



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

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

Thursday, December 7, 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 6:33 p.m.

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

Don Patterson informed the committee that the Governance Committee is proposing a new standing rule to increase transparency to the public by, most significantly, requiring supporting material prepared by committee members to be posted with the meeting agenda.

3. Approval of Minutes

The minutes of the 11/16/17 were presented. Motion to approve as amended by Karen Koe; Second by Martin Lipkin.

AYES: 9 NOS: 0 Abstain: 0

4. Case ZA-2017-4147-CUP (Will come Back Dec. 21)
19914 Victory Boulevard, Woodland Hills, CA 91367

First presentation and possible action regarding a Conditional Use Permit to increase the capacity of an existing large family day care home facility from 14 children to 25 children. Center will cater to children from 1-5 years old.

Committee members Henry Rice and Nancy McLean were the PLUM Committee case leaders. Director of Kids Creative Care Montessori, Jinna G. Hariri presented the background, safety measures, staffing and philosophy of the facility and the proposal.

The committee raised questions regarding inconsistencies between what was stated and what was presented in written material, support from neighbors, traffic, and safety of the facility. The applicant was requested to return at the next meeting with photos, site plan, and responses to issues raised.

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

Second presentation and possible action regarding a 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.

Lauren Friedman was the PLUM case leader. Henrik Gharajeh, sign designer, presented the case.

**MOTION:**

As pertaining to Case DIR 2017-4019, having held two public meetings for the application filed by Henrik Gharajeh to install a new wall sign at 22748 Ventura Boulevard in the Ventura/Cahuenga Boulevard Corridor Specific Plan Area, Woodland Hills, CA 91364 the Planning, Land Use and Mobility Committee hereby finds that:

WHERE AS, the existing two pole signs are permitted and grandfathered and therefore have an existing/ nonconforming status,

AND WHERE AS, the subject wall sign application for the Green Angels cannabis dispensary, that was installed without an application, has been judged compliant with the Ventura-Cahuenga Corridor Specific.

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 by Henrik Gharajeh of Ani Sign Design, Inc. for the proposed project at 22748 Ventura Boulevard Woodland Hills, CA 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) The 18" x 18" non-permitted cannabis logo shall be removed from the pole sign;
- 2) The existing non-static illumination of the liquor store pole sign/face and the Green Angel pole sign/face will be changed to static mode;
- 3) Both poles and sign frame / boxes will be painted to match the building located on the property.
- 4) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

5) All plans presented on December 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.

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Council member Bob Blumenfield of its findings, and its subsequent supporting recommendation to approve this application as presented on December 7, 2017.

Motion: Lauren Coffman, Co-Chair, PLUM Committee Second: Ray

Vote: AYES: 7 NOS: 2 Abstain: 0

**6. Case No. DIR-2017-2034-DB-SPP  
19975 Ventura Blvd., Woodland Hills, CA 91364**

Second presentation and possible action regarding the 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.

Martin Lipkin was the PLUM committee case manager. Farzin Maly, project architect reviewed the changes made since the first presentation to PLUM including incorporation of lighter colors and elimination of the transparent railings from the front of the building. Additionally, the awnings were changed to metal, rooftop landscaping was added, and seating was added in front of the rooftop.

The committee provided feedback on the revised design. Challenges with the site and height requirements were also discussed.

No action was taken, the project is to return to the next PLUM Committee meeting.

**7. Case No. ZA-2017-3722-ZAA; ENV-2017-3723-CE  
20929 W. Ventura Blvd., Woodland Hills, CA 91364**

First presentation and possible action regarding a Master Conditional Use Permit for on-site sale of a full line of alcoholic beverages for restaurants with a type 457 license and on-site beer and wine sales for restaurants with a type 41 license.

Item withdrawn.

Peter Fletcher made motion to reopen public comment, Martin Lipkin seconded.

AYES: 9 NOS: 0 Abstain: 0 second all in favor.

David Slocum Mather Nature Spoke on Proposition M and the requirement that he 22817 is 150 feet from him. Wants to move his pot shop 150 feet into the current Mather Natures Remedy Health Store.

**8. New cases and review of current cases.**

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

Cases were reviewed.

**9. Adjournment of meeting –**

The meeting was adjourned at 9:50 p.m.

**Disabilities Act Notification:**

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551.*

**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](http://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](mailto:j.fletcher@whcouncil.org)