



AGENDA – WHWCNC FULL BOARD MEETING

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

American Legion Hall

5320 Fallbrook Ave, Woodland Hills, CA 91367

***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: Regular Board Meeting – February 13, 2019
Special Board Meeting – February 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

Tessa Charnofsky, MSW, MPA

District Director, for Supervisor Sheila Kuehl, West Valley/Mountain Communities Field Office

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

PRESENTATION, DISCUSSION and Q&A
Andrew Pennington – Director of Land Use and Planning
Office of Councilmember Bob Blumenfield

AFFORDABLE HOUSING OPTIONS - WARNER CENTER SPECIFIC PLAN; CF 13- 0197-S9

The City Council has adopted a motion presented by Councilmember Bob Blumenfield, requesting that the Department of City Planning report options for including affordability requirements within *Warner Center and to be written into the Warner Center 2035 Plan*. The options would identify opportunities to create strong incentives and requirements that are integrated and balanced with the recently adopted Affordable Housing Linkage Fee (AHLF) Ordinance (Council File No. 17-0274).

The Department of City Planning recommends a focused study and an outreach program to support the development of affordable housing policy options for Warner Center and the *WC 2035 Plan*. The Specific Plan Maintenance Unit would oversee an economic analysis and nexus study to clarify possible impacts associated with each concept and help refine options. An outreach program will better assess and clarify community needs regarding the topic of affordable housing specifically at Warner Center and the surrounding neighborhoods.

The WHWCNC Board voted to submit a WHIP Committee document to Councilmember Bob Blumenfield, which outlined WHIP committee recommendations related to this topic, recommended solely by the members of the WHIP committee and neither supported nor not supported by a vote of the full Board of the WHWCNC, where the Board voted to request a written response from the Council office to further clarify: City Council File CF-0197-S9, Title: Warner Center 2035 Plan (WC 2035 Plan) / Affordability Requirements / Moderate and Workforce Housing / Affordable Housing Linkage Fee

Below is the written response from Councilmember Bob Blumenfield:

March 8, 2019

Re: Affordable Housing in Warner Center

Dear WHWCNC Board members:

Thank you for submitting your Community Impact Statement (CIS) and providing me an opportunity to discuss affordable and equitable housing in Warner Center. Since my May 2018 motion for housing affordability, my staff and I have been monitoring your ongoing conversations on this topic. Like you, I recognize that affordable housing solutions must “go beyond what is encompassed by the Affordable Housing Linkage Fee,” and also must “not stop continued development of housing in Warner Center.” That said, I continue to stand firmly committed to addressing the need for housing and forging ahead with an amendment to the Warner Center 2035 Plan (WC 2035 Plan) to mandate inclusionary housing. Done properly, it will achieve both of the goals you have outlined.

I welcome this discussion on housing for those that live and work in Warner Center. I have reviewed your CIS suggesting supplemental options and alternatives to my amendment, and will comment on them generally and specifically. First, I want clearly to outline the direction I have given to the Department of City Planning (DCP) and Housing and Community Investment Department (HCID), which includes:

- An amendment to the WC 2035 Plan requiring the inclusion of affordable housing in any new project, with a mix of affordability levels including moderate and/or workforce housing
- A feasibility and market study to inform appropriate affordability levels and percentages for meeting that requirement (which is in progress)
- Incentives for projects that provide more than the required amount of affordable housing
- An exception to the Affordable Housing Linkage Fee (Linkage Fee) for projects subject to this requirement

- If an in-lieu payment option is required or desired, that those funds remain within Warner Center and under local control
- Outreach to stakeholders, the WHWCNC, the Canoga Park Neighborhood Council, and property owners in the area

While I stand firm on this amendment, it must be done with care, transparency, and thoughtful analysis of the market in Warner Center.

I am aware of the reticence of a few in the community to the idea of inclusionary housing or allowing any affordable housing within Warner Center. I believe that opposing affordable housing is out of sync with the larger community that has on numerous occasions voted to support funding for affordable housing and bemoaned the lack of affordability. It's not an option to simply push low income and workforce housing to another area or neighborhood that some say may be better suited. Those arguments are non-starters as they run counter to basic fairness and our collective desire to make the Warner Center an area for "live, work, and play" for all.

Many ideas in your CIS warrant further discussion, generally as potential additive efforts to my amendment. In essence, they could help make a comprehensive plan to address affordability in Warner Center and the West Valley. My current legislative proposal will make some of your options more feasible if any funds that are collected as in-lieu payments stay in the West Valley to support innovative affordable housing solutions. I would prefer and will continue to advocate to require some if not all of the affordable housing to be built within new projects rather than developers giving a check to the City.

My staff has been engaged with the Board and attended some of your discussions as the CIS was crafted. Below are some of my thoughts regarding your specific suggestions.

1. Metro/LAUSD/Pierce College Partnerships

- ☐ Throughout the City and County, Metro and LAUSD have begun partnering with local municipalities or moving forward alone to create affordable housing projects. Metro has been engaged on this concept, however the forthcoming improvements to the Orange Line will be utilizing the Canoga Station parking lots for construction staging rather than housing in the short term, though a possibility in the long term.
- ☐ LAUSD has commenced a study of underutilized and surplus lots for affordable housing and/or Safe Parking for vehicle dwellers. However, there has been strong local opposition to LAUSD using their West Valley property for anything other than educational uses, and given issues like proximity to homeless concentrations and transit, the West Valley properties are not likely to be used by LAUSD for these uses in the foreseeable future.
- ☐ Pierce College is not within Warner Center, and proposed development on campus or selling college land for development in the past has not had support, especially since the vast majority of its campus is valuable open space.
- ☐ Although partnerships are a viable option, they're contingent on outside public agencies determining whether their land is suitable and whether citywide funds from Linkage Fee or other funds would be available to assist if it was. I am open to continuing to pursue such options, however with the aforementioned constraints in mind. Also given the complications and contingencies these options are long term solutions at best and cannot substitute for currently available options.

2. Other Public-Private Partnerships

- ☐ Rent subsidies, construction grants, and partnering with an affordable housing operator are viable options. Many are already being pursued by HCID through existing funding streams or future funds from the Linkage Fee.

☐ The Gross Receipts Tax is General Fund revenue and already fully used for public safety and other vital City services. The chances of any single Councilmember cordoning off local Gross Receipts Tax for local use is highly unlikely.

3. Topanga District Densification

☐ The WC 2035 Plan is already quite generous for density, though this area is the strictest within the Plan area because of its proximity to single family home neighborhoods and its unique position as a transitional area to lower density areas. A density increase would require extensive environmental analysis and communitywide buy-in. Further, this sub-district is one of the smallest in the Plan area and its current lot configurations and existing uses would not create enough housing any time soon. Some housing could potentially be achieved.

4. Redevelop Low-Density Affordable Sites

☐ Affordable housing in Warner Center is limited, mostly to naturally occurring market rate affordable rents (i.e. older buildings that are less competitive and/or are subject to the Rent Stabilization Ordinance). Issues of displacement, tenant relocation, and property owner buy-in would be paramount and could prove cost-prohibitive in addition to being counterproductive for current moderate and low income renters. Some affordable housing could potentially be achieved.

5. Affordable Housing Innovation Zones/Adjacent Areas

☐ It appears your CIS suggests excluding affordable housing requirements from Warner Center and instead locating it elsewhere, such as in transit oriented developments in Canoga Park and Reseda. I would not support exclusively designating other areas for affordable projects to keep affordable units segregated from Warner Center.

☐ Incentives for affordable housing development already exist around transit stations throughout the City via the voter approved Measure JJJ Transit Oriented Communities program. This program exists in the WC 2035 Plan however, it has not been utilized because of the generosity of the Plan.

6. Rental Building Covenants

☐ A program extending affordability covenants already exists with HCID, and property owners can enter into new covenants. A financial incentive would be needed to garner additional interest. I would support adding affordable housing covenants to existing properties as another measure to encourage a variety of housing in the area to create more affordable housing opportunities (or preserve existing ones) and would hope that the Neighborhood Council would support them as well.

7. Affordable Mandates

☐ This is exactly what I've directed for study in the area. The feasibility and market study will inform affordability levels and requirements, and projects will be exempt from the Linkage Fee. Family units will be considered and most likely included in requirements.

In conclusion, I thank the WHWCNC Board for your thoughtful and robust internal discussion of the issue. I look forward to hearing your continued advice on this and many other issues. My Director of Land Use and Planning, Andrew Pennington will be attending your next meeting that addresses this topic to provide further context and answer questions.

Sincerely,

BOB BLUMENFIELD
Councilmember
City of Los Angeles

Organization, Operation, Policies, & Procedures:

Officer Reports:

President - Joyce Fletcher

NC Election – A Candidate Forum will be provided at the April 10 Board Meeting

The Election will be held on Sunday, May 19 at the Rose Goldwater Community Center, 12 noon to 6:00pm

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) President, Joyce Fletcher

(19-120) Council File 13-0197-SD

CIS - Affordable Housing in Warner Center

Discussion and possible action:

WHEREAS, Affordable Housing in Warner Center has been publicly debated at both the WHIP Committee, the Homelessness Committee and at two WHWCNC Board meetings, and

WHEREAS, the Warner Center 2035 Specific Plan (the Specific Plan) has no affordable-housing requirement, which has spurred developers of residential units to offer only market-rate and luxury dwellings; and

WHEREAS, of the 1,998 residential units under construction under the Specific Plan as of February 2019, and the 6,089 residential units approved or filed and pending in the LA Department of City Planning under the Specific Plan, the first apartment complex to come online, in the College subdistrict of Warner Center, offers studio apartments starting at \$2,130 a month; and

WHEREAS, an affordable residence is by federal definition one that costs a household no more than 30% of annual, gross household income, and prospective households of the first apartment complex to open under the Specific Plan would have to earn upwards of \$85,000 a year to afford living in said complex; and

WHEREAS, a recent report by the Center for Economic Research & Forecasting of California Lutheran University noted that the middle class of the San Fernando Valley is hollowing out, with households earning between \$15,000 and \$100,000 a year on the decline and the rising cost of housing poses a risk to the Valley's economy and the middle and low income workforce as a whole; and

WHEREAS, the same report noted that California is experiencing an accelerating “negative net domestic migration” as younger adults leave the state for better economic and housing opportunities in other U.S. states; and

WHEREAS, one of the main features of the Specific Plan is to build a neighborhood where people can live close to where they work; and

THEREFORE, IT IS HEREBY RESOLVED that the Woodland Hills–Warner Center Neighborhood Council **SUPPORTS Council File 13-0197-S9** to create strong developers’ incentives in the Warner Center 2035 Specific Plan for affordable housing for households of all income levels and to include an affordable-housing requirement in the Warner Center 2035 Specific Plan.

Item No. (2) PLUM Committee, Lauren Coffman and Don Patterson, Co-Chairs

(19-121) PARK LAND – Request from developer, Adler Realty Investments, to the PLUM Committee:

Request for the WHWCNC to support the developer’s request, that the WHWCNC Board support the developer’s positions in negotiations with the City of L.A., Councilmember Bob Blumenfield and the Department of Recreation and Parks, related to PARK LAND designation of land located near the corner of DeSoto Avenue and Burbank Blvd.

Developer is Adler Realty Investments and related Master Plan Project Case No: DIR-2017-1708-SPP

The Adler Project – De Soto/Burbank Master Plan Project (located on 24 acres at the corner of DeSoto Avenue and Burbank Blvd)

Discussion and possible action:

As pertaining to Cases DIR-2017-1708-SPP; ENV-2017-1706-EAF; VTT-74891 at 20920- 21051 Warner Center Lane & 20931-29071 Burbank Blvd., Woodland Hills, 91367, the following Motion is in support of the efforts of the Applicant in working with the City of Los Angeles Department of Recreation and Parks and the Department of City Planning in satisfying the park land dedication/park fee requirement. After holding one PLUM Committee public presentation and discussions about the park land dedication/ park fee requirement of the De Soto/Burbank Master Plan Project, the Planning, Land Use and Mobility (“PLUM”) Committee hereby finds that:

WHEREAS, the project site is approximately 24 acres in size and is currently improved with 12 buildings on 12 different lots; and

WHEREAS, all of these lots can be sold off individually for continued office use or individual redevelopment; and

WHEREAS, the Applicant is proposing a multi-phase, master planned development with 10 buildings on 8 lots to coordinate all aspects of the redevelopment of the 24 acres, including design, access, streetscape and an extensive system of Publicly Accessible Open Space (PAOS); and

WHEREAS, the Applicant has been attempting to work with the City of Los Angeles Department of Recreation and Parks and the Department of City Planning to allow a fair and reasonable system to satisfy the Project's park and recreation requirements, which include the payment of the park fees and credits, together with a park land dedication by easement;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings stated herein recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support the master planning of this Project and, in order to accomplish this, strongly urge:

1. That the City of Los Angeles Department of Recreation and Parks and the Department of City Planning permit full credit for the on-site PAOS and private (non-publicly accessible) open space in excess of that

required by the Warner Center 2035 Plan and Los Angeles Municipal Code against the park land dedication and park fee payment requirements for the entire Project; and

2. That all areas designated for public park purposes be dedicated by public easement for said purposes and not be required to be dedicated in fee title; and
3. That a system for the payment of the park fees and park land dedication be established pursuant to which the Applicant pays a park fee for each Project phase and is subsequently reimbursed based on the value of land in subsequent Project phases that is dedicated by easement for public park use.

PLUM Vote: Aye: Martin Lipkin, August Steurer, Lauren Coffman, Karen Koe
Nay: Peter Fletcher, Nancy McLean, Joyce Fletcher

Item No. (3) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs
(19-122) Request for approval of the DeSoto/Burbank Master Plan Project “Adler Project”
DIR-2017-1708-SPP; ENV-2017-1706-EAF; VTT-74891
20120-21051 Warner Center Lane and 201931-29171 Burbank Blvd, Woodland Hills, CA 91367
(located on 24 acres located at the corner of DeSoto Avenue and Burbank Blvd)

Discussion and possible action:

As pertaining to Cases DIR-2017-1708-SPP; ENV-2017-1706-EAF; VTT-74891 at 20920- 21051 Warner Center Lane & 20931-29071 Burbank Blvd., Woodland Hills, 91367, having held five public meetings for the application filed by LLJ Adler WCCI, LLC & LLJ Adler WCCII, LLC (Applicant) for a 24.4 acre Master Planned Community Project in the Commerce District of the 2035 Warner Center Plan that is in compliance with the Warner Center 2035 Specific Plan, and includes a Vesting Tentative Tract Map, an 8-Phase demolition/ construction plan replacing 12 existing commercial buildings on 12 lots with 10 new mixed-use buildings on 8 lots with a final build-out total of 1,455,316 SF of non-residential space (including “work” portions of the Live/Work space, office, hotel, retail and restaurant space), and 1,195,917 SF of residential space, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed Master Plan adheres to all of the requirements of the Commerce District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the proposed Master Plan provides the required balance between commercial space and residential space and includes 783 apartment units, 68 Live/Work apartments and condos, and 153 residential condos; and

WHEREAS, the proposed Plan has been filed with the intention of constructing two major office buildings (building #8 and #9) as the third and fourth sites to be built and providing space for more employment opportunities within Warner Center; and

WHEREAS, approximately 5,579 total parking spaces are provided in the Master Plan which exceeds the minimum required total for this mix of residential, office, hotel, retail and restaurant use; and

WHEREAS public concerns about aspects of this Master Planned community were either addressed and answered during a Special PLUM presentation, at subsequent PLUM Committee presentations, or by the existing, legally approved Warner Center 2035 Specific Plan Environmental Impact Report; and

WHEREAS, the Applicant has worked with both the Community and the WHWCNC PLUM Committee to adjust, rectify, enhance and modify the original plans to incorporate additional community enhancements and initiate the effort to make Variel a through street as originally envisioned by the WC 2035 Plan; and

WHEREAS, critical issues of connectivity, community-serving features and substantial publicly accessible open space (PAOS) have all been satisfied with this Master Plan;

Conditions

- 1.) All plans presented March 13, 2019 at the Board of the WHWCNC shall be dated as such and, upon revision of the revised plan package reflecting the Revised Site Plan included herein, shall be re-submitted to Planning as an (updated) project plan application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) Modifications to the elevation(s)/architecture of any and all future phases that are no longer in substantial conformance will be presented first to the WHWCNC for support before submitting them to City Planning.
- 4.) The Applicant will place a project sign on each appropriate Phase of the project at the beginning of construction of sufficient size that is clearly visible to the street showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership and contact information.
- 5.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions
- 6.) The Applicant shall present a color design rendering(s) to the WHWCNC for all murals or artwork proposed for use on any building, as well as any proposed artwork, statues, fountains and other permanent features that the Applicant elects to display within the Master Planned Community.

Item No. (4) Treasurer, Paul Lawler **(19-123) February 2019 Monthly Expenditure Report**

Discussion and possible vote

Motion to approve the WHWCNC Budget for Fiscal Year 2018-2019 Monthly Expense Reconciliation [MER] for February 2019. **See attached February 2019 MER posted with this agenda.**

Roll Call Vote

Item No. (5) Safety Committee, Sheppard Kaufman, Chair and Treasurer, Paul Lawler **(19-124) Funding for LAPD “Surviving and Active Shooter” presentation at El Camino High School** **Wednesday, March 27, 2019 at 6:30pm**

Discussion and possible action:

Motion for the Board of the Woodland Hills-Warner Center Neighborhood Council to approve funding of up to \$200 for the WHWCNC to provide outreach and prepackaged food items in support of the West Hills Neighborhood Council’s presentation of an LAPD “Surviving and Active Shooter” presentation at El Camino Real Charter High School on Wednesday March 27, 2019 at 6:30pm. In consideration of our support, the WHWCNC will receive the following: 1) acknowledgment in the outreach materials; 2) our banner at the event; and 3) a table at the event . This event will take place regardless of the WHWC NC’s participation.

Roll Call Vote

Item No. (6) Safety Committee, Sheppard Kaufman, Chair and Treasurer, Paul Lawler **(19-125) Safety Committee Online Survey Regarding Street Safety**

Discussion and possible action:

Motion for the Board of the Woodland Hills-Warner Center Neighborhood Council to approve the Public Safety Committee’s distribution of the results from the February 2019 online outreach survey created as a follow-up to the NC’s prior approval of the CIS and survey regarding the five streets in Woodland Hills scheduled for speed limit increases in relation to the City of Los Angeles Department of Transportation’s updated street surveys. The information will provide DOT, CD3 and LAPD staff with community input on the proposed speed limit increases and the potential impacts and mitigation ideas related to the affected street segments. No personal contact information will be disclosed unless the stakeholder expressly provided their permission for their contact information to be shared with DOT.

Item No. (7) PLUM Committee, Lauren Coffman and Don Patterson, Co-Chairs
(19-126) ZA-2019-0009-CUB; ENV-2019-0010-CE
6245 N. Topanga Canyon Blvd, Woodland Hills, CA 91364
New Supermarket application for Conditional Use permit to dispense alcoholic beverages
Applicant: PCG Woodland Hills Topanga LLC c/o Paragon Commercial Group

Discussion and possible action:

As pertaining to Case No. ZA 2019-0009 CUB, ENV-2019-0010 CE, having held a public meeting on February 21, 2019, concerning the Application for a Conditional Use Permit, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an approximately 34,923 square foot Supermarket having the hours of operation from 6AM - 2 AM daily in a C2-1 Zone; as well as an application for a Conditional Use Permit, pursuant to LAMC W.27, to allow a deviation from the Commercial Corner Development provisions to allow the hours of operation from 6AM - 2AM daily in lieu of the permitted hours between 7AM - 11PM daily, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Project Site is located in an existing Commercial Corner Development; and

WHEREAS, the proposed liquor sales area will not take up more than 6-9% of the sales floor; and

WHEREAS, there is no change in parking as part of the subject request; and

WHEREAS, the instant request does not represent the introduction of a new use or a new operator to the area. The Applicant has operated this development in the Woodland Hills community for six years; and

WHEREAS, the new Supermarket will continue to contribute to the economic vitality of the area;

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 (“WHWCNC”) SUPPORT APPROVAL of the application of PCG Woodland Hills Topanga LLC c/o Paragon Commercial Group with the following conditions:

Conditions:

1. That the CUB allow a deviation from the Commercial Corner Development provisions to allow the hours of operation from 6AM - 2AM daily in lieu of the permitted hours between 7AM - 11PM daily.
2. That the proposed liquor sales area will not take up more than 12% of the sales floor.

Item No. (8) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs
(19-127) Sprint Cell Phone Tower - LA90XCB58 Del Valle
22411 Del Valle St. (not the actual address, this address is being used as a general area identifier)
ZA-2018-5388-CUW, ENV-2018-5389-EAF - Caltrans right of way
Location: Actual location of the tower is the Caltrans Right-of-Way on the North side of the North bound 101 Freeway (between Shoup Avenue and Woodlake Blvd.) Woodland Hills, CA 91364

Sprint Project Request: Request for the Woodland Hills Warner Center Neighborhood Council to approve a proposed conditional use permit (CUP) pursuant to LAMC Section 12.24.W49 for the installation, use, maintenance, and operation of a 55-foot mono-pole wireless telecommunications facility (cell phone tower) with ground level enclosed equipment on the Caltrans right-of-way located on the north side of the North bound 101 Freeway between Shoup Street and Woodlake Blvd.

MOTION:

WHEREAS, the cell phone tower will provide a benefit to the community, and

WHEREAS, the location of the tower will have minor visual and environmental impact on the surrounding neighborhood as the tower will be located at an appropriate distance from homes, schools, and the 101 Freeway, and

WHEREAS, the site location has established trees and shrubbery to mitigate the visual impact of the tower and the site has appropriate ground area to accommodate the tower and the ancillary equipment

THEREFORE, IT IS HEREBY RESOLVED The PLUM Committee for the findings and conditions stated herein, recommends the Board of the Woodland Hills Warner Center Neighborhood Council approve the above described Sprint cell phone tower/telecommunication facility based on the following conditions, which have been agreed to by Sprint, at a WHWCNC PLUM Meeting, publicly held on March 3, 2019

CONDITIONS:

- 1) Sprint agrees, Sprint will build the tower approximately 68 feet north of the 101 Freeway guard rail and city utility in-ground box as described in the application to provide the least visual impact on the community and travelers on the 101 Freeway. (see attached photo of the location)
- 2) Sprint agrees, the cell phone tower will consist of a 55-foot-mono-pole which will have pine branch density, branch width variety and over-all design to hide the antenna array platform and antennas and the branches will extend from and cover the entire length of the mono-pole to consistently duplicate a pine tree as it naturally occurs in nature. (see attached photo of recommended mono-pole density)
- 3) Sprint agrees, additional landscaping will be provided by Sprint to cover all ground level ancillary equipment. Sprint landscaping will duplicate the trees and scrubs that currently exists at the site to provide the same naturally occurring landscape that is currently on the site.

ADDITIONAL CONDITIONS:

- 1.) Sprint agrees, all plans presented and approved at the March 13, 2019, 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.) Sprint agrees, they will not submit any significant (significant includes change of location and agreed upon conditions) further updated plans without first returning to the WHWCNC and presenting those changes to the WHWCNC for support.
- 3.) Sprint, agrees, additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

Item No (9) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs
(19-128) DIR 2017-5330-ZAD-SPP, ENV-2017-5331-CE
4671 Bedell Street, Woodland Hills, CA 91364

Per 12.24 of the LAMC, a zoning administrator's determination for the construction of a single family dwelling on a lot fronting on a substandard hillside limited street, per 11.5.7; a specific plan project compliance for the construction of said dwelling located in the Girard Tract specific Plan.

PLUM Motion:

As pertaining to Case DIR-2017-5330-ZAD-SPP, having held one public meeting for the application filed by Bedell Street LLC, Inc. to build a new two (2) story, 3,499 square-foot single family residence with a pool and attached three (3) car garage and three (3) driveway parking spaces on a property that fronts a Substandard Hillside Limited Street, in the Girard Tract Specific Plan. The project would include a maximum height of 27 feet and six (6) inches and would require 147

cubic yards of cut, 716 cubic yards of fill, 569 cubic yards of import, and no export. This property is at 4671 Bedel St, Woodland Hills, CA 91364. The Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed home with pool that conforms to the most recent Baseline Hillside ordinance with some zoning determinations; and,

WHEREAS, the project is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that is not currently improved, but will be improved by the applicant, to a width of at least 20 feet, in front of the property, as required by LAMC Section 12.21 C.10.(i)(2).); and,

WHEREAS, Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as required by LAMC Section 12.21 C.10.(i)(3).; and,

WHEREAS, the Applicant is requesting pursuant to LAMC Sections 11.5.7 C, and Section 2 of the Girard Tract Specific Plan (Ordinance No. 170,774), a Project Permit Compliance to permit the construction of a new two (2) story, 3,499 square-foot single-family residence with a pool and attached three (3) car garage and three (3) driveway parking spaces on a property that fronts a Substandard Hillside Limited Street, within 200 feet of a sewer mainline, and will be connecting to the sewer line;

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 Bedel Street LLC. For the property at 4671 Bedel St, 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 Applicant will continue working with the community neighbors prior and during construction to ensure that the project remains feasible for those that live on the cul-de-sacs within this neighborhood for construction traffic, dust, and noise.
- 2.) All plans presented on March 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.
- 3.) The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
- 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.) The Applicant will submit his proposed lighting plans and landscape plans to the Neighborhood Council and to Planning when specifics have been determined at a time before construction begins on the proposed project,
- 6.) The garage door will be translucent glass.
- 7.) Security lighting will be limited to shaded, path lighting.
- 8.) Construction crew parking will be on Dumetz Road until additional parking is provided on site.
- 9.) The applicant will provide a staging plan for material storage.
- 10.) Mechanical equipment will be on the north side of the house at grade.
- 11.) There will be pervious pavers for the driveway material.
- 12.) Construction hours will be as submitted by the applicant: 7 am – 4 pm / Mon – Friday; 8 am – 4 pm / Saturday. No work on Sunday.

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, April 13, 2018.*

A candidate forum will be provided, at the April Board Meeting, for all WHWCNC candidates to attend and discuss their qualifications, interests and concerns for the community.

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