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November 6, 2025

CPC-2023-8233-DB-SPP-VHCA  
Council District 3

## **NOTICE TO APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Monday, November 17, 2025** at approximately **10:00 A.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: a report from the Department of City Planning with recommendations to:

- 1) Find, 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 Warner Center 2035 Program Environmental Impact Report (EIR) No. ENV-2008-3471-EIR; State Clearinghouse (SCH) No. 1990011055 (Program EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168; the Project is within the scope of the program approved earlier in the Warner Center Specific Plan, the EIR adequately describes the activity for purposes of CEQA, and the City has incorporated all feasible mitigation measures from the Program EIR on the Project, no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project;
- 2) Approve a Density Bonus/Affordable Housing Incentive Program Compliance Review, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g)(3), for a mixed-use Project totaling 276 dwelling units over ground floor commercial uses, reserving 21 units or seven percent of the total number for Very-Low Income Households for a period of 55 years, with the following Off-Menu Incentive and four Waivers of Development Standards: a) An Off-Menu Incentive permitting a floor level of the highest residential unit to be at least 74 feet above the adjacent grade in lieu of the minimum 100 foot floor level height otherwise required pursuant to Section 6.1.2.3.5(c) of the Warner Center 2035 Specific Plan, b) A Waiver of Development Standard permitting 8,592 square feet of Non-Residential Floor Area, in lieu of 68,211 square feet of Non-Residential Floor Area required, based on the Project's total Floor Area Ratio of 3.5:1 pursuant to Section 6.1.2.3.4 of the Warner Center 2035 Specific Plan, c) A Waiver of Development Standard permitting a 47 foot front setback along Canoga Avenue, in lieu of the maximum 20 foot front setback pursuant to Section 6.1.2.3.9 of the Warner Center 2035 Specific Plan, d) A Waiver of Development Standard permitting a zero foot landscape buffer along the eastern perimeter of the building, in lieu of the five foot landscaped buffer otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan; and, e) A Waiver of Development Standard waiving out of the requirement of one tree to be planted for every 30 feet of required landscape buffer along the eastern perimeter of the building in lieu of seven trees otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan;
- 3) Approve a Project Permit Compliance Review pursuant to LAMC Chapter 1

Section 11.5.7 C and Section 5.3.3 of the Warner Center 2035 Specific Plan; 4) Adopt the Conditions of Approval; and 5) Adopt the Findings; for the demolition of an approximately 65,903 square foot office building and associated surface parking, and the construction of a 272,844 square foot mixed-use development comprised of 276 dwelling units, including 21 units reserved for Very Low-Income Households over ground floor commercial uses with 264,252 square feet of Residential Floor Area and 8,592 square feet of Non-Residential Floor Area on the ground floor, and 31,247 square feet of open space including 11,940 square feet of Publicly Accessible Open space (PAOS) and 5,650 square feet of private patio open space for 113 residential units. There will be 406 parking spaces, and 168 bicycle parking spaces provided over four levels: two subterranean levels, and levels one and two wrapped by commercial uses and residential uses. The Project proposes the removal and replacement of all 42 on-site non-Protected trees at a 2:1 ratio resulting in planting 85 trees on-site. The Project proposes grading and export of approximately 32,400 cubic yards of earth; for the property located at 6464 North Canoga Avenue.

Applicant: John McCullough, TB Canoga, LLC

Representative: Sarah Wofson Golden, Rosenheim & Associates

Case No. CPC-2023-8233-DB-SPP-VHCA

Environmental Nos. ENV-2008-3471-EIR; SCH No. 1990011055; CEQA Guidelines Section 15162 and 15168

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **25-1186** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Sheila Toni

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**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

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**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.