

RE: Letter per Community Dog Park / Dog Bathroom Area

Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367

The Los Angeles Development Review Process provides an overview of the entire development process, describes what circumstances will trigger a particular review process, and provides the chronological processes that must be completed before proceeding to further reviews.

The Woodland Hills-Warner Center Neighborhood Council provides recommendations related to the City of Los Angeles policies, standards, and regulations on land use, property development and construction review which are designed to help ensure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners.

At certain times the Woodland Hills-Warner Center Neighborhood Council may feel the need to weigh in on a particular component within a development in an effort to better serve the health, safety and welfare of its citizens.

Therefore, as pertaining to the installation of a dog park / pet bathroom area at development Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367, a new mixed use 8 story building at the corner of Canoga Ave. and Victory Blvd. in the Downtown District of Warner Center with 276 residential units and 4,045 sf of retail space with 27 or 28 units) offered at Very Low Income (VLI) rental rates which are set by the State.

Whereas, the project will provide amenities including Publicly Accessible Open Space (PAOS), 11,679 SF (15% of site area) as required. And the project proposes 11,940 SF—mostly along Victory Blvd and a meandering walkway park-let along Canoga Ave. Two large furnished outdoor patios will be provided for resident use only, and

Whereas, the developer plans to provide a dog washing station for resident use and the developer also plans to allow resident dogs to use the Victory Blvd. public right of way located in front of the dog washing station for use by resident dogs, as a dog bathroom area, and

Whereas, this public right of way is not fenced and therefore this could be a hazard to cars and both dogs and residents who may try to use it as a dog bathroom area, and

Whereas, as the LA DOT has future plans to widen Victory Blvd. and will use the right of way for street widening, and

Whereas, Victory Blvd. is a busy street with no fences, and fencing could provide a danger to a car and driver should an automobile accident occur, and

Whereas, the public right of way is generally not an appropriate location for a dog bathroom area as it would be dangerous for animals and residents, and

Whereas, establishing a specified safe dog park/ dog bathroom area also works to reduce pet waste issues in a community by centralizing dog deposits in one designated area, which is a win for everyone.

Therefore, the Woodland Hills -Warner Center Neighborhood Council recommends the following:

- a) The developer provides an enclosed dog bathroom area on the project's Publicly Accessible Open Space (PAOS) as the project allows residents to have dogs.
- b) The developer identifies an area situated on the southeast side of the project and/or preferably towards the back of the community easily accessible to all residents. Dog parks / dog bathroom areas do not necessarily have to be large nor located on perfectly flat areas and can occupy a piece of land in the community that is not suitable for other uses due to a slope or rough terrain.
- d) Use of decomposed granite could be used as it is extremely durable, requires minimal upkeep and is more environmentally friendly.
Specially designed artificial turfs for pet bathroom areas are also available.

WHEREAS the above letter is concurrent with the PLUM Committee recommendation for the proposed project:

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this PLUM Letter regarding a dog park/pet bathroom area located at Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367 receive **approval** of the Board of the Woodland Hills-Warner Center Neighborhood Council.

The Planning, Land Use and Mobility Committee recommends the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation.