

## M O T I O N

I **MOVE** that the matter of Warner Center 2035 Program Environmental Impact Report (EIR), Planning and Land Use Management Committee Report relative to a mixed-use development project located at 6464 North Canoga Avenue, **Item No. 54** (Council File No. 25-1186) on today's Council Agenda, **BE AMENDED to ADOPT** the following *revised* Conditions of Approval to incorporate technical corrections, as follows:

### Correction Language to Condition No. 2:

**2. Residential Density.** The project shall be limited to a maximum density of 276 residential dwelling units, including On-Site Restricted Affordable Units.

### Modified Language to Condition Nos. 14, 16 & 25:

**14. Street Standards – Improvements and Dedications.** The Project shall comply with street standards of Table 1 and Table 2 of the Warner Center 2035 Specific Plan, as instructed below and to the satisfaction of the City Engineer and in coordination with the Department of Transportation (DOT/BOE/DCP).

- a. **Canoga Avenue.** Along Canoga Avenue, no roadway widening shall be required and the location of the curb shall remain in its current location.

However, dedication of land shall be completed to meet the street standards of Table 1 of the Warner Center 2035 Specific Plan. In the future, the City shall reserve the right to widen the roadway using the required dedications.

Additionally, the Project shall provide the required public improvements for sidewalk, parkway, and easement to fulfill the following street standards:

Table 1 of the Specific Plan as shown below designates Canoga Avenue as a Major Highway Class II, which requires on the east side of Canoga Avenue a 57-foot half right-of-way, a 45-foot half roadway, an eight-foot half sidewalk, an eight-foot half parkway, and a four-foot half easement. Therefore, the half width ROW shall be 57 feet.

Street Name	District	Side of Street	North Boundary	South Boundary	Standard Dimensions					Street Designation
					1/2 sidewalk	1/2 parkway	1/2 roadway	1/2 R.O.W.	1/2 easement	
Canoga Ave.	Downtown	East	Victory Bl.	~350' South of Victory Bl.	8'	8'	45'	57'	4'	Major Highway Class II

- b. **Victory Boulevard.** Along Victory Boulevard, no roadway widening shall be required and the location of the curb shall remain in its current location.

However, dedication of land shall be completed to meet the street standards of Table 2 of the Warner Center 2035 Specific Plan. In the future, the City shall reserve the right to widen the roadway using the required dedications.

Additionally, the Project shall provide the required public improvements for sidewalk, parkway, and easement to fulfill the following street standards:

Table 2 of the Specific Plan as shown below designates Victory Boulevard as a Major Highway Class I, which requires on the south side of the street a 68-foot half right-of-way, a 56-foot half roadway, an eight-foot half sidewalk, a 16-foot half parkway, and a 12-foot half easement. Therefore, the half width ROW shall be 68 feet.

Street Name	District	Side of Street	West Boundary	East Boundary	Standard Dimensions					Street Designation
					1/2 sidewalk	1/2 parkway	1/2 roadway	1/2 R.O.W.	1/2 easement	
Victory Bl.	Downtown College	South	Canoga Ave	De Soto Ave.	8'	16'	56'	68'	12'	Major Highway Class I

**16. Front Setback.** The Project shall have a 47 foot front yard setback along Canoga Avenue.

**25. On-Site Trees.** Prior to Planning clearance, an updated tree report of less than a year old shall be provided by a Landscape Architect or Certified Arborist showing trees to be removed with their Diameter at Breast Height (DBH), and plans shall be revised to show a replacement ratio of 2:1 for the replacement of existing on site trees that are proposed to be removed per "Exhibit A." A total of 85 replacement trees shall be planted on site, inclusive of any area dedicated pursuant to Condition No. 14 herein.

**PRESENTED BY:**

  
**BOB BLUMENFIELD**  
 Councilmember, 3rd District

**SECONDED BY:**



**ORIGINAL**

**DEC 03 2025**