

ORDINANCE NO. 170004

An ordinance amending Ordinance No. 168,873, known as the Warner Center Specific Plan, for portions of the Canoga Park-Winnetka-Woodland Hills District Plan.

WHEREAS, the Warner Center Specific Plan, which was adopted by the City Council on June 30, 1993, is intended to coordinate future land use development with transportation systems improvements and contains transportation demand management (TDM) provisions which are designed to reduce vehicular trips.

WHEREAS, practical difficulties have resulted from the implementation of certain TDM provisions of the Specific Plan in that building permit applicants have experienced delays in obtaining sign-offs for relatively minor tenant improvement work due to unwieldy TDM processing requirements and procedures.

WHEREAS, the recent January 17, 1994 Northridge earthquake, in combination with the current economic recession, have caused physical and financial hardships which are widespread in the Warner Center area, necessitating more efficient permit processing, wherever possible, that might assist rebuilding efforts.

WHEREAS, this amendment to the Warner Center Specific Plan will facilitate permit processing that involves no added floor area to existing development without altering the Specific Plan's TDM and other transportation-related mitigation programs.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Section 11 J 1 (b) of Ordinance No. 168,873 is hereby amended to read:

(b) **Submittal of TDM Plan For Existing Development With 50 or More Employees.** By July 17, 1995, or within 60 days of issuance of any permit, whichever is later, a preliminary TDM plan shall be submitted for review and approval by DOT for any permit involving a lot or lots with existing improvements of 15,000 square feet of Floor Area or having 50 or more employees on any lot. No permit for a Project shall be issued without the owner(s) first either submitting to DOT a letter of promise or executing and recording a Covenant and Agreement, acknowledging that the Applicant for the permit agrees to abide by the requirements of this Paragraph and all applicable provisions of this Subsection, including the enforcement provisions of Subdivision 6. (If the permit involves a Project containing 15,000 square feet or more of Floor Area or having 50 or more employees, no letter of promise or Covenant and Agreement is necessary since Paragraph (a) of this Subdivision will then supersede this Paragraph.)

Sec. 2. Section 11 J 2 of Ordinance No. 168,873 is hereby amended to read:

2. Transportation Management Organization (TMO)

Participation Requirement. All employers, regardless of size, shall be required to: (1) make a minimum financial contribution to a TMO, as determined by DOT, by July 17, 1995; and (2) submit an annual commuter survey in a manner acceptable to DOT for the purpose of monitoring compliance with the AVR requirements of this Specific Plan.

The TMO will develop and implement ridesharing and transportation demand management related activities to provide commuter access to and circulation within this Specific Plan area.

Sec. 3. URGENCY CLAUSE. The City Council finds and declares that this Ordinance is required for the immediate protection of the health, safety and welfare. This Ordinance provides necessary clarifications and corrections to the Warner Center Specific Plan, which establishes land use, transportation, parking and urban design regulations for the orderly growth and development of the Warner Center area. In particular, this Ordinance is urgent in that it will enable more efficient permit processing, which facilitates rebuilding efforts in an area adversely impacted, both physically and financially, by the January 17, 1994 Northridge earthquake. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

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Sec. 4. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of **not less than two-thirds** of all of its members, at its meeting of

AUG 16 1994

ELIAS MARTINEZ, City Clerk

By Sandra L. Grange
Deputy

Approved AUG 23 1994

John Duran
ACTING Mayor

Approved as to Form and Legality

7/28/94
James K. Hahn, City Attorney

By Claudia Culling
CLAUDIA CULLING
Deputy City Attorney

File No. 90-0901-82
CNSR00176
8/26

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission _____

JUL 28 1994

See attached report
Carla Fouse
Director of Planning