

Planning, Land Use and Mobility Committee



Burbank Blvd. perspective showing north façade of Building #1 in foreground and general office/medical office tower building near 101 Freeway in the background.

Case Summary: **Spieker Senior Continuing Care Community**
ZA-2018-7428-ELD-SPP-MCUP
5500 N. Canoga Ave.
Woodland Hills, CA 91367

PLUM Meetings: February 21, 2019 (Concept Presentation)
November 21, 2019 (Revised Concept)
June 18, 2020 (Final Concept)
July 2, 2020 (Final Concept and Motion)

Site Location: 5500 N. Canoga Avenue, Woodland Hills, CA 91367
(Commerce Dist.--2035 Warner Center Specific Plan)

Applicant: Warren E. Spieker (Spieker Senior Development Partners)
Representatives: Brad Rosenheim, Rosenheim & Associates, Inc. (brad@raa-inc.com)
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PLUM Case Leaders: August Steurer
Martin Lipkin

Project Summary:

The Applicant seeks a **Project Permit Compliance** review under *Section 11.5.7 of the Los Angeles Municipal Code* and *Section 5.3.3 of the Warner Center 2035 Specific Plan (WC2035)*. The Applicant has withdrawn the **Eldercare Facility Unified Permit** request, consistent with the February 21, 2019 requests of the PLUM Committee for a WC 2035 Plan Consistent Project and as demonstrated in the associated Project Plans as well as the **Master Alcohol Permit** (Conditional Use Permit).

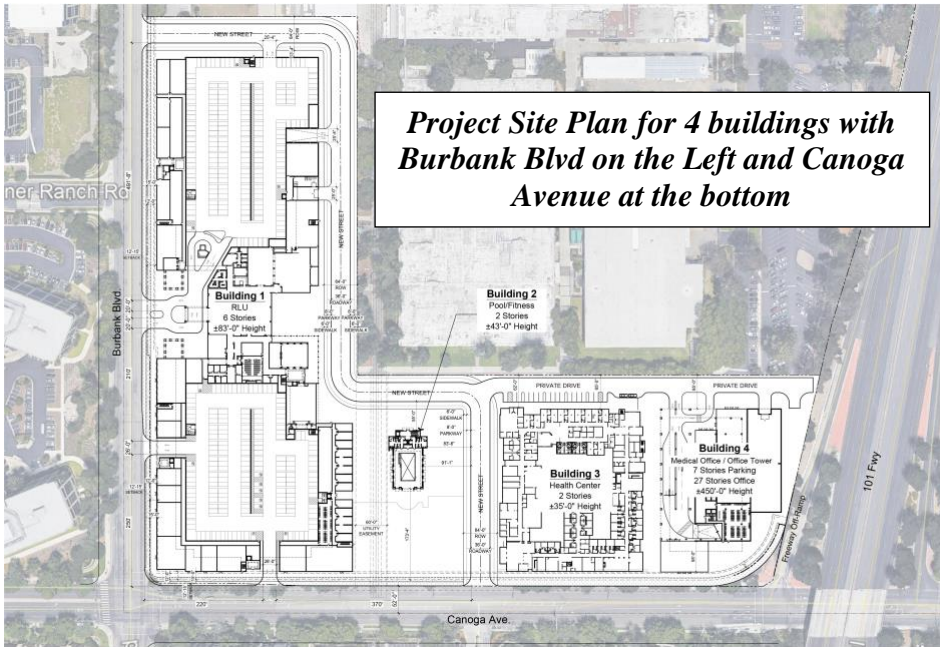
The Applicant seeks Project Permit Compliance for a four-phased, master-planned, four-building, mixed-use **Continuing Care Retirement Community (CCRC)** with approximately 2,214,194 sq. ft. of floor area including approximately 498 independent living dwelling units, 13 hotel rooms, 91 guest units providing memory care, assisted living and skilled nursing care and amenities, as well as restaurant/retail use, a pool/fitness building for residents, a medical healthcare center, and a 34-story office tower on 17.62 acre site. Upon completion of the four phases, there will be 68,711 SF of Publicly Accessible Open Space that is 7.5% of the project (56,331 SF of PAOS is required by the WC2035).

Under the Eldercare Facility Unified Permit process, the applicant sought with the original concept to deviate from *Section 6.1.2.2.3 of WC2035 – Permitted Development By Floor Area*. With the addition of the General/Medical Office Tower and a reduction of residential units, the project now complies with 39.7% residential and 60.3% non-residential requirement for an FAR of 2.95 which has 40% max and 60% min limits respectively. In the original application, the requested Master Alcohol permit was for onsite beer & wine sales for 1 tenant, the CCRC, and full onsite alcohol sales for up to 8 tenants in the 8 retail spaces located along the corner of Building 1 at the Canoga Avenue and Burbank Boulevard.



However, the Applicant has withdrawn the Eldercare Facility Unified Permit request and the Master Conditional Use for Alcoholic Beverages request.

Site Plan Highlight:



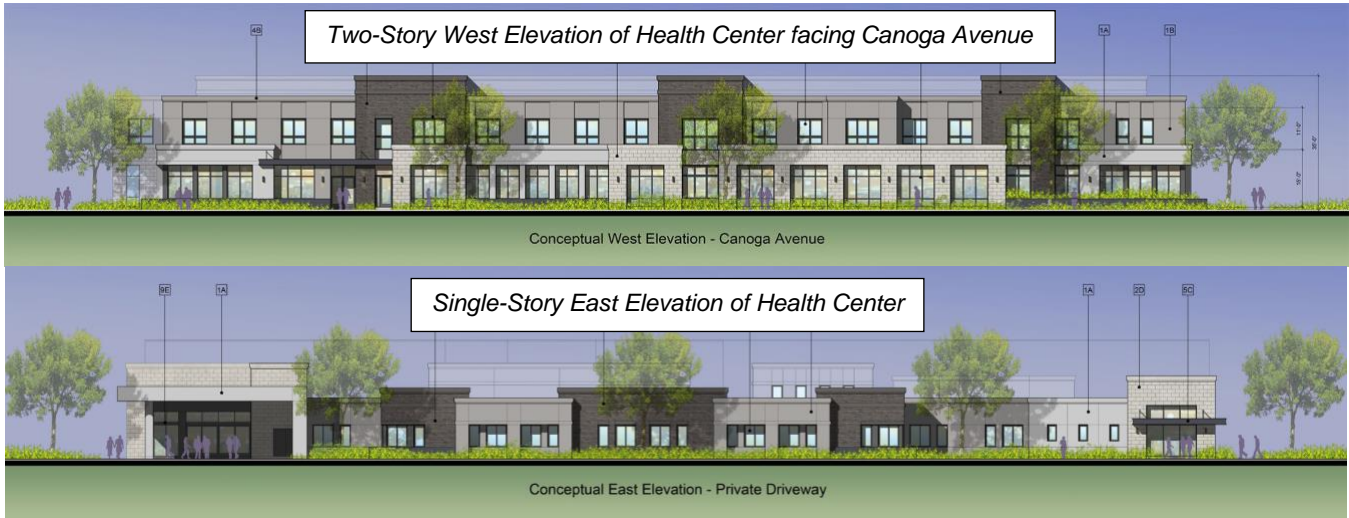
There is an exit ramp from the north/west bound 101 Freeway onto Canoga, but there is no freeway on-ramp heading north-bound (west-bound) opposite the off-ramp. There also is no off-ramp for south-bound (eastbound) traffic from the 101 Freeway but there is an on-ramp from Canoga to south-bound 101 Freeway lanes. The developer will be adding another north bound vehicle lane to Canoga from the 101 off-ramp up

to Burbank that allows stop free right turns. Current turns on a red light are not allowed, but this will be changed with the addition of a no-stop right-turn lane.

Project Overview & Phasing:

The proposed project will be the largest senior-living complex to be constructed in Warner Center, occupying a site in the Commerce District bounded by Canoga Ave., and Burbank Blvd. that was a portion of the former Northrup/Litton Industries complex. The new project consists of four (4) separate structures built in 4 phases (A, B, C, D) with buildings #1 and #2 constructed in Phases A and B. The structures are:

- **Building #1** is the main residential facility that will be 6 stories and a maximum of 95 feet high. All dwelling units are located in the two wings of this structure. The west wing is part of Phase A and the east wing is Phase B. Additionally, required commercial/retail space will front the ground floor of this structure on both Canoga and Burbank so that the streets are activated with restaurants, shops and services. Proposed FAR is 2.95 / allowable is 4.5. Ideally Phase A is completed in 2022.
- **Building #2** is a single-story pool/fitness building, 20-25 feet in height, completely separated from the residential building and surrounded by PAOS and a separate residential park. It will be an indoor pool with doors/windows opening to the residential park. There will be locker rooms, restrooms, a lobby and an office. This is also part of Phase A.



- Building #3 is a 2-story “Health Center” containing separated Assisted Living, Skilled Nursing units, and Memory Care units, skilled nursing facilities, separated courtyards, dining areas, theater, lounge areas, a physical therapy center, a kitchen facility, and other support facilities. Skilled Nursing: 23 units with 42 beds. Assisted Living: 46 units. Memory Care: 22 units. WC2035 does not allow residential units on the ground floor but does allow amenities serving the residential units. Some uses that might appear to be residential are technically considered non-residential. The structure is 2-story primarily along Canoga Avenue with the majority of the footprint being a single-story structure. This constitutes Phase C.



- Structure #4 is a proposed 34-level office tower with 7 levels of parking at the base and 27 floors of medical and office space on top of a lobby that includes retail and commercial space. The walls of the parking floors will be a curtain wall system for ventilation and will be trellised to allow planting screen panels to screen parked cars. The tower will feature articulated glass curtain walls. The building will total 1,136,343 of space with 1,177 parking stalls provided. Automated parking might be incorporated before the structure is built. Prior to

construction of the tower, the site will consist of surface parking for the Health Center. The Applicant will not build this, but will legally covenant the space for commercial to be constructed by another party.

Covenant will be recorded with County/City prior to obtaining any building permits requiring consistency with 2035 Plan so that the Residential/Commercial requirements for the entire project site are fulfilled. The Applicant is committing to allow the private drive to become a private street in coordination with future adjacent redevelopment to facilitate motor and pedestrian mobility throughout the block. Additionally, the existing parking lot will have additional trees to meet Warner Center requirements until the structure is built or conversion to green space no later than 10 years if the tower is not built.

Parking and Access:

At completion the proposed project will have 2,094 parking stalls that comply with either WC2035 standards or the LA Municipal Code for uses not established by WC3025. In addition to the New Street connecting Burbank Boulevard and Canoga Avenue, the Project proposes a private drive which provides access to parking for the Health Center and the General Office/Medical Office Tower. Retail parking in the parking structures of Building #1 is accessed from Canoga Avenue, Burbank Boulevard and the New Street.

Project In Brief:

The project has been revised to increase the amount of commercial/retail/office space to meet the WC 2035 Commercial District requirements. Additionally, the Applicant has worked with the City to create an additional north-bound traffic lane from the end of the 101 Freeway off-ramp up to Burbank Blvd to act as a speed-off-ramp with no stopping for north-bound traffic on Canoga.

The project will have 4 buildings constructed in 4 phases (A, B, C, D). The large 6-story residential structure, building #1 on the corner of Canoga and Burbank, built in two phases (A & B), will feature publicly accessible shops and restaurants along both street fronts, as well as access to public parking. The two wings of the residential structure each have two connected central courtyards for residents. The western wing could be built first before the eastern wing.

A resident's pool, garden area and gym are separated into the one-story structure noted as Building #2 located adjacent to the residential building is also part of Phase A.

Phase C consists of Assisted Living, Memory Care and Skilled Nursing, where patients/residents are separated from the other residents for control and better oversight, in Building #3 in the third phase. Each of those medical groups will have living units, support facilities, and amenities clustered around three separated outdoor courtyards.

The Applicant has increased the non-residential floor area of the project by incorporating a 34-level office tower with General Office Floor Area plus Medical Office Floor Area for physicians, dentists, labs and other medical practitioners, which constitutes the fourth and final phase. The tower will fulfill the commercial requirements mandated for the Commerce District of the Specific Plan.

Project Landscaping:

The Applicant has submitted a full landscape and hardscape plan for the revised proposed project. The plan shows large landscaped areas for both private residential areas and courtyards, and for the major PAOS spaces. There are a number of large street trees and site trees that have been evaluated by an arborist and many were found to be at the end of their lifecycles or were diseased. There are also a number of trees in the construction area that will require removal or relocation. Since introduction of the Landscape Plans, the Applicant has agreed to add 10 additional bike parking spaces to the PAOS and a commitment to add more if the need arises.

Because of the road widening, a total of 14 street trees will be removed with approval of the Urban Forestry Department and replaced by 36” box trees at a 2:1 ratio. Those 28 required street trees will be increased to a total of 50 street trees. There are 8 protected trees (California Sycamores) on site. Two (2) will remain and six (6) will be relocated. The total of existing on-site trees to be removed is 119. The Applicant is required to have 238 trees (24” Box) for mitigation. However the Applicant is proposing to plant a total of 643 on-site trees, substantially increasing the urban forest long-term and somewhat compensating for the near-term loss.

The planting palette shows Evergreen Ash, Crape Myrtle, Chinese Elm, and Chinese Pistache trees to be planted in the largest quantities. A total of 46 Date Palms will be planted at the project’s formal entries. Smaller, more colorful trees – Crape Myrtle, Red Maple and orange and lemon trees—will be used as accents to the drought-resistant shrubs and ground cover that is also proposed for the landscape palette.

Additionally, the landscape plan calls for a garden, fountain, an exercise station, benches, tables and pathways. However, there is no indication of pet relief areas and facilities if the residents have dogs they keep as companions.

Proposed Materials, and Architectural Styling and Design:

While an official materials and color palette have not been separated out from the submitted packet, the details of the elevations indicate the following materials and colorations for the structures:

- Structure #1 (Residential / retail-commercial): Stucco, brick accent, stone veneer, limestone finish, flat metal panels vinyl window storefronts, metal railings and glass railings, perforated metal balcony panels and fabric and metal awnings for the ground floor.
- Primary Colors: Light and dark gray, cream, tan, and dark brown
- Structure #2 (Pool/Gym): Stucco, brick accent, stone veneer, limestone finish, flat metal panels
- Primary Colors: Light and dark gray, cream, tan, and dark brown
- Structure #3 (Health Center): Portland cement, plaster, stone tile veneer, brick veneer, metal trellis
- Primary Colors: Light, dark, and medium gray, tan, and dark brown, bronze.
- Structure #4 (Medical Tower): Glass curtain wall system, louver system, planting screen panels for living green wall effect
- Primary Colors: None specified.

