



Planning, Land Use and Mobility Committee

Case Report on: New Hotel (Marriott Residence Inn) CPC 2017-2393 21101 W. Ventura Blvd. Woodland Hills, 91364

PLUM Presentation: August 17, 2017, September 7, 2017

Site Location: 21101 W. Ventura Blvd.
Woodland Hills, CA 91364

Project: Construction of a 4-story, 105 room Marriott Residence Inn all-suite hotel.

Applicant: Adam Keller
WH Hotel, LLC

Ad-hoc Committee: Don Patterson, PLUM Committee member

Overview of Project:

The project consists of the construction of a 4-story, 105-room Marriott Residence Inn all-suite hotel built on undeveloped land at rear of parcel behind existing 6-story and 1-story 122 Marriott Courtyard hotel that will be detached from the existing buildings. The project is within the Ventura Cahuenga Boulevard Specific Plan.

Applicant's Request:

The Applicant is seeking zone change from P-1LD to C4-1LD to accommodate the hotel; 2 new wall signs, change of 1 panel on existing monument sign; and project permit adjustment for height increase of less than 10% over 45 foot height limit to allow stair access to roof, equipment, and elevator overruns.

Ventura/Cahuenga Blvd. Specific Plan

The project lies within the Ventura Cahuenga Boulevard Specific Plan. The proposed project appears to comply with the Specific Plan including the proposed landscaped areas, parking requirements, and setbacks.

Key Issues and Discussion Points

The key issues for discussion related to the applicant's request are:

- 1) Is the project compliant with the Ventura Cahuenga Boulevard Specific Plan?
- 2) Should the neighborhood council support the change in zoning from P-1LD to C4-1LD?
- 3) Should the neighborhood council support the increase in height to support the mechanical equipment?

Analysis

The project appears to be compliant with the Ventura Cahuenga Boulevard Specific Plan including parking, landscaping, and setbacks.

The change from P-1LD to C4-1LD appears to be consistent with the intent of the specific plan and the type of development envisioned by the plan from Ventura Boulevard.

The increase in height does not significantly impact the building massing envisioned for this portion of Ventura Boulevard and is solely for the parapet related to mechanical equipment and related access.

First PLUM Meeting

The project was first presented to the PLUM on August 17. At that time, there was very little discussion on the building's design and no issues or concerns related to the building's design were presented.

The applicant was requested to bring back a materials board, lighting plan, and landscaping plan to the September 7 PLUM meeting.

Proposed PLUM Motion:

As pertaining to Case CPC 2017-2393, having held two (2) public meetings for the application filed by the Applicant Adam Keller for construction of a 4-story, 105-room Marriott Residence Inn all-suite hotel at 21101 W. Ventura Blvd., the Planning, Land Use and Mobility

Committee of the Woodland Hills-Warner Center Neighborhood Council hereby finds that:

WHEREAS the Applicant has designed and submitted a proposed new Marriott Residence Inn in the Ventura Cahuenga Boulevard Specific Plan area that substantially conforms with the plan.

WHEREAS, the applicant proposes a minor (less than 10%) increase in height to accommodate a parapet for mechanical equipment.

WHEREAS, the proposed zone change from P-1LD to C-4LD is necessary for the development and is consistent with the intent of the Ventura Cahuenga Boulevard Specific Plan.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 21101 W. Ventura Blvd., Woodland Hills, 91364, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions:

- 1) No banners on the exterior of the building and no signage along clarendon Street.
- 2) All plans presented on September 13, 2017 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 3) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations.

Motion: Don Second: Ray

Vote: Aye: 8 Nay: 0 Abstain: 0