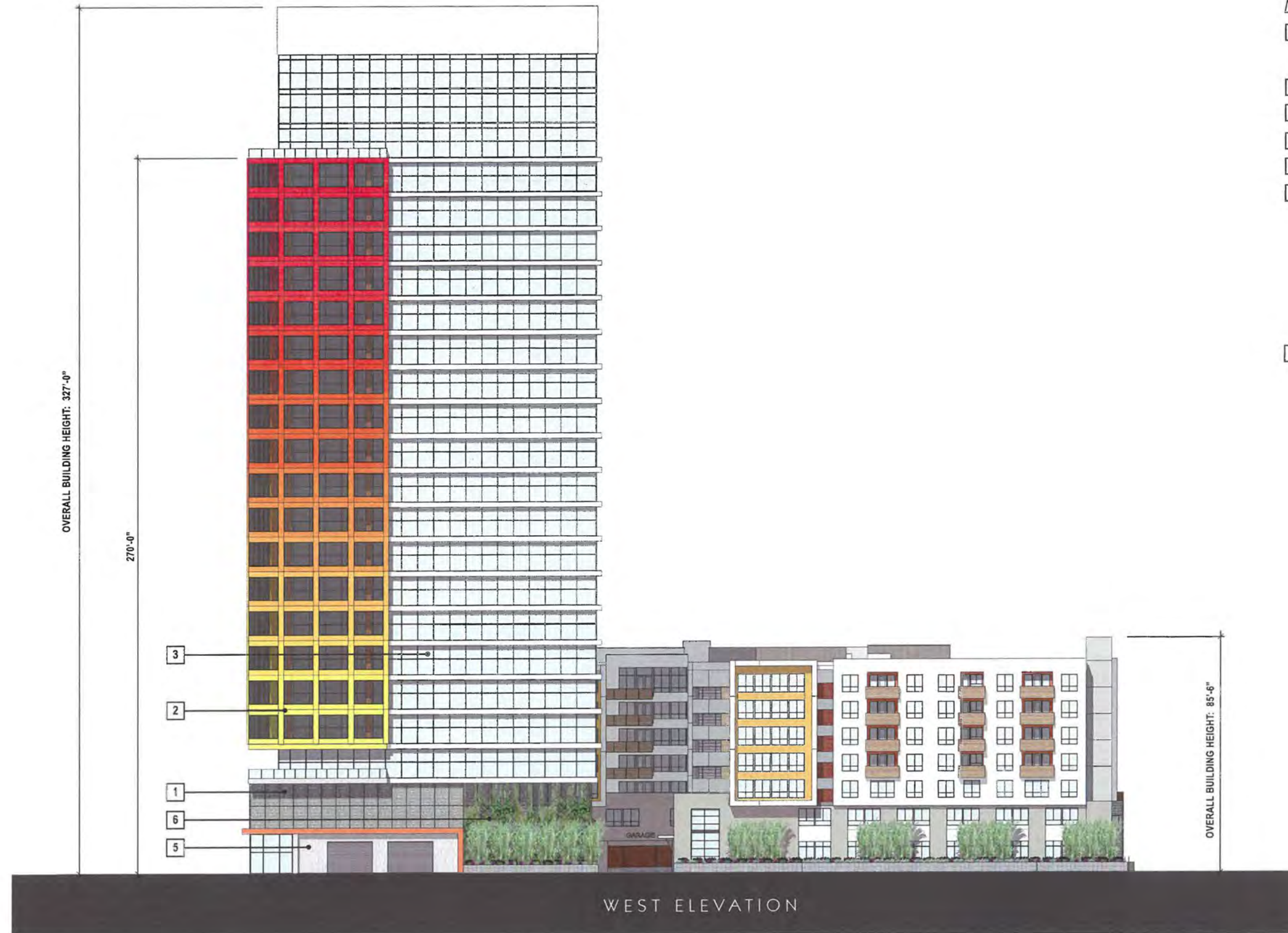


CALIFA STREET MIXED USE  
 WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

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# MATERIAL LEGEND

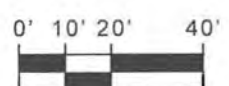
- 1 WATER JET-CUT PANELS - DARK GRAY  
(BOK MODERN - PATTERN A12) \* (SEE PATTERN IMAGE BELOW)
- 2 ALUMINUM PANELS WITH GRADIENT COLOR
- 3 CURTAIN WALL WINDOW SYSTEM
- 4 STOREFRONT WINDOW SYSTEM
- 5 CONCRETE WALL
- 6 GREEN WALL SYSTEM



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PHASE 2

TYPICAL BUILDING MATERIALS/COLORS

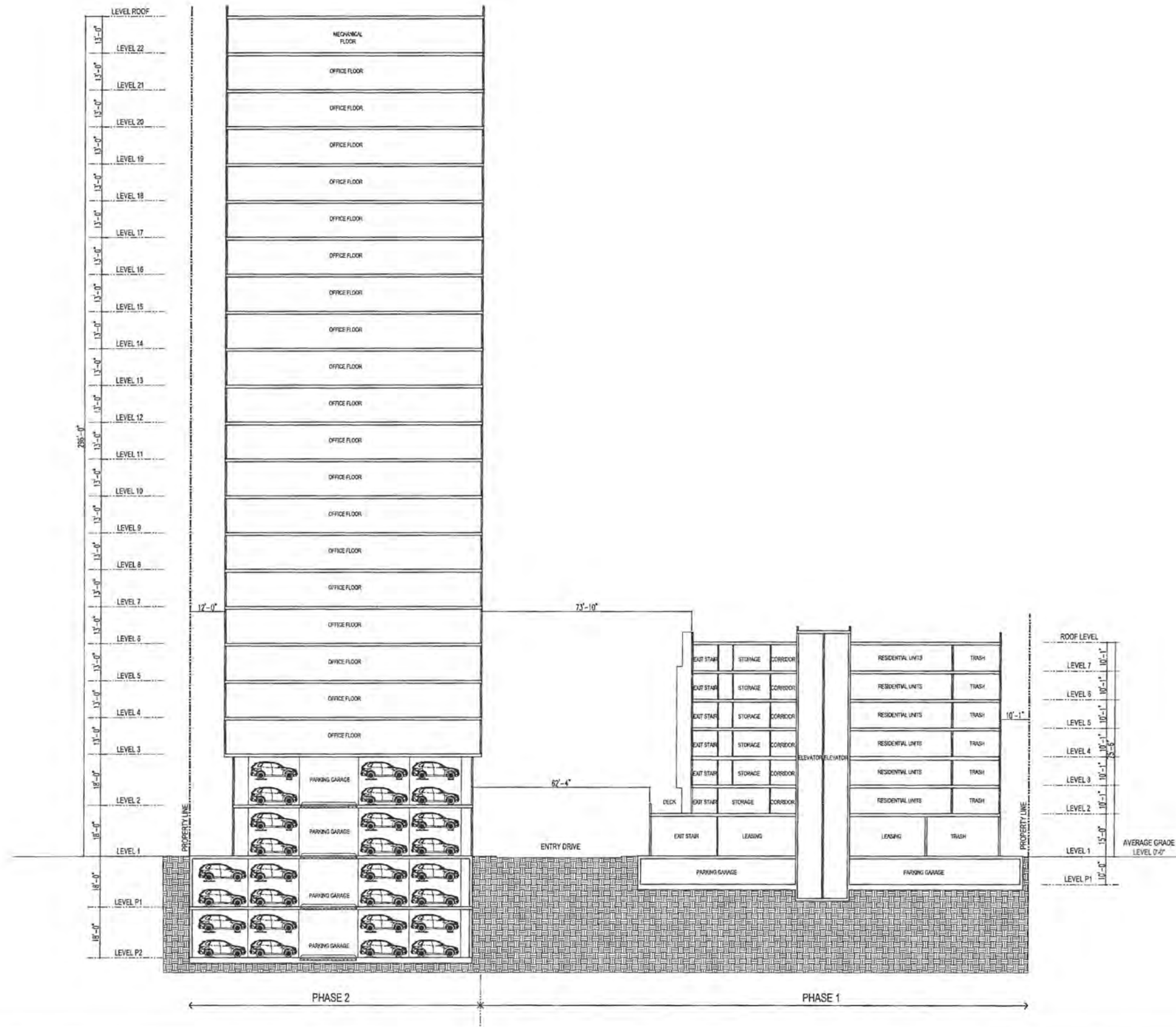


CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
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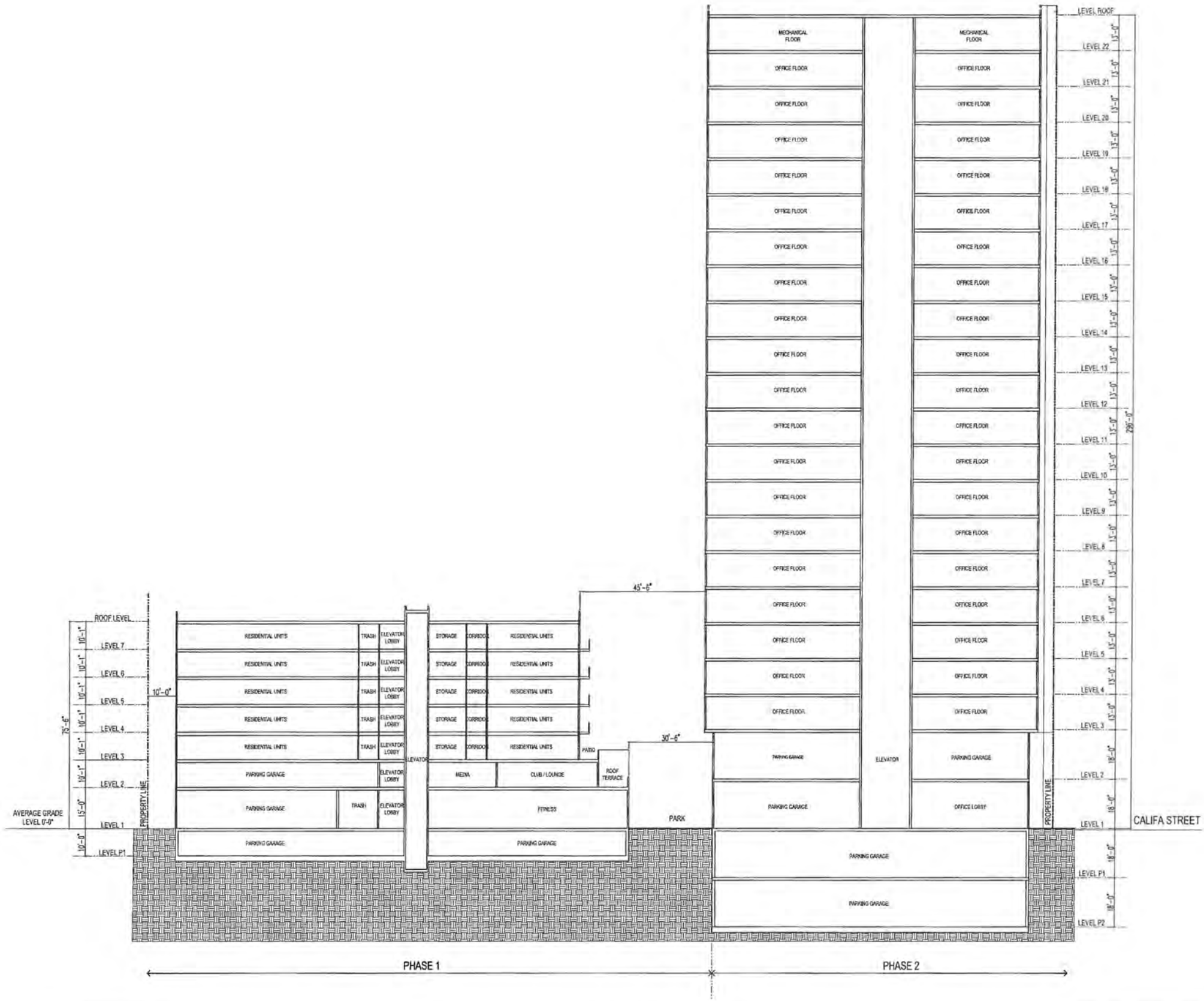
**PHASE 2**  
**SITE SECTION A-A**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

**30**



JUN 18 2020  
**EXHIBIT "A"**  
 Page No. 31 of 46  
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**PHASE 2**  
**SITE SECTION B-B**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019





**EXHIBIT "A"**  
 Page No. 32 of 46  
 Case No. D18-2018-2713-SP

JUN 18 2020

**PHASE 2**

**PERSPECTIVE VIEWS**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

**32**





JUN 18 2020

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Case No. DL-2018-2713-SPP

PHASE 2  
PERSPECTIVE VIEWS



# CALIFA STREET MIXED USE WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

33





JUN 18 2020

**EXHIBIT "A"**  
 Page No. 34 of 48  
 Case No. D12-2018-2713-SF

**PHASE 2**

PERSPECTIVE VIEWS



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

**34**





JUN 18 2020

EXHIBIT "A"  
Page No. 35 of 46  
Case No. DR-2018-2713-SAP

PHASE 2  
PERSPECTIVE VIEWS



CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

35





JUN 18 2020

EXHIBIT "A"

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Case No. DR-2018-2713-SPP

PHASE 2

PERSPECTIVE VIEWS



CALIFA STREET MIXED USE  
WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
ARCHITECTURE | PLANNING | INTERIORS  
PROJECT #18002 | DATE: 12.16.2019

36





**EXHIBIT "A"**  
 Page No. 37 of 46  
 Case No. DIC-2018-0713-SAP

JUN 18 2020

**PHASE 2**

**PERSPECTIVE VIEWS**



**CALIFA STREET MIXED USE**  
 WOODLAND HILLS, CALIFORNIA

**NEWMAN GARRISON + PARTNERS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

**37**





JUN 18, 2020

EXHIBIT "A"  
 Page No. 38 of 46  
 Case No. DIR-2018-2713-SPP

PHASE 2  
 PERSPECTIVE VIEWS

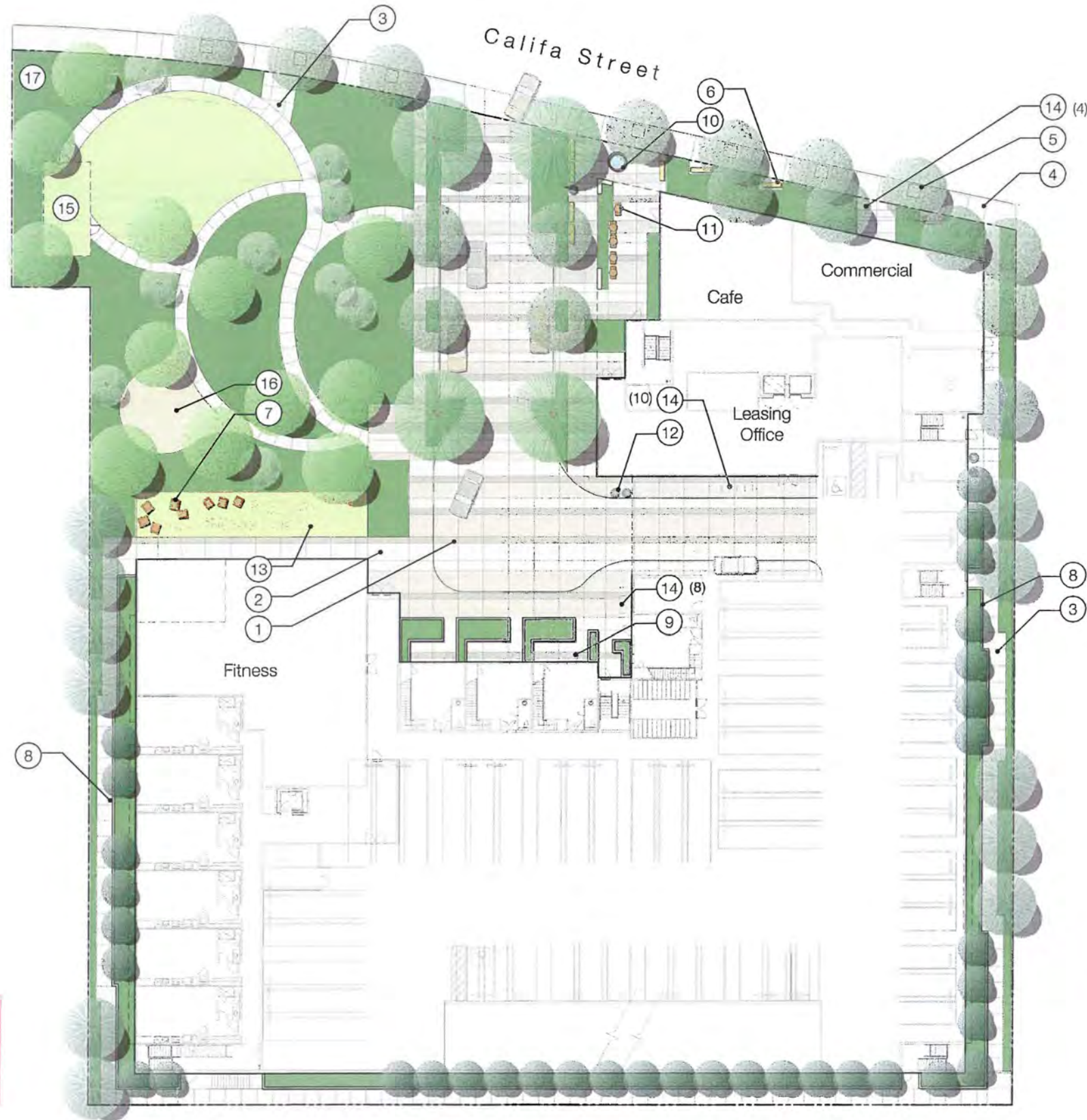


CALIFA STREET MIXED USE  
 WOODLAND HILLS, CALIFORNIA

NEWMAN GARRISON + PARTNERS  
 ARCHITECTURE | PLANNING | INTERIORS  
 PROJECT #18002 | DATE: 12.16.2019

38





### Legend

- ① Decorative Vehicular Concrete
- ② Decorative Pedestrian Concrete
- ③ Natural Color Concrete
- ④ City Sidewalk
- ⑤ ADA Accessible Tree Grate, Typ.
- ⑥ Fixed Bench, Typ.
- ⑦ Movable Lounge Seating, Typ.
- ⑧ Raised Planter, Typ.
- ⑨ Live/Work Patio, Typ.
- ⑩ Entry Fountain
- ⑪ Cafe Seating
- ⑫ Potted Plants, Typ.
- ⑬ Lawn
- ⑭ Bike Parking
- ⑮ Dog Run
- ⑯ Play Area
- ⑰ Native Planting and Groundcover

### Tree Legend

	Size	Qty.
 Bambusa textilis var. Gracilis Slender Weaver's Bamboo	24" Box	35
 Lophostemon confertus Brisbane Box	36" Box	12
 Platanus acerifolia 'Columbia' London Plane 'Columbia'	36" Box	16
 Podocarpus gracilior Fern podocarpus	24" Box	4
 Quercus suber Cork Oak	24" Box	12
 Cercis occidentalis Western Redbud	24" Box	9

JUN 18 2020

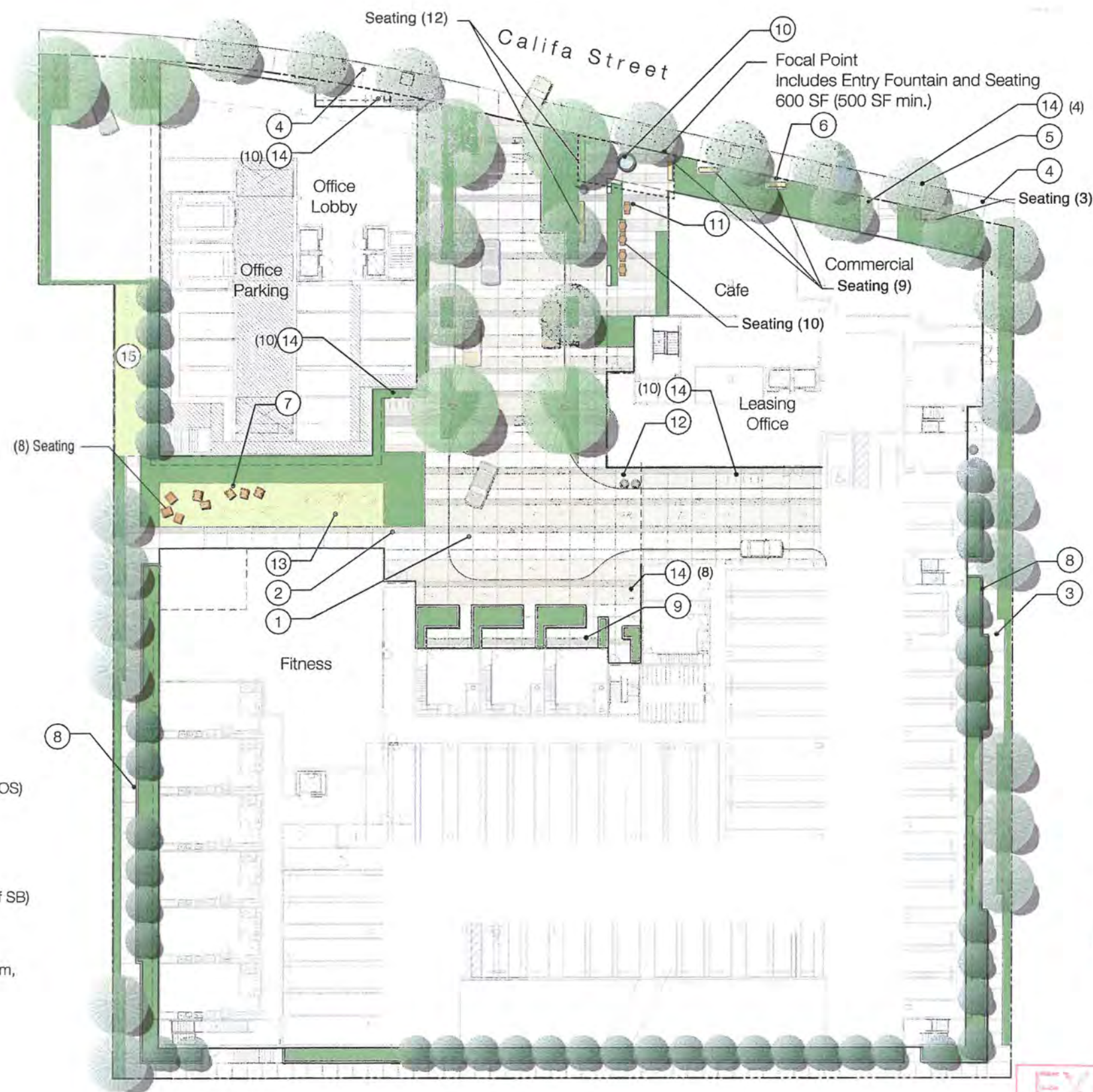
EXHIBIT "A"  
Page No. 39 of 46  
Case No. De-2018-2713-540

EXHIBIT "A"  
Page No. \_\_\_\_\_ of \_\_\_\_\_  
Case No. \_\_\_\_\_

## Califa Ground Level Plan - Phase 1

December 201









## Legend

- ① Decorative Vehicular Concrete
- ② Decorative Pedestrian Concrete
- ③ Natural Color Concrete
- ④ City Sidewalk
- ⑤ ADA Accessible Tree Grate, Typ.
- ⑥ Fixed Bench, Typ.
- ⑦ Movable Lounge Seating, Typ.
- ⑧ Raised Planter, Typ.
- ⑨ Live/Work Patio, Typ.
- ⑩ Entry Fountain
- ⑪ Cafe Seating
- ⑫ Potted Plants, Typ.
- ⑬ Lawn
- ⑭ Bike Parking
- ⑮ Dog Run

## Tree Legend

	Size	Qty.
	24" Box	35
	36" Box	12
	36" Box	16
	48" Box	6

Landscape PAOS Provided: 7,751 SF  
Landscape PAOS Required: 7,600 SF (50% of PAOS)

Seating Provided: 42  
Seating Required: 31 (1 per 500 SF of PAOS)

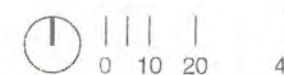
Landscape in Setback Provided: 1,549 SF  
Landscape in Setback Required: 1,401 SF (30% of SB)

90% of PAOS is Open to Sky

PAOS shall be open to the public from 6am to 10pm,  
seven days a week

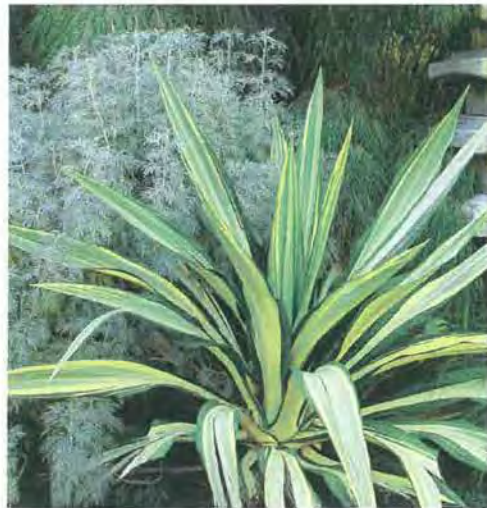
JUN 18 2020  
 EXHIBIT "A"  
 Page No. 40 of 46  
 Case No. DR-2018-0713540

EXHIBIT "A"  
 Page No. \_\_\_\_\_ of \_\_\_\_\_  
 Case No. \_\_\_\_\_



## Califa Ground Level Plan - Phase 2





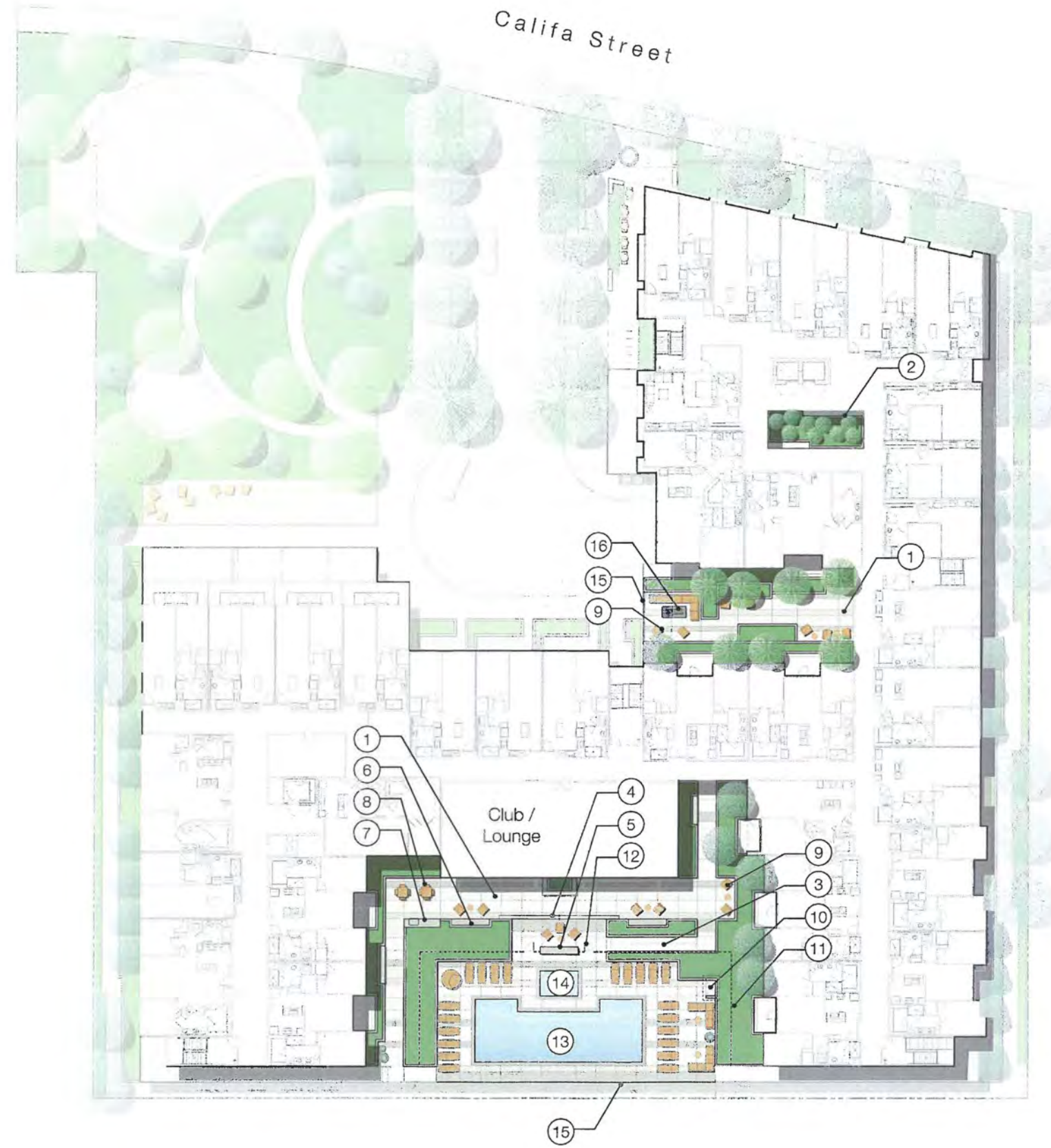
## Califa Ground Level Imagery

December 20

JUN 18 2020  
**EXHIBIT "A"**  
 Page No. 41 of 46  
 Case No. DIR-2018-2713-SPP

**EPTDESIGN**








### Legend

- ① Decorative Concrete
- ② Raised Planter, Typ.
- ③ Sloped Walkway
- ④ (2) 6" Steps
- ⑤ Double Sided Fireplace
- ⑥ Banquette Seating, Typ.
- ⑦ Grill Counter
- ⑧ Cafe Seating
- ⑨ Lounge Seating
- ⑩ Pool Shower
- ⑪ Pool Enclosure Fence
- ⑫ Pool Gate
- ⑬ Pool (53' x 20')
- ⑭ Spa (12' x 8')
- ⑮ Guardrail
- ⑯ Firepit

### Tree Legend

	Size	Qty.
 Bambusa textilis var. Gracilis Slender Weaver's Bamboo	24" Box	9
 Cercis occidentalis Western Redbud	24" Box	8
 Podocarpus macrophyllus Yew podocarpus	24" Box	5

JUN 18 2020

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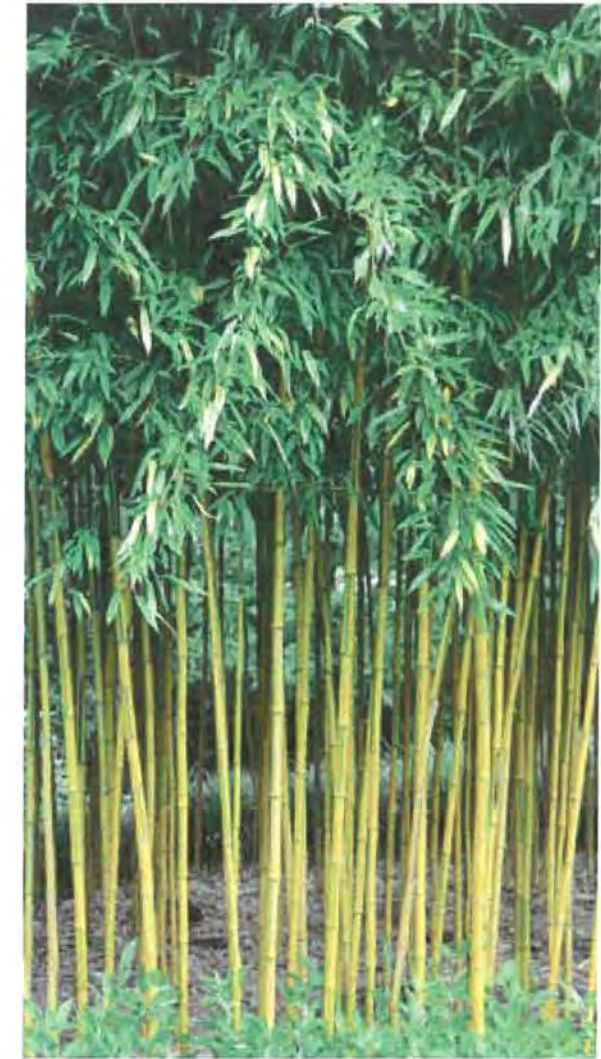


EPTDESIGN

## Califa Level 3 Plan

December 201





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**EXHIBIT "A"**  
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 Case No. 00-200-273-SP





CALIFA FACADE LIGHTING







CALIFA FACADE LIGHTING



1 LINEAR DETAIL AT BALCONIES



2 SCONCE RHYTHM ALONG FACADE



3 UP-DOWN ACCENT LIGHT



4 STEEL FRAME ACCENT UPLIGHT



5 TREE UPLIGHTS





CALIFA FACADE LIGHTING



1 LINEAR DETAIL AT BALCONIES



2 SCONCE RHYTHM ALONG FACADE



3 UP-DOWN ACCENT LIGHT



4 STEEL FRAME ACCENT UPLIGHT



5 TREE UPLIGHTS



# CALIFORNIA HOME BUILDERS



CALIFA STREET

JUN 18 2020  
**EXHIBIT "B"**  
Page No. 1 of 12  
Case No. DIR-2018-2713-SPP

JULY 30, 2019



Acumin Variable Concept Semibold:

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
1234567890

Futura HEAVY :

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
1234567890

Futura STD MED :

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
1234567890

Frutiger 65 Bold :

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
1234567890

Helvetica NEUE 77 Bold Condensed :

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
1234567890

COLORS FOR THIS PROJECT  
Other colors can be used with Owner's Approval



BLACK



PMS 109




PMS485

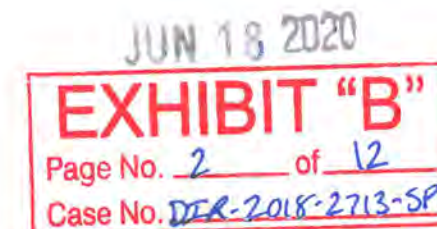


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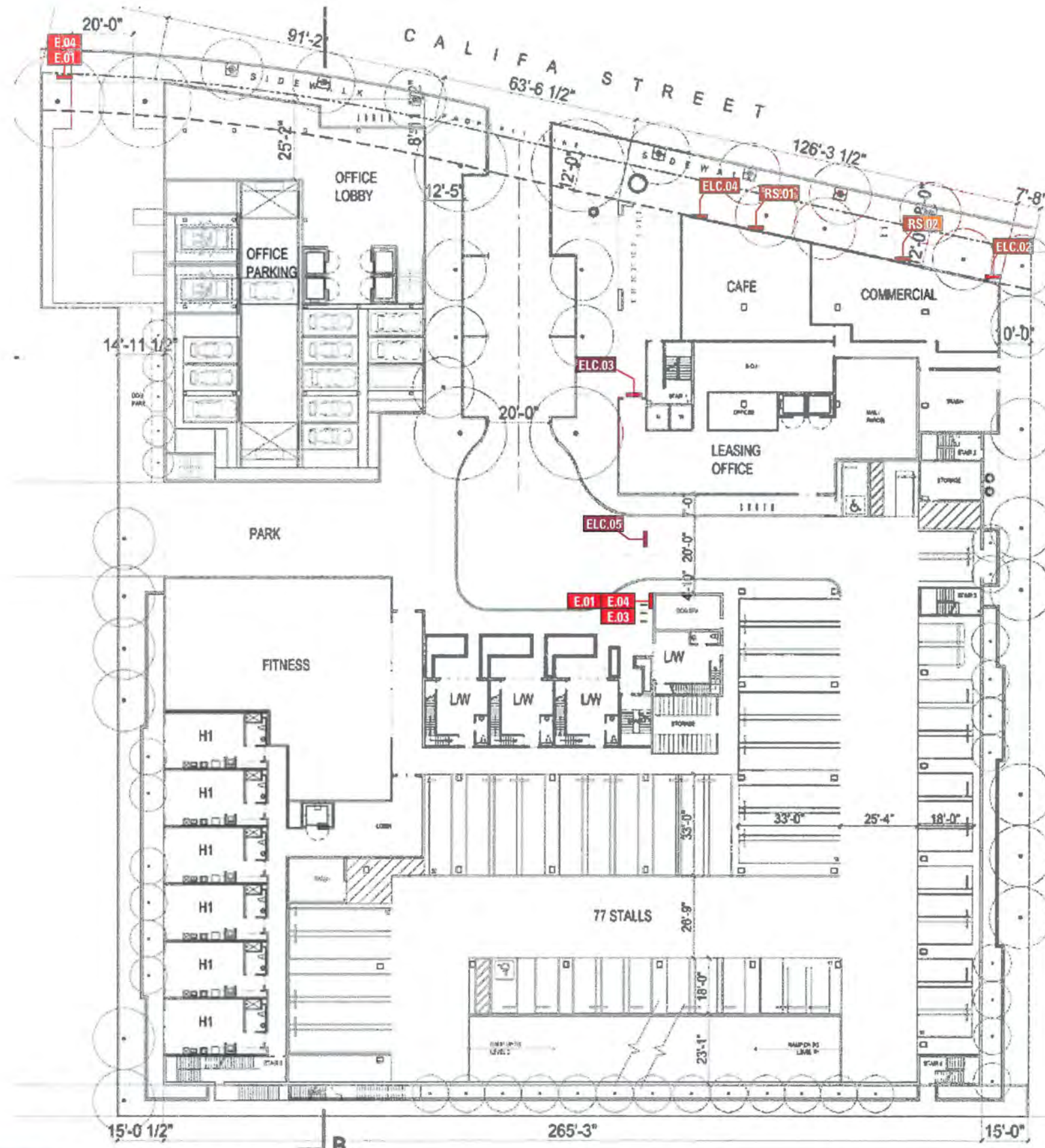
#### ILLUMINATED SIGNS

All signage and sign components shall be installed in accordance with approved  listings and N.E.C. specifications. All illuminated signage shall bear the  label; the installation shall comply with all local building codes.  Labels shall be placed in accordance with approved display guidelines.

NOTE: The signage will be internally or externally by LED lighting, and will be fully dimmable and controlled by a programmable timer. The signage display or lighting will not have a wattage draw exceeding 12 watts per square foot. The Maximum total lumen output is 20 lumens per square foot. The materials of this sign shall be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code. The materials are made of non-combustible materials or plastics approved by both the Fire Department and LADBS.







TYPE	DESCRIPTION	QTY.
E.01	Private Property/Tow away	2
E.03	Fuel Hazard Sign	1
E.04	H/C Parking Disclaimer	2

TYPE	DESCRIPTION	QTY.
ELC.02	Address	1
ELC.03	Leasing	1
ELC.04	Project ID	1
ELC.05	Garage Entry	1

TYPE	DESCRIPTION	QTY.
RS.01	Café	1
RS.02	Retail ID	1

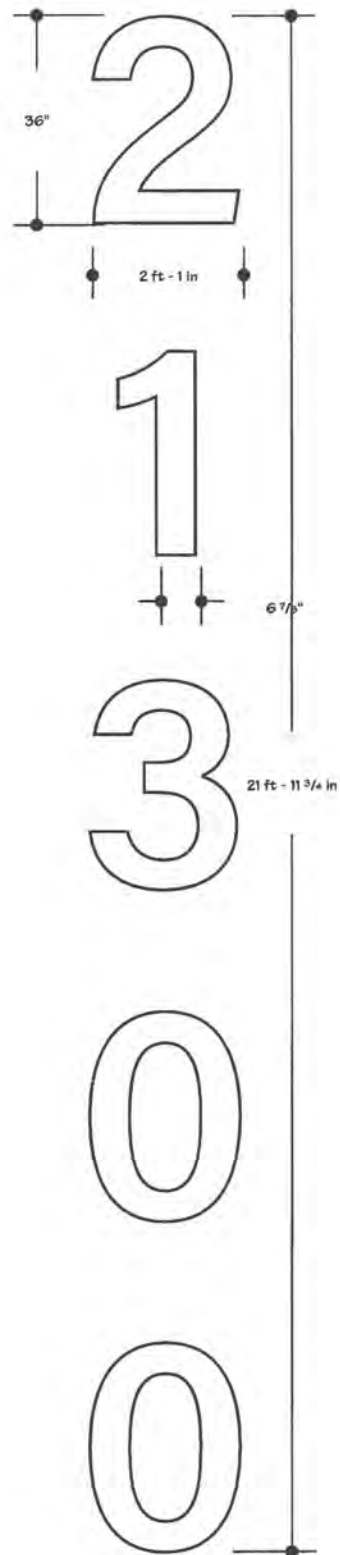
JUN 18 2020  
**EXHIBIT "B"**  
 Page No. 3 of 12  
 Case No. DIR-2018-2713-SPP

PROVIDED FROM  
 PLANS DATED:  
 07/10/2019

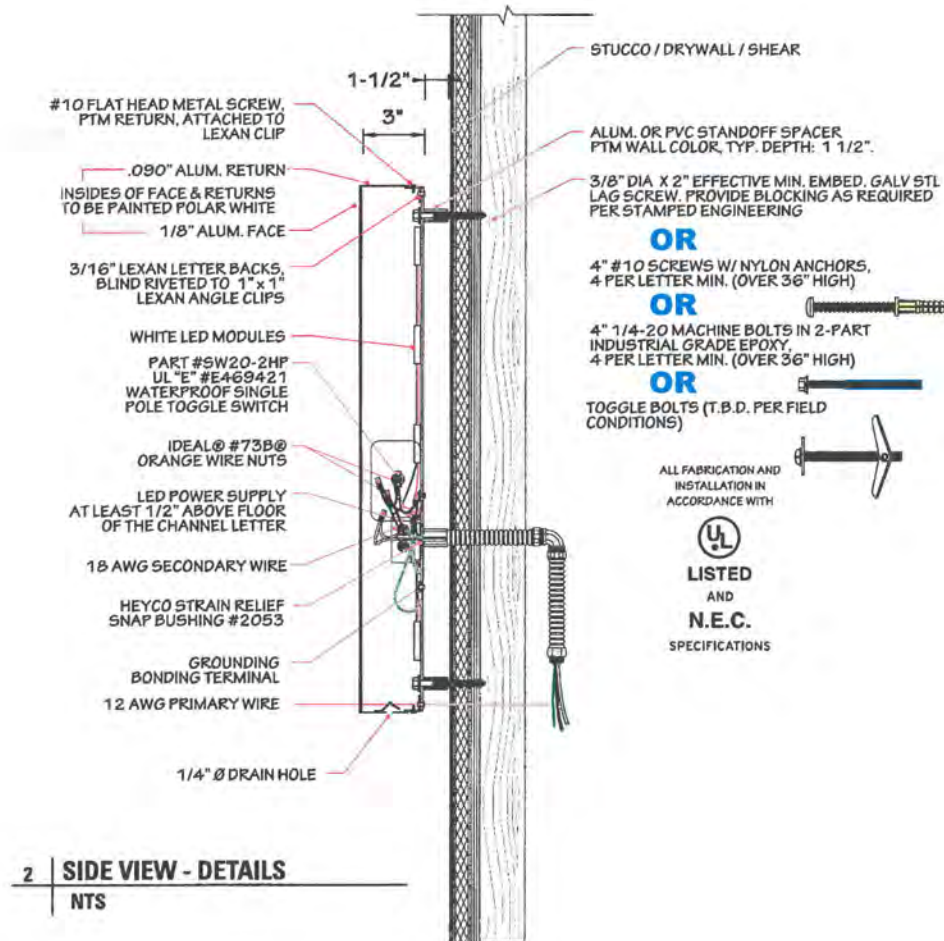
\* = Confirm location

<b>LEGEND</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> <span>= EXTERIOR</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></div> <span>= RETAIL SIGNAGE</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: brown; margin-right: 5px;"></div> <span>= ELECTRICAL</span> </div>	<b>ENTRY SITE MAP</b> SHEET NO.: <div style="border: 1px solid black; padding: 2px; text-align: center; width: 30px; margin: 0 auto;">13</div>
	<div style="text-align: center;">                   NORTH             </div>





1 FRONT VIEW: DETAIL  
SCALE: 3/8" = 1' - 0"



2 SIDE VIEW - DETAILS  
NTS

#### ELECTRICAL NOTES PRIMARY ELECTRICAL FEED.

12V LED MODULES, LOW VOLTAGE, CLASS 2 WIRING, POWER SUPPLY DESIGNATED BY MANUFACTURER AND UL APPROVED.

CLIENT TO PROVIDE ONE (1) DEDICATED ELECTRICAL CIRCUIT LOCATED NO FARTHER THAN SIX (6) FEET FROM THE CONNECTION POINT.

CIRCUIT TO BE 120V/20A, ON 24 HOUR TIME CLOCK OR PHOTO CELL SWITCH, OR DUSK TO DAWN SOLAR SWITCH OR ASTRONOMICAL CLOCK INCORPORATED.

UL LISTED DISCONNECT SWITCH IN THE SIGN IN A WEATHER-PROOF TRANSFORMER BOX, AND DISCONNECT SWITCH IN THE PRIMARY CIRCUIT PANEL POWER SUPPLY AS PER LOCAL BUILDING CODES.

ALL BRANCH CIRCUITS FOR SIGN MUST BE TOTALLY DEDICATED TO SIGNS INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT. SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.

#### SIGN MUST SATISFY ALL TITLE 24 REQUIREMENTS

TITLE 24 ELECTRICAL DISCLAIMER OUTDOOR DIMENSIONS IS A C-45 FULL SERVICE ELECTRICAL SIGN COMPANY. WE ARE LIABLE ONLY FOR THE SIGN LOCATION PROVIDED TO US FROM OUR CUSTOMERS. ANYTHING FURTHER THAN SIX (6) FEET IS THE RESPONSIBILITY OF A LICENSED C-10 ELECTRICAL CONTRACTOR. OUR LICENSE AND OUR SIGNED TITLE 24 DOCUMENTS, SUBMITTED AT THE TIME OF PERMITTING, WILL CLEARLY STATE THAT WE ARE NOT RESPONSIBLE FOR ANY NEW OR EXISTING LIGHTING CONTROLS, ASTRONOMICAL TIME CLOCKS, PHOTOCELLS, OR ANY POWER COMING TO OUR SIGN LOCATION. THE ABOVE AND ALL ELECTRICAL POWER TO THE JOB SITE TO BE PROVIDED BY OTHERS.



3 TYPICAL ELEVATION VIEW:  
SCALE: NOT TO SCALE

#### ADDRESS

#### SHEET 3

1 LOW VOLTAGE LED INTERNALLY ILLUMINATED, FACE LIT ALUMINUM CHANNEL LETTERS PAINTED

FONT: ACUMIN VARIABLE CONCEPT SEMIBOLD

ALL COLORS TO BE APPROVED BY LANDLORD.

SIZES WILL CHANGE PENDING FIELD MEASURE

(A) WHITE

ELEC. DETAIL TO FOLLOW

JUN 18 2020

EXHIBIT "B"

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Case No. DIR-2018-2713-SPP

NOTE: Signs are located within 26' below the top of the building

FIELD MEASURE REQUIRED

FIELD MEASURE REQUIRED TO CONFIRM METHOD OF ATTACHMENT



CLIENT: CALIFORNIA HOME BUILDERS

PROJECT: CALIFA STREET

REVISIONS: 07/26/19.25 07/30/19.25  
PROOF: (Initial) MA MA

CLIENT APPROVAL: (Please Check Box)  
☐ AS SHOWN  
☐ WITH CHANGES

CLIENT SIGNATURE DATE

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

SCALE: AS NOTED

CONCEPT DESIGN  
NOT FOR PRODUCTION

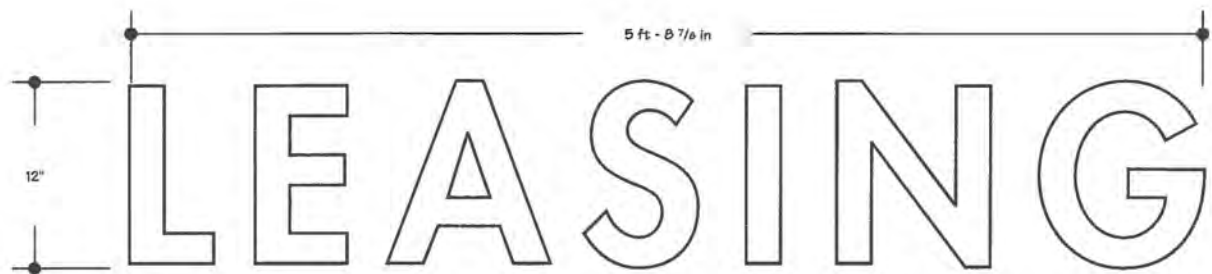
DATE: 07/22/19 SIGN TYPE: ELC.2\_1

SALES REP: DH

DESIGNER: MA

PROOF: (Initial) MA .75





1 FRONT VIEW: DETAIL  
SCALE: 1" = 1' - 0"

- 1 3" DEEP FACE ILLUMINATED CHANNEL LETTERS WITH A RACEWAY BEHIND THE WALL
- 2 ALL PENETRATIONS TO BE FILLED WITH INDUSTRIAL GRADE SILICONE

SIZES WILL CHANGE PENDING FIELD MEASURE

Ⓐ WHITE

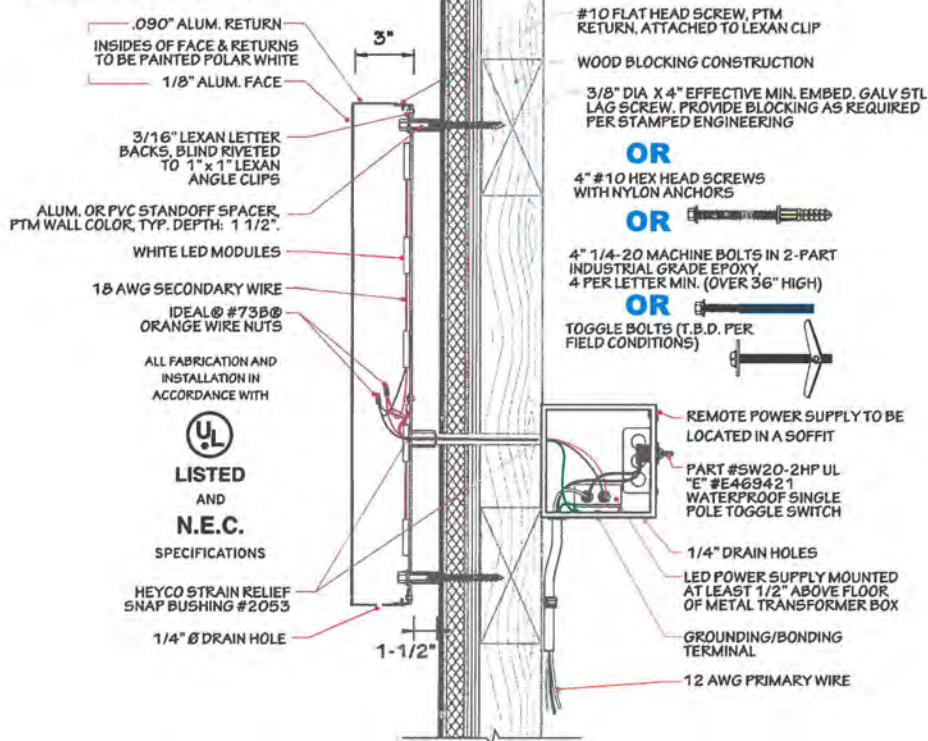
FONT: FUTURA HEAVY

JUN 18 2020  
**EXHIBIT "B"**  
Page No. 5 of 12  
Case No. DIC-2018-2713-SPP

NOTE: Signs are not higher the 35' above grade.



NOTE: SIGNAGE REQUIRES WOOD BLOCKING



ELECTRICAL NOTES PRIMARY ELECTRICAL FEED.

12V LED MODULES, LOW VOLTAGE, CLASS 2 WIRING, POWER SUPPLY DESIGNATED BY MANUFACTURER AND UL APPROVED.

CLIENT TO PROVIDE ONE (1) DEDICATED ELECTRICAL CIRCUIT LOCATED NO FARTHER THAN 36" FROM CONNECTION POINT.

CIRCUIT TO BE 120V/20A, ON 24 HOUR TIME CLOCK OR PHOT CELL SWITCH, OR DUSK TO DAWN SOLAR SWITCH OR ASTRONOMICAL CLOCK INCORPORATED.

UL LISTED DISCONNECT SWITCH IN THE SIGN IN A WEATHERPROOF TRANSFORMER BOX, AND DISCONNECT SWITCH IN THE PRIMARY CIRCUIT PANEL POWER SUPPLY AS PER LOCAL BUILDING CODES.

ALL BRANCH CIRCUITS FOR SIGN MUST BE TOTALLY DEDICATED TO SIGNS INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT. SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.

SIGN MUST SATISFY ALL TITLE 24 REQUIREMENTS.

2 TYPICAL ELEVATION:  
SCALE: NTS

3 SIDE DETAIL:  
SCALE: NTS

**FIELD MEASURE REQUIRED**  
**FIELD MEASURE REQUIRED TO CONFIRM METHOD OF ATTACHMENT**



CLIENT: CALIFORNIA HOME BUILDERS

PROJECT: CALIFA STREET

DATE: 07/22/19

SIGN TYPE: ELC.3\_1

REVISIONS: 07/26/19.25

PROOF: (Initials) MA

CLIENT APPROVAL: (Please Check Box)

☐ AS SHOWN

☐ WITH CHANGES

CLIENT SIGNATURE

DATE

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

SCALE: AS NOTED


**CONCEPT DESIGN  
NOT FOR PRODUCTION**

SALES REP: DH

DESIGNER: MA

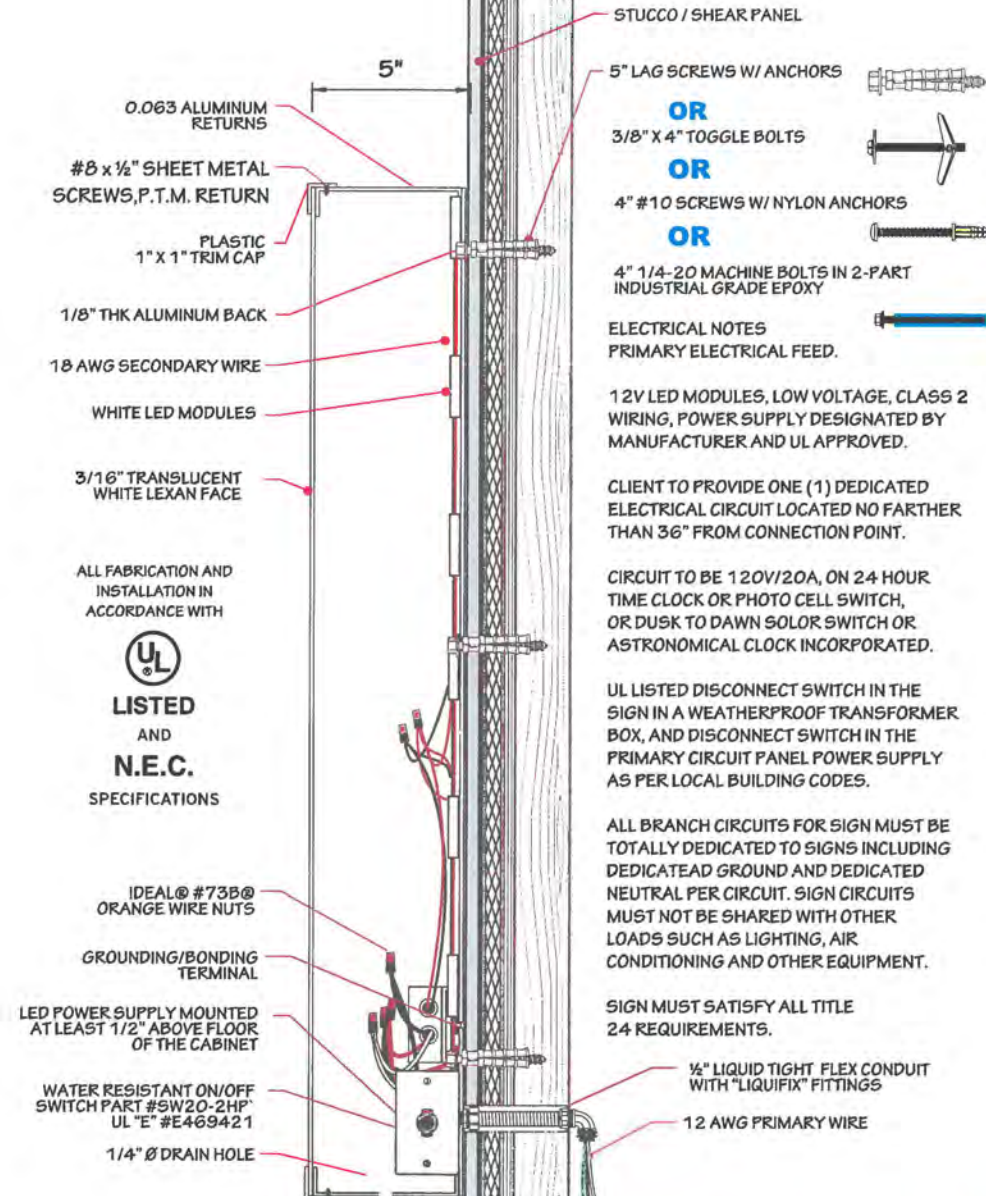
PROOF: MA .75



- (A)**  PMS 166 PAINT TO MATCH RETURNS  
3M TRANSLUCENT VINYL 3630-44

 **FIELD MEASURE & INSPECTION** **REQUIRED**

NOTED  <b>NOTION</b>	DATE: 07/22/19		SIGN TYPE: ELC.4_1	
	SALES REP: DH			
	DESIGNER: MA			
	PROOF: MA	.75		


























the building

JUN 18 2020

**EXHIBIT "B"**

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Case No. DIR-2018-2713-SPP

 <p>5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578</p>	CLIENT: <b>CALIFORNIA HOME BUILDERS</b>		PROJECT: <b>CALIFA STREET</b>		DATE: 07/22/19	SIGN TYPE: ELC.4_1
	REVISIONS:  07/26/19.25  07/30/19.25         				SCALE: AS NOTED	
	PROOF: (Initial)  MA  MA         				SALES REP: DH	
	CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES		YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.		DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.	
CLIENT SIGNATURE _____ DATE _____		<div style="background-color: red; color: white; padding: 10px; text-align: center;"> <b>CONCEPT DESIGN</b>  <b>NOT FOR PRODUCTION</b> </div>		DESIGNER: MA		
				PROOF: MA .75		



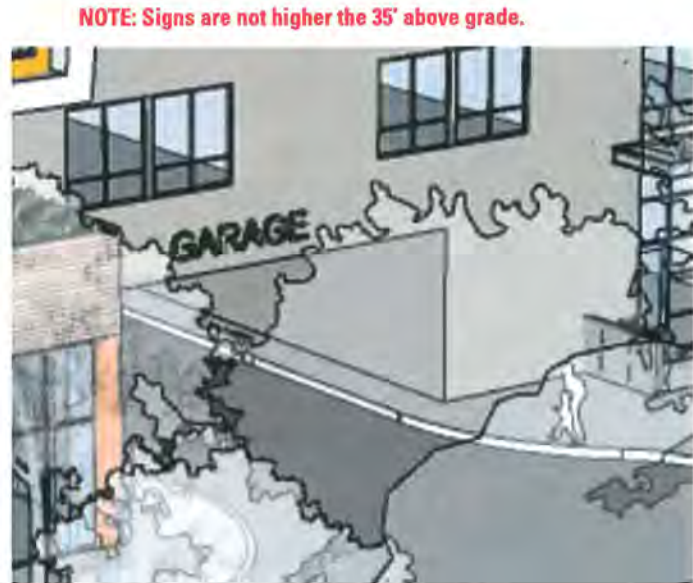


1 FRONT VIEW: DETAIL  
SCALE: 1" = 1' - 0"

- 3" DEEP FACE ILLUMINATED CHANNEL LETTERS WITH A RACEWAY BEHIND THE WALL
- ALL PENETRATIONS TO BE FILLED WITH INDUSTRIAL GRADE SILICONE

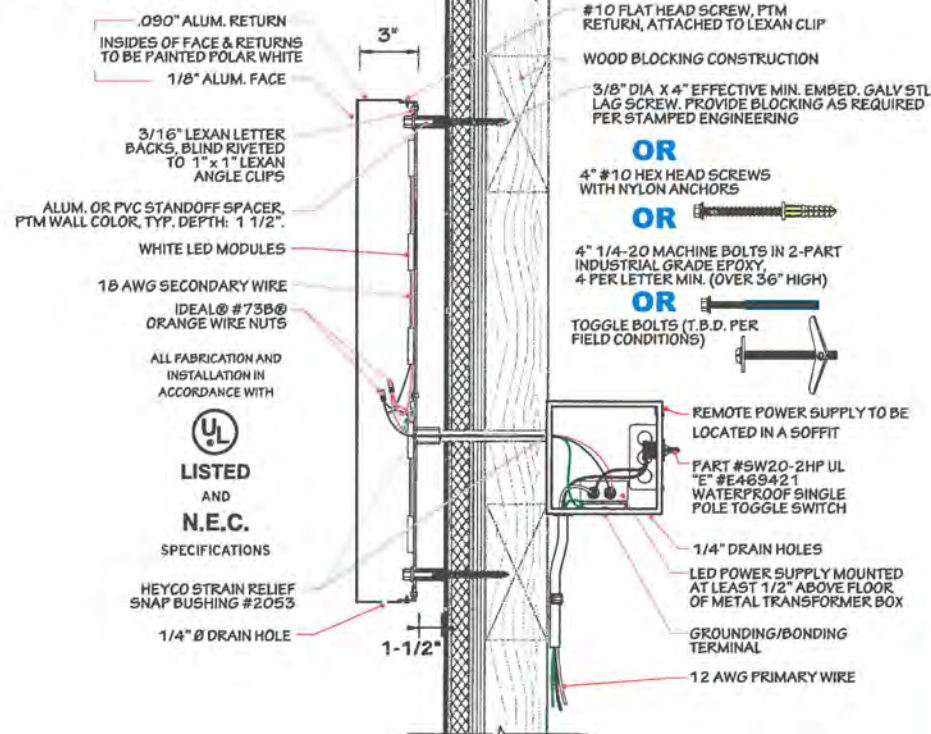
WHITE

FONT: FUTURA HEAVY



2 TYPICAL ELEVATION:  
SCALE: NTS

NOTE: SIGNAGE REQUIRES  
WOOD BLOCKING



3 SIDE DETAIL:  
SCALE: NTS

ELECTRICAL NOTES PRIMARY ELECTRICAL FEED.

12V LED MODULES, LOW VOLTAGE, CLASS 2 WIRING, POWER SUPPLY DESIGNATED BY MANUFACTURER AND UL APPROVED.

CLIENT TO PROVIDE ONE (1) DEDICATED ELECTRICAL CIRCUIT LOCATED NO FARTHER THAN 36" FROM CONNECTION POINT.

CIRCUIT TO BE 120V/20A, ON 24 HOUR TIME CLOCK OR PHOT CELL SWITCH, OR DUSK TO DAWN SOLAR SWITCH OR ASTRONOMICAL CLOCK INCORPORATED.

UL LISTED DISCONNECT SWITCH IN THE SIGN IN A WEATHERPROOF TRANSFORMER BOX, AND DISCONNECT SWITCH IN THE PRIMARY CIRCUIT PANEL POWER SUPPLY AS PER LOCAL BUILDING CODES.

ALL BRANCH CIRCUITS FOR SIGN MUST BE TOTALLY DEDICATED TO SIGNS INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT. SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.

SIGN MUST SATISFY ALL TITLE 24 REQUIREMENTS.

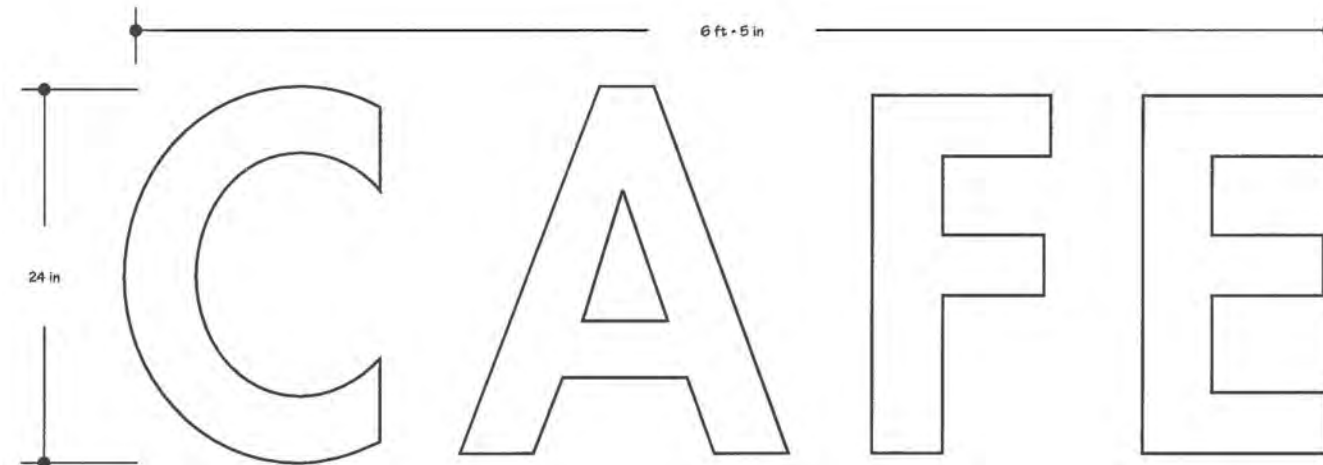
JUN 18 2020  
**EXHIBIT "B"**  
Page No. 7 of 12  
Case No. DJR-2018-2713-SPP

**FIELD MEASURE & REQUIRED INSPECTION**

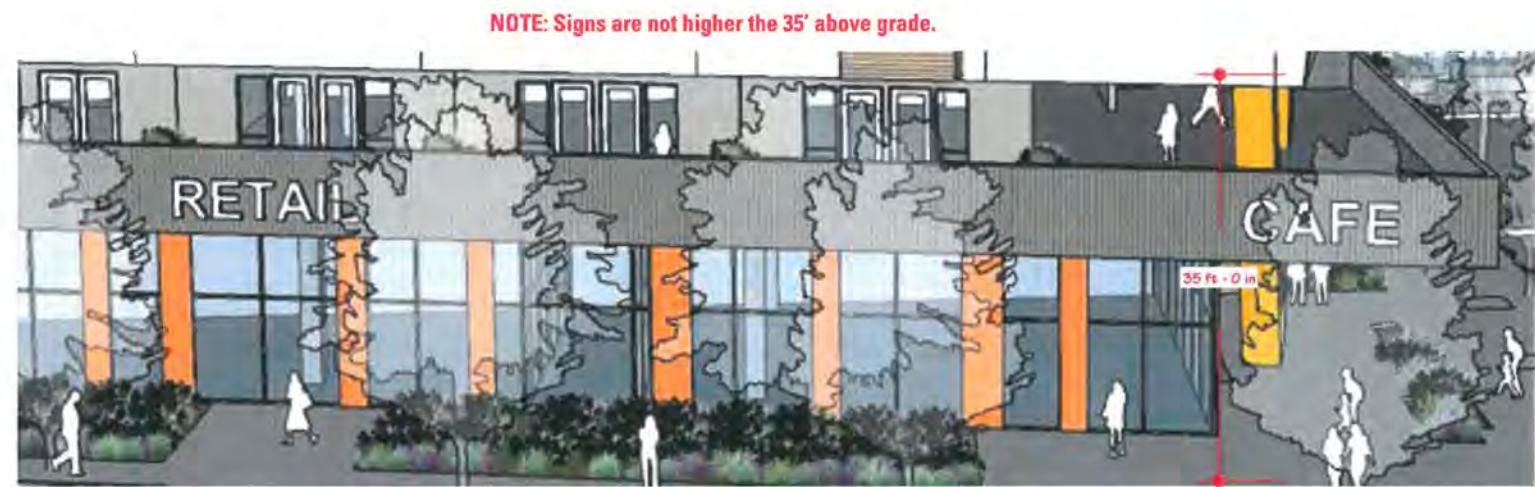
**FIELD INSPECTION REQUIRED TO CONFIRM METHOD OF ATTACHMENT**

 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578	CLIENT: CALIFORNIA HOME BUILDERS		PROJECT: CALIFA STREET		DATE: 07/22/19		SIGN TYPE: ELC.5_1				
	REVISIONS: 07/26/19.25				SALES REP: DH						
	PROOF: MA				DESIGNER: MA						
	CLIENT APPROVAL: (Please Check Box)				PROOF: MA .75						
	<input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES		CLIENT SIGNATURE _____ DATE _____		SCALE: AS NOTED						
YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE. DUE TO MATERIALS USED.				DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.				<b>CONCEPT DESIGN NOT FOR PRODUCTION</b>			





1 FRONT VIEW: DETAIL  
SCALE: 1" = 1' - 0"



2 TYPICAL ELEVATION:  
SCALE: NTS

S/F CAFE ID

SHEET 7

- 3" DEEP FACE ILLUMINATED CHANNEL LETTERS WITH A RACEWAY BEHIND THE WALL
- ALL PENETRATIONS TO BE FILLED WITH INDUSTRIAL GRADE SILICONE

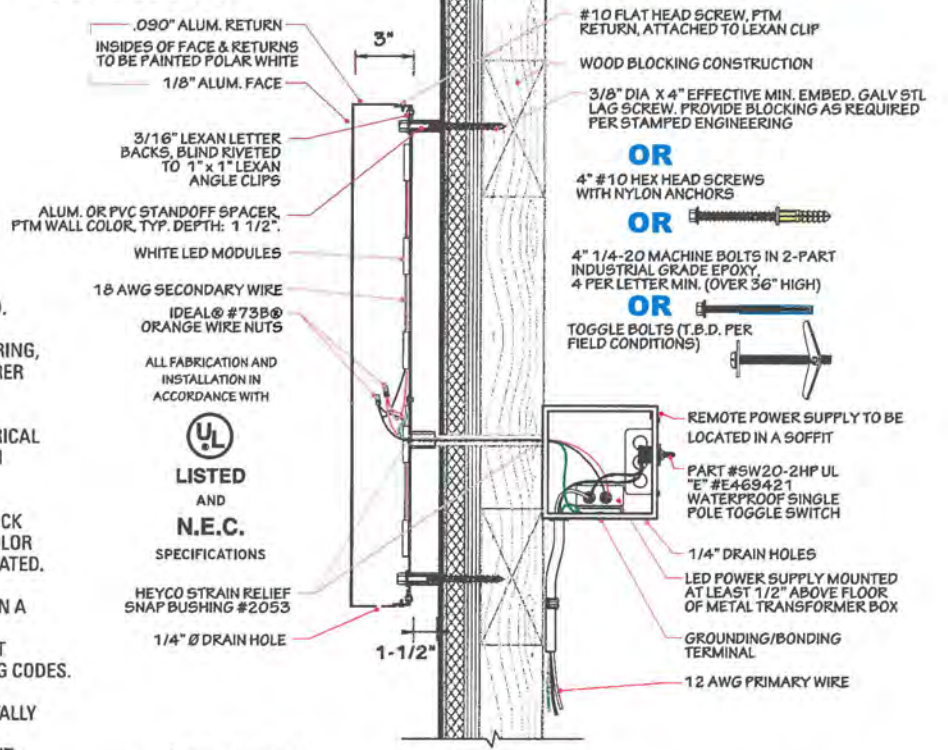
SIZES WILL CHANGE PENDING FIELD MEASURE

(A) WHITE

FONT: FUTURA HEAVY

JUN 18 2020  
**EXHIBIT "B"**  
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Case No. DIR-2018-2713-SP

NOTE: SIGNAGE REQUIRES WOOD BLOCKING



3 SIDE DETAIL:  
SCALE: NTS

ELECTRICAL NOTES PRIMARY ELECTRICAL FEED.  
12V LED MODULES, LOW VOLTAGE, CLASS 2 WIRING, POWER SUPPLY DESIGNATED BY MANUFACTURER AND UL APPROVED.

CLIENT TO PROVIDE ONE (1) DEDICATED ELECTRICAL CIRCUIT LOCATED NO FARTHER THAN 36\"/>

CIRCUIT TO BE 120V/20A, ON 24 HOUR TIME CLOCK OR PHOTO CELL SWITCH, OR DUSK TO DAWN SOLAR SWITCH OR ASTRONOMICAL CLOCK INCORPORATED.

UL LISTED DISCONNECT SWITCH IN THE SIGN IN A WEATHERPROOF TRANSFORMER BOX, AND DISCONNECT SWITCH IN THE PRIMARY CIRCUIT PANEL POWER SUPPLY AS PER LOCAL BUILDING CODES.

ALL BRANCH CIRCUITS FOR SIGN MUST BE TOTALLY DEDICATED TO SIGNS INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT. SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.

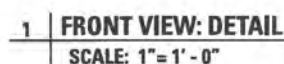
SIGN MUST SATISFY ALL TITLE 24 REQUIREMENTS.

**FIELD MEASURE & INSPECTION REQUIRED**  
**FIELD INSPECTION REQUIRED TO CONFIRM METHOD OF ATTACHMENT**



CLIENT: CALIFORNIA HOME BUILDERS		PROJECT: CALIFA STREET		DATE: 07/22/19	SIGN TYPE: RS.1_1
REVISIONS: 1 2 3 4 5 6 7 8 9 10		SCALE: AS NOTED		SALES REP: DH	
PROOF: (Initial) 1 2 3 4 5 6 7 8 9 10		CONCEPT DESIGN NOT FOR PRODUCTION		DESIGNER: MA	
CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES		YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT. RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION, THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.		PROOF: MA .75	
CLIENT SIGNATURE		DATE			





- (A)**  WHITE

FONT: FUTURA HEAVY

**EXHIBIT "B"**

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Case No. DTA-2018-2713-SPP

**0.090" ALUM. RETURN INSIDES OF FACE & RETURNS TO BE PAINTED POLAR WHITE**

**1/8" ALUM. FACE**

**3/16" LEXAN LETTER BACKS, BLIND RIVETED TO 1" x 1" LEXAN ANGLE CLIPS**

**M. OR PVC STANDOFF SPACER, ALL COLOR, TYP. DEPTH: 1 1/2"**

**WHITE LED MODULES**

**18 AWG SECONDARY WIRE IDEAL @ #73B @ ORANGE WIRE NUTS**

**ALL FABRICATION AND INSTALLATION IN ACCORDANCE WITH**

**UL LISTED AND N.E.C. SPECIFICATIONS**

**HEYCO STRAIN RELIEF SNAP BUSHING #2053**

**1/4" Ø DRAIN HOLE**

**3"**

**WOOD BLOCKING CONSTRUCTION**

**3/8" DIA X 4" EFFECTIVE MIN. EMBED. GALV ST LAG SCREW, PROVIDE BLOCKING AS REQUIRED PER STAMPED ENGINEERING**

**OR**

**4" #10 HEX HEAD SCREWS WITH NYLON ANCHORS**

**OR**

**4" 1/4-20 MACHINE BOLTS IN 2-PART INDUSTRIAL GRADE EPOXY, 4 PER LETTER MIN. (OVER 3/6" HIGH)**

**OR**

**TOGGLE BOLTS (T.B.D. PER FIELD CONDITIONS)**

**REMOTE POWER SUPPLY TO BE LOCATED IN A SOFFIT**

**PART #5W20-2HP UL "E" #E469421 WATERPROOF SINGLE POLE TOGGLE SWITCH**

**1/4" DRAIN HOLES**

**LED POWER SUPPLY MOUNTED AT LEAST 1/2" ABOVE FLOOR OF METAL TRANSFORMER BOX**

**GROUNDING/BONDING TERMINAL**

**12 AWG PRIMARY WIRE**

**1-1/2"**

**SIGN MUST SATISFY ALL TITLE 24 REQUIREMENTS.**

3	<b>SIDE DETAIL:</b>
	<b>SCALE: NTS</b>

2 | **TYPICAL ELEVATION:**  
**SCALE: NTS**

FIELD MEASURE & INSPECTION		REQUIRED
FIELD INSPECTION REQUIRED TO CONFIRM METHOD OF ATTACHMENT		

**CLIENT: CALIFORNIA HOME BUILDERS**

PROJECT: **CALIFA STREET**

DATE: 07/22/19

SIGN TYPE: RS.2 1

REVISIONS:

PROOF: (Initial)

**CLIENT APPROVAL:**☐ AS SHOWN  
☐ WITH CHANGES

(Please Check Box)

**CLIENT SIGNATURE**

DATE \_\_\_\_\_

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF  
OUTDOOR DIMENSIONS UNTIL  
PURCHASED BY CLIENT.

SCALE: AS NOTED

**CONCEPT DESIGN  
NOT FOR PRODUCTION**

SALES REP: DH

DESIGNER: MA

**PROOF:**

75



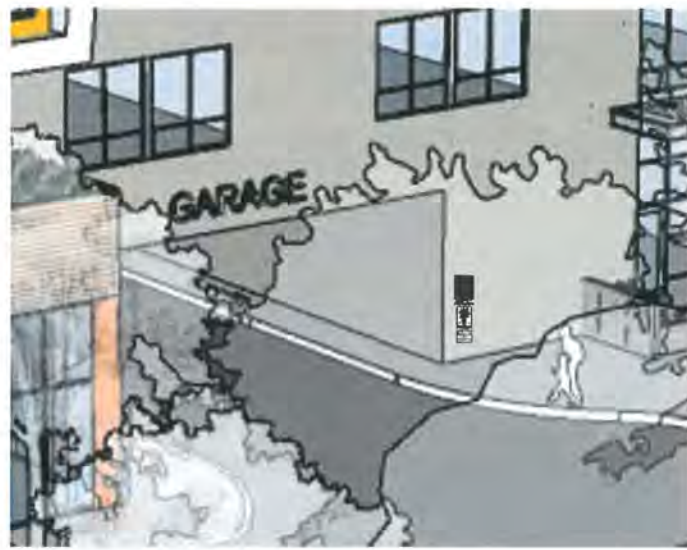
- 1 .090 PAINTED ALUMINUM W/SILKSCREEN COPY & CLEAR COAT
- 2 VINYL COPY
- 3 2 1/2" SQ. ALUM. POSTS

\* BACK OF SIGN PAINTED BLACK  
1 POST MOUNTED &  
1 WALL MOUNTED AT GARAGE ENTRY

- A COLORS T.B.D.
- B COLORS T.B.D.

JUN 18 2020

**EXHIBIT "B"**  
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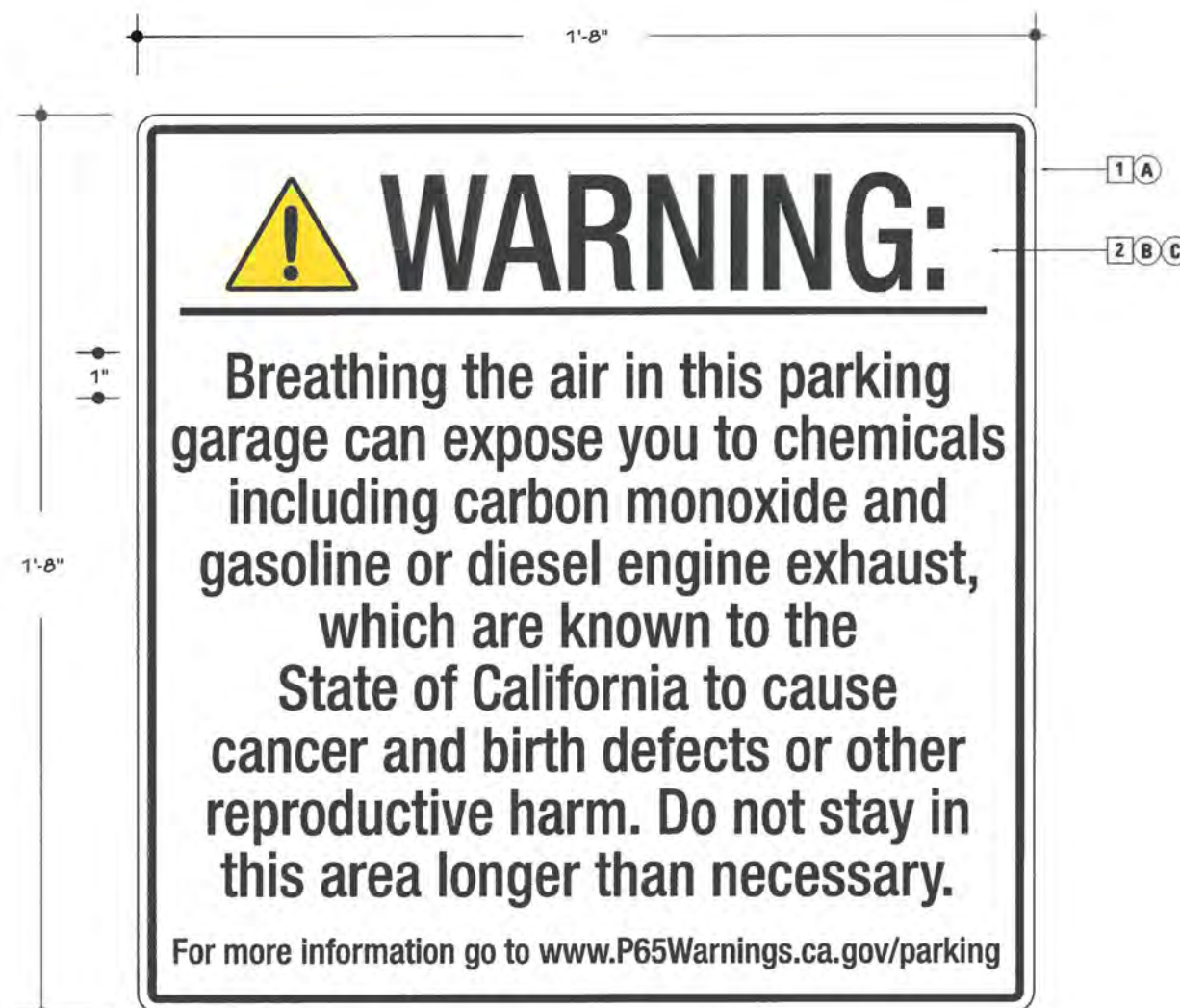
4 TYPICAL ELEVATION:  
SCALE: NTS



1 FRONT VIEW:  
SCALE: 1" = 1' - 0"


 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578	CLIENT: CALIFORNIA HOME BUILDERS		PROJECT: CALIFA STREET		DATE: 07/22/19	SIGN TYPE: E.1_0	
	REVISIONS: 1 2 3 4 5 6 7 8 9 10				SCALE: AS NOTED		SALES REP: DH
	PROOF: (Initial) 1 2 3 4 5 6 7 8 9 10				WORKING DRAWING: <input type="checkbox"/>		DESIGNER: MA
	CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES				CONCEPTS: <input type="checkbox"/>		PROOF: MA .75
	CLIENT SIGNATURE _____ DATE _____				YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE. DUE TO MATERIALS USED.		







1 FRONT VIEW:  
SCALE: 3" = 1' - 0"

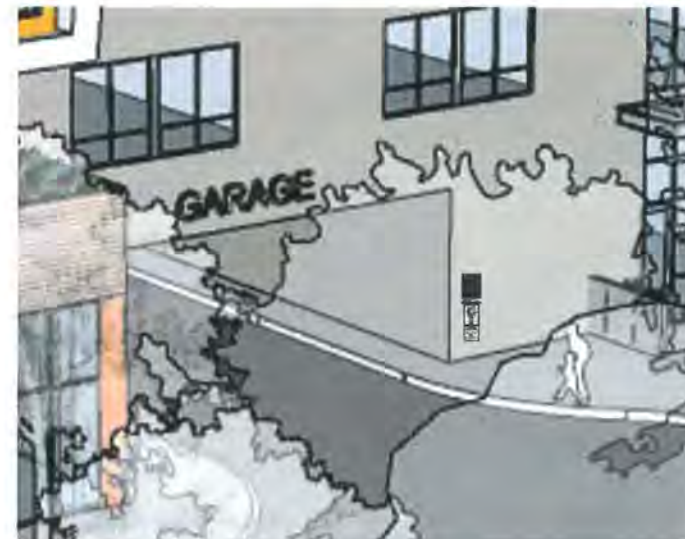
1 .090 PAINTED ALUMINUM W/SILKSCREEN COPY & CLEAR COAT

(A)  WHITE


(B)  BLACK

(C)  PMS 109 C

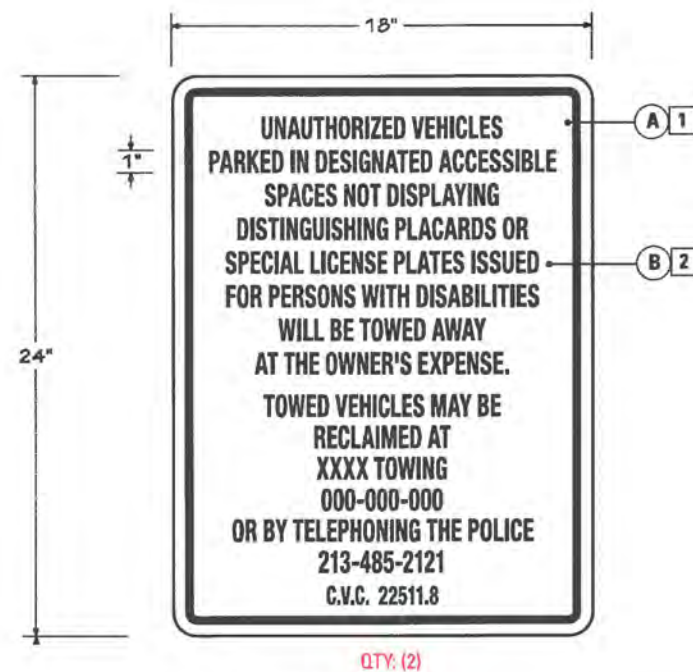
JUN 18 2020  
**EXHIBIT "B"**  
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Case No. DIR-2018-2713-88



2 TYPICAL ELEVATION:  
SCALE: NTS

 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578	CLIENT: CALIFORNIA HOME BUILDERS				PROJECT: CALIFA STREET				DATE: 07/22/19		SIGN TYPE: E.3													
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	1	2	3	4	5	6	7	8	9	10														
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	1	2	3	4	5	6	7	8	9	10														
CLIENT APPROVAL: (Please Check Box)				YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.				DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.		CONCEPTS: <input type="checkbox"/>		WORKING DRAWING: <input type="checkbox"/>												
<input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES				CLIENT SIGNATURE _____				DATE _____				PROOF: MA .75												



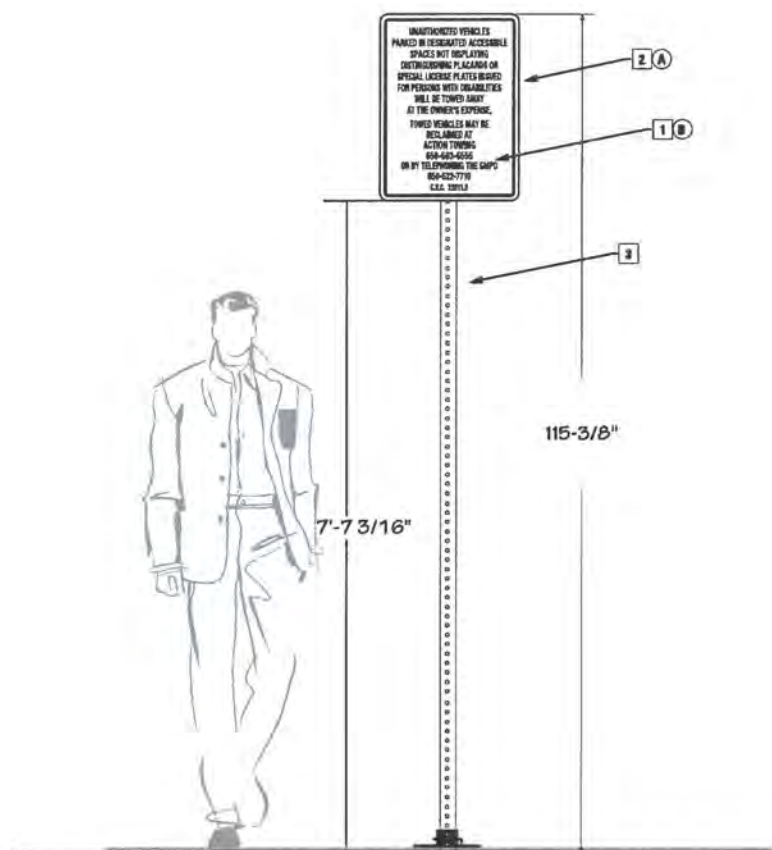


QTY: (2)

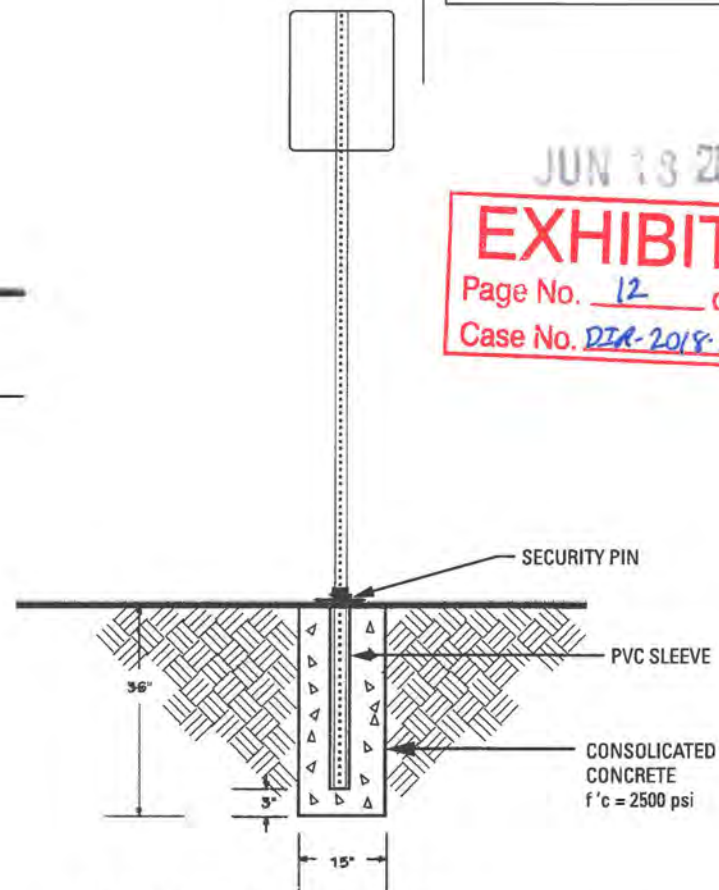
1 FRONT VIEW DETAIL:  
SCALE: 1 1/2" = 1' - 0"



4 TYPICAL ELEVATION:  
SCALE: NTS



2 FRONT VIEW:  
SCALE: 1/2" = 1' - 0"



3 ENGINEERING CALCULATIONS  
SCALE: 3/8" = 1' - 0"

- 1 PANEL IS .090 ALUMINUM PAINTED WITH (2) PART AUTO PAINT
- 2 COPY IS SILKSCREENED & SPRAYED WITH CLEAR COAT
- 3 2" SQ. PERFORATED GALVANIZED STEEL BREAK-A-WAY POST

1 POST MOUNTED &  
1 WALL MOUNTED AT GARAGE ENTRY

FACE PANEL ATTACHED TO 2" SQUARE GALVANIZED STEEL POST WITH MECHANICAL FASTENERS. PVC SLEEVE SET IN CONCRETE FOOTING.

- (A) BLACK  
(B) WHITE

JUN 18 2020  
**EXHIBIT "B"**  
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5325 E. HUNTER AVENUE  
ANAHEIM, CA 92807  
714-578-9555 FAX 714-693-9578

CLIENT: CALIFORNIA HOME BUILDERS

PROJECT: CALIFA STREET

REVISIONS: (Initial) (Date) (Description)  
PROOF: (Initial) (Date) (Description)

CLIENT APPROVAL: (Please Check Box)

☐ AS SHOWN☐ WITH CHANGES

CLIENT SIGNATURE

DATE

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PURCHASED BY CLIENT.

CONCEPTS: ☐

SCALE: AS NOTED

WORKING DRAWING: ☐

DATE: 07/22/19

SIGN TYPE: E.4

SALES REP: DH

DESIGNER: MA

PROOF: (Initial) MA .75