

# PLANNING and LAND USE MGT.

## MOTION

FEB 09 2005

Warner Center is located in the west San Fernando Valley, and is the Valley's most prominent mixed-use commercial/residential community. In the mid-1980's a community-based effort was initiated to create a Master Development Plan that balances commercial and residential growth, thus reducing traffic impacts in the region and to provide design and aesthetic standards for the Warner Center area. That effort culminated in the adoption the Warner Center Specific Plan (Ordinance Nos. 168,873 and 168,984) by the City Council in June 1993. Various changes and amendments to the plan have subsequently transpired in 1997, 2000 and 2001.

The Environmental Impact Report (EIR) certified in 1993 (State Clearing House No. 90-011055) for the adoption of the Warner Center Specific Plan (WCSP) identified a jobs/housing balance that included a total of 21.5 million square feet of commercial space and 3,000 residential units in the Phase I of said plan. This was based on the anticipated growth to 2010 when the plan would then be re-studied and Phase II would be implemented.

However, in 1993 commercial growth in Warner Center was higher than residential growth. In order to encourage residential growth and create more balance, transportation fees and other restrictions were not required on residential projects as they were on commercial and industrial development. Most significant, while the WCSP calls for the immediate stop of more commercial development once the 21.5 million square feet threshold is met, there is no such provision for stopping further residential development once the 3000 unit threshold is met. Another concern raised by the community and the Woodland Hills Warner Center Neighborhood Council (WHWCNC) is that design and aesthetic standards in the current plan are minimal.

The reality is that residential development has greatly out paced the predicted commercial and industrial development, and, at the current rate, the 3000 units will soon be reached five years before 2010, when Phase II is scheduled to be implemented. Commercial development meanwhile remains at a current 17.5 million square foot build out.

This unprecedented growth in the number of residential units will undermine the jobs housing balance which is the heart of the plan and further increase traffic congestion. Also, the community concern of the lack design and aesthetic standards needs to be further addressed. Therefore it is necessary to immediately implement an Interim Control Ordinance to curtail this growth until the appropriate studies and amendments are made to implement Phase II of the Specific Plan.

05-0240  
e03

010 CFS  
99-1294-21452

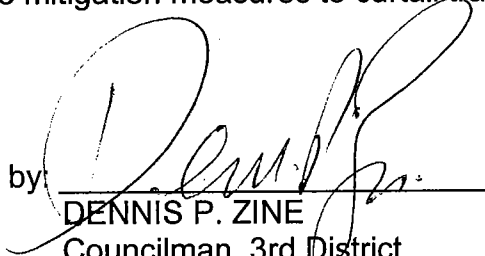
AP

I THEREFORE MOVE, that the Los Angeles City Council request that the Planning Department, with the assistance of the City Attorney and the Department of Transportation, draft an Interim Control Ordinance (ICO), with an urgency clause, for the Warner Center Specific Plan area that shall not allow building permits to be issued for residential projects once the 3,000 unit threshold is passed. Said ICO is to be imposed for a one-year period, with the possibility of two, six-month extensions during which time the WCSP be reviewed and revised to implement the next stage of growth based on smarter growth plans and new community input.

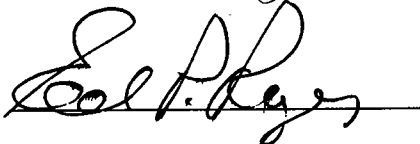
I FURTHER MOVE, that an application for a HARDSHIP EXEMPTION from the ICO can be made to the Los Angeles City Council. The City Council may grant an exemption provided that provisions of Project Compliance as currently required in the WCSP are complete, an environmental review that addresses the cumulative environmental and traffic impacts for the area and region impacts is certified, the appropriate mitigation measures and/or contributions to the Warner Center Transportation Trust Fund are made, and a mix-use component in the project is provided.

I FURTHER MOVE, that the Planning Department, with the assistance of the City attorney and the Department of Transportation, immediately work with WHWCNC to consult with the stakeholders of Woodland Hills and local developers such that within one year, recommendations will be made to the Los Angeles City Planning Commission and City Council for modifications and amendments to the WCSP to implement Phase II that will allow for continued smart growth development of Warner Center with the appropriate jobs/housing balance, including greater consideration to the needs of the region and community, appropriate land use and design standards for a high quality mixed-use community giving due consideration to market and economic forces, and appropriate mitigation measures to curtail traffic congestion.

Presented by:

  
DENNIS P. ZINE  
Councilman, 3rd District

Seconded by:



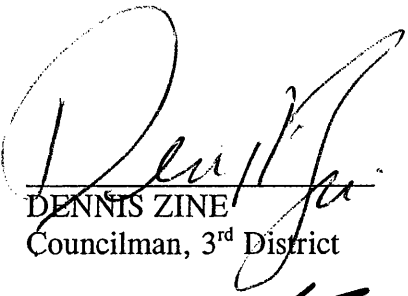
February 9, 2005

SEP 26 2006

M O T I O N

I MOVE that the Council action of December 21, 2005 relative to a transfer of \$150,000 for contractual services associated with the restudy of the Warner Center Specific Plan (CF 05-0240), BE AMENDED to transfer, subject to the approval of the Mayor, an additional \$350,000 from the Warner Center Transportation Improvement Trust Fund No. 573, Department No. 94 to the Planning Fund No.100-68, Account No. 3040 (Contractual Services) for this purpose, inasmuch as the total cost estimate for this restudy has been increased to \$500,000 and sufficient funds are available in Fund No. 573 so there is no impact on the General Fund.

PRESENTED BY:



DENNIS ZINE  
Councilman, 3<sup>rd</sup> District

SECONDED BY:



ak

05-0240  
CD 3

W6