



AGENDA – WHWCNC FULL BOARD MEETING

(Change of Location for February only)

Wednesday, February 13, 2019 - 6:30 p.m. – 9:30 p.m.

Rose Goldwater Community Center

21710 Vanowen St, Canoga Park, CA 91303

(Located in the Westfield Topanga Mall parking lot at the corner of Vanowen and Owensmouth)

***PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Board’s subject matter jurisdiction on other matters not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 20 minutes.

The 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, or representatives of any venue hosting a meeting of the Neighborhood Council Board, or affiliated committees.

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Approval of Minutes: Board Meeting – January 13, 2019

1. Organization, Operation, Policies, & Procedures:

Public Announcements:

Office of Councilman Bob Blumenfield

Empower LA representative for WHWCNC – Gibson Nyambura

Office of other Local and State Officials and Other Public Announcements and Presentations

Karla Ramos, Senior Program Manager for the LA Conservation Corps.

The Corp hires underprivileged youth to clean up the local neighborhood.

They are now available for contract hiring for groups such as the neighborhood council.

So, if you have any portion of Woodland Hills you would like to receive more attention, this could be a great opportunity!

Public Comment Period (on items not on the agenda): (2) minutes per speaker

PRESENTATION BY
L.A. City Planners: Blake Lamb, Tim Fargo and Delia Arriaga
REVISION OF THE WARNER CENTER SPECIFIC PLAN
The FIVE YEAR REVIEW

PRESENTATION, DISCUSSION and Q&A
THE COMMUNITY IS REQUESTED TO PARTICIPATE

Discussion will be about the REVISIONS that are currently being made to The Warner Center Specific Plan.

The Warner Center Specific Plan determines what will be built in Warner Center and how it will be built. The Plan also determines transportation, street use, traffic patterns, green space, open space, parking and bicycle paths. This update will affect future land use and development that will greatly affect your neighborhood and community. Neighbors will see more big apartment buildings being built, more density, more traffic and noise.

We need to hear how YOU feel. The good and the bad. Make your voice heard now!!

Please attend, fill out a written comment sheet and discuss your thoughts with City Planners.
Your input is needed.

Organization, Operation, Policies, & Procedures:

Officer Reports:

President - Joyce Fletcher

1. Update "Renaming Walnut Acres" February 20, 2019 Special Meeting **CANCELLED**
2. **NC Election** – Candidate Applications end March 4th – Candidate Forum, April 10 Board Meeting
Election on Sunday, May 19 at Rose Goldwater Community Center – 12 noon to 6:00pm
3. **Board Retreat** and swearing-in of newly elected Board members on Saturday June 29th – 9:00am to 3:00pm
Officer's Election, at July 10 Board Meeting

Vice-President – Sheppard Kaufman

Treasurer – Paul Lawler

Secretary - Linda Kouy-Ghadosh, Assistant Secretary - Karen DiBiase

Parliamentarian – Don Patterson

Committee Reports:

Beautification Committee – Sean McCarthy, Chair

Budget Committee – Paul Lawler and Joyce Fletcher, Co-Chairs

Community Outreach Committee – Ray Cole, Chair – Peter Fletcher, Vice Chair

Community Services Committee – Mercy Alpert and Joyce Fletcher, Co-Chairs

Education Committee – Bill Anderson, Chair

Environmental Committee – Karen DiBiase

Governance Committee – Don Patterson, Chair

Homelessness Committee – Ray Cole, Chair

PLUM Committee – Don Patterson and Lauren Coffman, Co-Chairs

Public Safety Committee – Sheppard Kaufman, Chair

WHIP Committee – August Steurer, Chair

Ad-hoc Westfield Promenade 2035 Project – Joyce Fletcher, Chair

Ad-hoc SSFL Committee – Karen DiBiase, Chair

Ad-hoc Election Committee – Chair/Candidate Process, Joyce Fletcher – Chair/Election Process, Don Patterson

2. Items for Board discussion and possible action:

Item No. (1) PLUM Committee – Lauren Coffman and Don Patterson, Co-Chairs
(19-009) CPC-2016-4785-VCZ-HD-SPE-CU-CUB-SPP-SPR
20401 West Ventura Blvd., Woodland Hills, CA 91364 – New hotel on Ventura Blvd.

Discussion and possible action

MOTION pertaining to case CPC-2016-4785-VCZ-HD-SPE-CU-CUB-SPP-SPR, for construction of a 86,710 SF, 4-story, 66-foot high hotel with 149 guest rooms and two levels of subterranean parking for 219 vehicles located at 20401 Ventura Blvd., and requesting a Height District Change, a Specific Plan Exception, a CUB for a hotel dining room, and Conditional Use Permits for alcoholic beverages and for hotel use within the RAS4-1LZone.

Having held eight (8) public meetings for the application filed by Kam Marouni of MI Trading Group Inc., for construction of a 86,710 SF, 4-story, 66-foot high hotel with 149 guest rooms and two levels of subterranean parking for 219 vehicles located at 20401 Ventura Blvd., and requesting a Height District Change, a Specific Plan Exception, a CUB for a hotel dining room, and Conditional Use Permits for alcoholic beverages and for hotel use within the RAS4-1LZone, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS the PLUM Committee opines that the project generally meets the requirements for the Ventura Blvd.-Cahuenga Blvd. Corridor Specific Plan; and

WHEREAS the project conforms to the height, number of stories, floor area and use limitations agreed to and imposed by the CD-3 Council Office and neighborhood groups in order to qualify for a Specific Plan Exception and Vesting Zone Change/Height District Change; and

WHEREAS the project's requests for a Conditional Use Permit to allow hotel use within the RAS4-1L Zone, and request for a Project Permit Compliance approval within the geographic boundaries of the Ventura Blvd.-Cahuenga Blvd. Corridor Specific Plan meet the conditions set by the CD-3 Council District; and

WHEREAS, the request for a CUB for sale or dispensing of alcoholic beverages in conjunction with food service complies with the requirements set forth by the State; and

WHEREAS the PLUM Committee opines that after six (6) designs, the architecture, site plan and Ventura Blvd. entry and frontage will be a significant asset to the Chalk Hill area of Woodland Hills; and

WHEREAS the applicant has been diligent in working with the PLUM Committee as well as with neighborhood groups and the Council District-3 office to find architectural solutions and reach height and massing compromises for construction of a hotel on this site,

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the WHWCNC, for the findings and considerations stated herein, finds that the submitted application and plans tendered by Kamyar Marouni for MI Trading Group, Inc., receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested development and actions contingent upon the following conditions:

Conditions:

- 1.) All plans, renderings and elevations for the project presented on February 13, 2019 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.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions listed herein shall be printed on one of the Project Summary pages as a commitment to, and acceptance of these conditions.

- 4.) Temporary signage showing rendering of the approved structure, plus specifics as to size, ownership and contact information shall be erected and maintained during the construction phase(s) of the project as the Ventura-Cahuenga Specific Plan allows.
- 5.) A landscape plan must be submitted to the WHWCNC Board for approval at this project's presentation to the WHWCNC Board.
- 6.) No banners or temporary signage shall be attached to the exterior of the completed structure.
- 7.) The Applicant shall present a color design for the mosaic designs to be used for the elevator tower and the north façade to the WHWCNC Board for approval before construction commences.

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 Councilmember Bob Blumenfield of its findings and subsequent recommendation to APPROVE this application presented on February 13, 2019.

Item No. (2) PLUM Committee – Lauren Coffman and Don Patterson, Co-Chairs
(19-010) DIR-2018-2713
21300 W. Califa Street, Woodland Hills, CA 91364 – New construction in Warner Center

Discussion and possible action:

Project Description: Multi-Phase project / Major Project permit compliance within the Warner Center Specific Plan for construction of a mixed use project with 194 residential units, 19,041 sq.ft. of commercial space and 191,950 sq.ft. of office area. Phase 1: Demo of exist. structure, construction of mixed use residential and commercial; Phase 2: Construction of the office tower.

MOTION: As pertaining to Case DIR-2018-2713, having held four public meeting for the application filed by Shawn Evenhaim / California Home Builders and represented by Matt Modrzejewski / California Home Builders for the Califa Street Mixed Use project which includes construction of a 194 residential units (210,988 sq. ft.), 19,041 sq.ft. of commercial space and 191,950 sq.ft. of office area located at 21300 Califa Street, with an 4.49 FAR, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the PLUM committee opines that the project generally meets the requirements for the Commerce District of the Warner Center 2035 Specific Plan including open space and pedestrian accessible pathways; and

WHEREAS, the PLUM committee opines that project complies with the greater than 3.0 FAR requirement for 50% non-residential square footage and 50% residential square footage by proposing 210,988 sq. ft. of residential use in the seven story structure, and 210,991 sq. ft. of non-residential use mostly located in the tower with a small amount of non-residential use (19,041 SF) located in the residential structure; and

WHEREAS, the applicant has addressed building design issues raised by the PLUM Committee including exploring alternate / more colorful design options for the building(s) facades; and WHEREAS, the applicant has agreed to screen all equipment located on the roof, to a height of 48” minimum, due to the limited parapets indicated on the submitted plans;

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 submitted by Shawn Evenhaim / California Home Builders 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.) All plans presented on February 13, 2019 at the Board Meeting of 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.) The Owner will place a project sign on the project site in clear visibility of the street, to be maintained during the construction phase of the project, with a rendering of the proposed / approved project, plus specifics as to size, ownership and contact information.

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.) Prior to obtaining a building permit for the Phase Two Tower, the Developer will meet with the WHWCNC PLUM committee for review and support of a refined Tower design.

Item No. (3) PLUM Committee – Don Patterson and Lauren Coffman, Co-Chairs

(19-011) 21322 West Oxnard St., Warner Center, 911367 (Downtown District): Parcel Map Separation

Discussion and possible action:

Description: Parcel Map separation (lot split) for a 42,332 sf lot with one existing structure in the Downtown District of Warner Center, into two lots. Parcel “A” would be 11,595 sf on the eastern edge of the property and contain the existing Goodwill Industries building. Parcel “B” would be on the western side of the site and would be 27,933 sf. A previous application (DIR-2018-3210-SPP) for a new hotel and change of use of the Goodwill Industries building has been withdrawn and terminated by the City of Los Angeles.

MOTION: Pertaining to an Administrator’s Parcel Map adjustment for parcel separation (lot split) of 21322 West Oxnard St., Warner Center, Woodland Hills, CA 91367

Having held two (2) public meetings for regarding City Planning Case AA-2018-0397-PMLA for the application filed by Warner Park 5, LLC for subdividing a 42,332 sf lot with one existing building into two lots (Parcel “A”-11,595 sf with existing structure, and Parcel “B”-27,933 sf) the Planning, Land Use and Mobility (“PLUM”) Committee hereby finds that:

WHEREAS, the Applicant has submitted a request for a parcel map (lot split) of a tract into two parcels in the Downtown District of the 2035 Warner Center Specific Plan; and

WHEREAS the PLUM Committee opines that the request keeps in place all requirements for future development of the two parcels in the Downtown District; and

WHEREAS, the applicant has reconfigured his site to add a 30- driveway apron as required by the Planning Administrator; and

WHEREAS the applicant has stated to Planning that there are no current plans for construction on the two proposed parcels, and that when a project is proposed it will be fully vetted by the WHWCNC and Planning; and

WHEREAS the applicant has publicly noticed that there is currently a private sewer easement that transverses the tract and will have to be addressed if impacted when a construction project is proposed; and

WHEREAS the applicant has agreed to provide Planning with a covenant (Reciprocal Easement Agreement) addressing the allowance of shared parking plus the creation of an Entry Lane for Parcel “A’s” drive-thru facility, and has satisfactorily answered the other issues raised by the WHWCNC PLUM Committee; and

WHEREAS, Applicant has agreed to accept all Conditions specified by the WHWCNC Board,

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 a determination to approve the parcel map lot split into two separate legal lots at 21322 Oxnard St. in Woodland Hills with the following conditions:

Conditions:

- 1.) All plans presented on February 13, 2019 at the Board Meeting of 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 shall not submit any construction or usage plans for either of the two new legal parcels without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on the page showing the lot split as a commitment to and acceptance of these conditions.
- 4.) The Applicant shall provide Planning with a signed reciprocal shared parking agreement (Reciprocal Easement Agreement) and covenant in perpetuity for both Parcel "A" and Parcel "B" upon construction upon either parcel.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations to approve this parcel map application as presented February 13, 2019.

Item No. (4) – Treasurer, Paul Lawler**(19-012) Approval of the Re-allocated 2018/2019 WHWCNC Budget**

Discussion and possible action:

Motion for the Board to approve the re-allocated WHWCNC 2018/2019 Budget: re-allocated at the January 31, 2019 WHWCNC Budget Committee Meeting. The end of this budget fiscal year is June 30, 2019

See attached Budget.

Item No (5)**(19-013) Funding – (VCC) Valley Cultural Center VCC, \$3000.00**

Discussion and possible action:

Motion for the Board to approve funds in the amount of \$3,000 for the purchase of a WHWCNC annual Outreach Booth at the Valley Cultural Center, Concerts on the Green. Concerts are held every Sunday evening in Warner Park from June through August from 5:00pm to 8:00pm. The \$3000.00 also includes NC promotion and the use of a free tent and chairs provided by the VCC. The amount has been previously approved as part of the re-allocated budget on January 31, 2019 at the Budget Committee Meeting.

See attached NPG Application and support documents.

Item No. (6) Community Services Committee – Mercy Alpert and Joyce Fletcher, Co-Chairs**(19-014) Funding - West Valley Food Bank, \$1000.00**

Discussion and possible action:

Motion for the Board to approve funding of \$1,000 for a NPG for the West Valley Food Pantry to provide food for underserved stakeholders, the homeless and children living in Woodland Hills. The amount has been previously approved as part of the re-allocated budget, January 31, 2019 at the Budget Committee Meeting.

A copy of the NPG Application and the required supporting documentation will be made available to the public and the Feb. 13, 2019 Board Meeting.

Item No. (7) Treasurer, Paul Lawler

(19-015) Funding – Payment to Westfield/Rose Goldwater Community Center for space rental, \$250.00

Discussion and possible action:

Motion for the Board to approve funding of \$250.00 to be paid to Westfield/Rose Goldwater Community Center for rental space and set up fees for the WHWCNC February Board Meeting and City Planning Presentation. A larger space is required this month due to expanded stakeholder turn out related to the presentation.

See attached invoice.

Item No. (8) Community Services Committee - Mercy Alpert and Joyce Fletcher, Co-Chairs

(19-016) Funding – Payment to One Generation for NC Booth Rental at Senior Forum, \$500.00

Discussion and possible action:

Motion for the Board to approve funding of \$500.00 for the purchase of a WHWCNC Outreach Booth at the One Generation Senior Symposium to be held in May, 2019. The amount has been previously approved as part of the re-allocated budget, January 31, 2019 at the Budget Meeting.

A copy of the NPG Application and the required supporting documentation will be made available to the public and the Feb.13, 2019 Board Meeting.

Item No. (9) Treasurer, Paul Lawler

(19-017) Funding – Payment to Valley Alliance of Neighborhood Council (VANC), \$500

Motion for the Board to approve funding for \$500.00 to (VANC) Valley Alliance of Neighborhood Council for WHWCNC participation and support of the annual VANC Mixer in March, 2019.

The WHWCNC name will appear on the mixer flier and the banner which will be displayed at the CBS studio on the day off the event. Funding will come from *Budget Line item 148) General, approved at the January 31, 2019 Budget Committee Meeting.*

4. Board Member Area Reports:

Area 1 – Karen DiBiase, Linda Kouy-Ghadosh, Tamara Johnson
Area 2 – Sean McCarthy, Raymond Cole, Brian Drapkin, Paul Lawler
Area 3 - Nancy McLean, Herbert Madsen, Martin Lipkin
Area 4 – Don Patterson, Bill Anderson
Area 5 – Dorothy Strackbein, Mercy Alpert
Area 6 – Pat Patton, Heath Kline, Gilbert Yablon, Lauren Coffman
Area 7 – Aaron Williams, Joyce Fletcher, Peter Fletcher, Marie Pierre
At Large – Sheppard Kaufman, Gina Thornburg
Youth Member- Ved Kulkarni

Announcements: *The next Board meeting will be held on Wednesday, March 13, 2018.*

Meeting dates for or the upcoming 2019 year; the proposed Board meeting are held the second Wednesday of every month at the American Legion Hall located at 5320 Fallbrook Ave, Woodland Hills, CA 91367 at 6:30pm.

HOWEVER, Please check the www.whcouncil.org website calendar page for any changes that may occur.

Adjournment of meeting:

***THE AMERICAN WITH DISABILITIES ACT** - 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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Joyce Fletcher, at (818-340-6554 or email j.fletcher@whcouncil.org or the Department of Neighborhood Empowerment at (213) 978-1551 EmpowerLa@LACity.org

***PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 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 our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Joyce Fletcher at (818) 340-6554 or email j.fletcher@whcouncil.org

***PUBLIC POSTING OF AGENDAS** – agendas are posted for public review as follows:

- www.whcouncil.org – go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date.
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

***RECONSIDERATION AND GRIEVANCE PROCESS** - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our Board meetings and our website at www.whcouncil.org