

Case Leaders' Recommendation —REVISED PLUM Motion with conditions

PLUM Motion Regarding City Planning Case No. ZA-2018-7428-ELD-SPP-MCUP

As pertains to Case ZA-2018-7428-ELD-SPP-MCUP, having held 4 public meetings (two virtual) for the application filed by Spieker Senior Development Partners regarding a development in the Commerce District of Warner Center under the Warner Center 2035 Specific Plan (WC2035), the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and seeks Project Permit Compliance for a submitted proposal to construct a four building, mixed use Continuing Care Retirement Community (Senior Housing with Eldercare) project with approximately 2,214,194 sq. ft. of floor area in four phases, including 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-level medical office tower on 17.62 acres of a 58.9 acre site at 5500 North Canoga Ave. that in the opinion of the committee, now complies with the existing WC2035 standards and guidelines; and,

WHEREAS, the project originally sought deviation from WC2035 Permitted Floor Area standards under *Section 6.1.2.2.3 of WC 2035*, because of stated hardships, through the Eldercare Facility Unified Permit Process; and,

WHEREAS, the committee is concerned that future use of the Eldercare Facility Unified Permit Process to avoid development standards can substantially disrupt the future sustainability of Warner Center economy for stakeholders to live, work and play in their urban community; and,

WHEREAS, the project now has been revised to comply with the WC2035 Permitted Floor Area standards, under *Section 6.1.2.2.3 of WC 2035*, due to reduction of residential uses and significant increases of non-residential uses, the Applicant no longer needs deviation from the standard through the Eldercare Facility Unified Permit Process; and,

WHEREAS, the Applicant has withdrawn a Master Conditional Use Permit for the onsite sale of beer and wine for 1 tenant and the onsite sale of a full line of alcoholic beverages for up to 8 tenants; and,

WHEREAS, given recent events in Southern California, the PLUM Committee has concerns regarding the need for appropriate measures to prevent retail looting and arson within a mixed-use environment serving seniors with varying degrees of mobility; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

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 5500 Canoga Avenue, Woodland Hills, 91367, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Conditions:

- 1.) All plans presented on July 8, 2020 at the virtual 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.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.

- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4.) Prior to the issuance of any building permits relative to the development on the Project Site, a covenant acknowledging and agreeing to develop the Project Site in Substantial Conformance with the Project Plans, as approved by the Department of City Planning and consistent with the requirements of the WC 2035 Plan shall be recorded in the County Recorder’s Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns.
- 5.) All current and future property owner(s) accept responsibility to provide unhindered block connectivity and Publicly Accessible Open Space, and agree to make reasonable accommodations, including any reasonable grade revision and any conversion of the private drive to new shared street requirements by adjacent projects to facilitate all future integration of unencumbered pedestrian adapted pathways and street access between the project and the adjacent property(ies).
- 6.) Additional 10-12 feet of height (up to 95 feet total) of non-livable space shall be added to the 6-7 stories of the residential building along Canoga and Burbank to break up monotony of the façades.
- 7.) Applicant will provide and manage reasonable and sufficient pet waste facilities for use by the public along parkways.
- 8.) Applicant shall add landscape plan meeting the WC2035 requirements for the “temporary parking lot” to be replaced by Building #4. The temporary surface parking plan will be revised to allow for the provision of 1 tree per every 4 surface parking spaces
- 9.) The “temporary parking lot” for Phase IV (The Tower) shall be permitted for a term of five (5) years after the Certificate of Occupancy for the Medical Center (Phase IV) of the project is issued. After 5 years, the Director of Planning and/or the CD-3 has the discretion to extend the parking for no more than a second 5-year term. After 10 years, if construction of Phase IV has not started, the lot space shall be converted to planted, green PAOS until Phase IV begins construction.
- 10.) Applicant will provide pedestrian friendly gating and/or screening to attractively hide any loading facility along private streets and drives.
- 11.) Applicant will provide --to the satisfaction of Police and Fire Departments-- measures to prevent retail looting and arson to protect elderly residents.
- 12.) Ten (10) additional short-term bike or scooter parking spaces will be **relocated** adjacent to the park within the PAOS Plaza on Canoga for a total of twenty (20). More short-term bike parking will be provided should there be demand and/or requested by the Council District office.

FURTHERMORE; 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 approved motion and recommendation to support this application and its subsequent conditions.

Motioned: Seconded:

Vote: XX Ayes XX Nays XX Abstentions