

WARNER CENTER 2035 PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2008-3471-EIR; STATE CLEARINGHOUSE (SCH) NO. 1990011055, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15168; FINDINGS, CONDITIONS OF APPROVAL, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a mixed-use development project located at 6464 North Canoga Avenue.

Recommendations for Council action:

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 EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 (Program EIR) pursuant to CEQA Guidelines Sections 15162 and 15168; the Project is within the scope of the program approved earlier in the Warner Center 2035 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. ADOPT the Findings attached to the Department of City Planning (DCP) Recommendation report dated November 17, 2025.
3. ADOPT the Conditions of Approval attached to the DCP Recommendation report dated November 17, 2025.
4. APPROVE, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Compliance Review for a mixed-use Project totaling 276 dwelling units over ground floor commercial uses, reserving 21 units or seven percent of the total number of units for Very Low-Income Households for a period of 55 years, with the following Off-Menu Incentive and four Waiver 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.
  - 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.
5. APPROVE, pursuant to LAMC Section 11.5.7 C and Section 5.3.3 of the Warner Center 2035 Specific Plan, a Permit Compliance Review 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 Wolfson Golden, Rosenheim & Associates

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

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

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**TIME LIMIT FILE - DECEMBER 8, 2025**

**(LAST DAY FOR COUNCIL ACTION - DECEMBER 5, 2025)**

Summary:

At a special meeting held on November 17, 2025, the PLUM Committee considered the DCP Recommendation report, Conditions of Approval, Findings, and CEQA Guidelines Sections 15162 and 15168; ENV-2008-3471-EIR; SCH No. 1990011055. The City Council approved the transfer of jurisdiction at its October 22, 2025 meeting. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the DCP Recommendation report dated November 17, 2025, and adopted the Findings and Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**