



**Notice of a Public Joint Meeting of the
Woodland Hills Warner Center Neighborhood Council Board and the
PLANNING LAND USE & MOBILITY COMMITTEE**

(as a possible Quorum – Majority of Board Members may be present)

**Thursday, November 2, 2017 – 6:30 pm
St. Bernardine’s Church – Child Care Center
24425 Calvert St., Woodland Hills, CA 91367**

Stakeholders and the public are permitted to address the Committee on any item on the Agenda prior to the Committee taking action on said item. It is requested speakers complete a “Speaker Card” and hand it to the Chair. Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Committee’s subject matter jurisdiction on other not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 15 minutes. Each speaker is limited to two minutes, unless waived by the presiding officer of the Committee.

Opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, Business or representatives of any venue hosting a meeting of the Council Board, or Committee.

Meeting Minutes

1. Call to Order

Meeting was called to order at 6:34 p.m. Members present – Karen Koe, Nancy McLean, Don Patterson, Marty Lipkin, Lauren Coffman, Ray Cole Call to Order. August Steurer arrived at 6:36, Peter Fletcher arrived at 6:37.

2. Public Comment on matters of committee jurisdiction not on the agenda.

No items were discussed.

3. Approval of Minutes

No minutes were presented.

**4. Case No. DIR-2017-4019
22748 Ventura Blvd. Woodland Hills, CA 91364**

New building signage / individual channel letters internally illuminated with LED lighting and additional signage added to existing pole sign. The project is located in the Ventura - Cahuenga Boulevard Specific Plan.

Henrik Gharajeh represented the owner and Lauren Coffman was the PLUM case leader. The Applicant agreed to review the removal of green crosses from the pole sign. The PLUM committee requested that the

applicant demonstrate how much square footage was originally permitted. The Item is to come back with the property owner and new sign design.

**5. Case No. DIR-2017-3212-AC,
5301 De Soto Ave., Woodland Hills, CA 91367**

Kaiser Permanente at 5301 De Soto Ave. is proposing to upgrade its Emergency Dept., remodel Perioperative Services with 10 operating rooms, remodel Sterile Processing Dept., improve hospital rotunda and entrance and make other site improvements.

Eddie Arango represented Kaiser. Ed Avila the project architect, George Vangelatos the design architect, and Richard Krunwiede the landscape architect were present. Henry Rice and Nancy McLean were the PLUM case leaders.

PLUM MOTION:

As pertaining to Case DIR-2017-3212-AC, having held one (1) public meeting for the application for Administrative Clearance filed by Kaiser Permanente Medical Center for the site at 5601 De Soto Avenue, Woodland Hills, CA, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, based on the materials provided by the applicant's representative, dated Nov. 2, 2017, the project, under 50,000 sq. ft., qualifies, for an Administrative Clearance as authorized in Section 5.3 of the Warner Center 2035 Specific Plan, and;

WHEREAS, the total building area of the structures, after completion of the project, will remain less than the total building area authorized by the existing CUP, and;

WHEREAS, the project does not increase the number of in-patient hospital beds or increase medical office space, no additional parking spaces are required to meet the minimum required, and;

WHEREAS, the completed project is unlikely to add much additional traffic to the area, and;

WHEREAS, the project will be in compliance with the requirements of the WC2035 Specific Plan and;

WHEREAS, none of the trees to be removed to accommodate the project are of a protected species, and;

WHEREAS, the completed project will have no impact on adjoining properties.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council support APPROVAL of the application for Administrative Clearance and notify the Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield of its findings and subsequent recommendations.

Motion: Nancy McLean
Second: Ray Cole

Vote:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
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**6. Case No. DIR-2017-2034-DB-SPP
19975 Ventura Blvd., Woodland Hills, CA 91364**

Demolition of a one-story retail/commercial building and construction of a new 4-story mixed-use commercial/residential building with 36 residential units (32 Market Rate / 4 Very Low Income) which qualifies for 3 California State Law bonus incentives (height, lot coverage and FAR). Project is on a 25,650 SF lot adjacent to 101 Freeway and would have 1 story subterranean parking, 1 story retail/commercial (1,365 SF restaurant / 6,835 retail) with parking and two stories residential. Very Low Income bonus incentives are for 40'6" height, 20% increase in lot coverage and 35% FAR increase of 1.35:1 over Specific Plan limit of 1:1.

PLUM Case leader Marty Lipkin presented an overview of the project including the low-income state density bonus. Project Architect Farzin Maly summarized the project including a request for an 11-foot height increase and an increased lot coverage of 72%.

The PLUM committee provided feedback on the design of the building, height of retail space, traffic and parking. The item is to come back at a future date.

**7. Case No. CPC-2016-4785-VZC-HD-SPE-CU-CUB-SPP-SPR
VENTURA BOULEVARD HOTEL PROJECT
20401 W. Ventura Boulevard, Woodland Hills, CA 91367**

Discussion, Fifth Presentation and Possible Action regarding a proposed project to develop a 151,547 Square foot 6-story 94 foot high boutique hotel inclusive of 200 guest rooms, a 3,200 square foot ground floor restaurant, approx. 11,300 square foot banquet room and outdoor veranda, pool deck and other hotel amenities, with off-street parking provided on four subterranean levels. The proposed "Project" is located at 20401 W. Ventura Boulevard. The Developer is requesting an area of the Specific Plan Designation (from DeSoto to Winnetka) be changed from Neighborhood Commercial to Community Commercial which would allow changes in setbacks and height.

The project owner was represented by Heather Waldstein and the PLUM case leader was Martin Lipkin. Ms. Waldstein reviewed the changes made since the last presentation including a reduction of height, removal of the sky lounge, and redesign of various architectural elements.

Seven members of the public were present to speak on this project and expressed concern on such items as lighting illuminating from the project, height, and density.

The item is to come back to PLUM with a comprehensive discussion of the project within the context of the proposed Specific Plan amendments.

**8. DIR-2016-3785-SPP
20101 Ventura Blvd., Woodland Hills, CA 91364**

Chick-Fil-A Restaurant. Demo of exist. building, environmental clean-up and construction of new drive thru restaurant.

This item was heard before item 4. David Zohn represented the developer and reviewed changes to driveways and circulation made since the last presentation. PLUM Committee members provided feedback on the revised plans. One member of the public commented that the revised design was an accident waiting to happen.

9. Adjournment of meeting –

The meeting was adjourned at 10:20 p.m.

Disabilities Act Notification:

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Brown Act Notification:

In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at www.whcouncil.org.

If you would like a copy of any record related to an item on the agenda, please contact:

j.fletcher@whcouncil.org