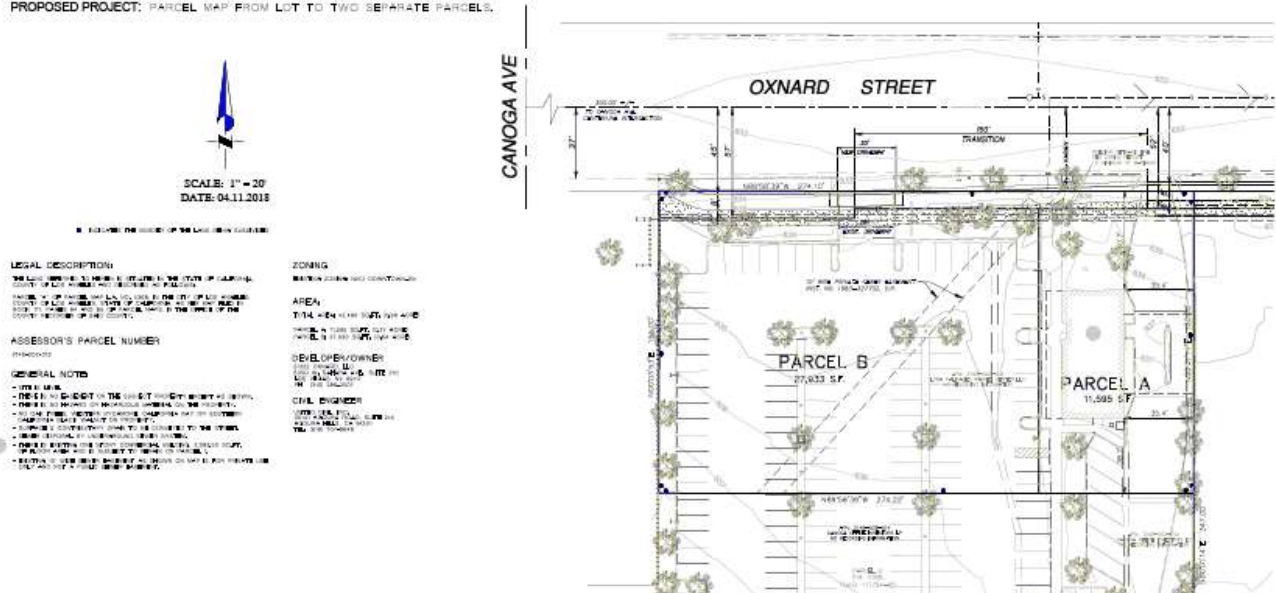


## Planning, Land Use and Mobility Committee

### PRELIMINARY PARCEL MAP LA NO.

SITE ADDRESS: 21322 OXNARD STREET, LOS ANGELES, CA 91367  
 PROPOSED PROJECT: PARCEL MAP FROM LOT TO TWO SEPARATE PARCELS.



### *Requested Parcel Map lot separation for 21322 West Oxnard Street*

**Case Brief/Motion: Parcel Map Separation**  
**ZA-2016-3812-SPPAA-2018-0397-PMLA**  
**21322 West Oxnard St.**  
**Woodland Hills, CA 91367**

PLUM Hearings: January 3, 2019  
 January 17, 2019

Site Location: 21322 West Oxnard St., Warner Center 91367  
 (Downtown District--2035 Warner Center Specific Plan)

Project: Application for a proposed 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application (DIR-2018-3210-SPP) for a new hotel and change of use of the Goodwill Industries building has been withdrawn and terminated by the City of Los Angeles.

Applicant: Haskel Iny, Warner Park 5, LLC (hi@greatac.com)  
Representative: Enrique Pardo, Pardo Land Use Consultants (pardolanduse@gmail.com)  
City Planning: Jose Carlos Romero (Jose.Romero-Navarro@lacity.org)  
Ad-hoc: Marty Lipkin

### **Project Brief:**

Applicant has submitted a proposal for a lot split for a site currently occupied by one architecturally significant building (Goodwill Industries) and a large black-topped parking area. Previously, the site was proposed for the construction of an extended stay hotel. (Goodwill building was proposed to remain.) However, the hotel project decided to occupy another Warner Center site and the Applicant requested that the City terminate that project application (DIR-2018-3210-SPP) which Planning did on August 22, 2018.

A hypothetical plan for modifying the existing Goodwill Industries building into a large coffee emporium / restaurant and adding a separate, newly-constructed retail structure across from it on the western border of the site was discussed at a “courtesy presentation” during a November PLUM meeting. No plans for that use have been filed with the City.

The current site does create a problem for major construction utilizing the entire tract as there is an existing 10’ wide sewer easement for private use that comes from several adjacent Canoga Ave. office buildings (not a public sewer easement) diagonally crossing the western 2/3 of the lot. The Applicant and the commercial building owners have not been able to work out a modification or a compromise concerning the sewer easement as of this time.

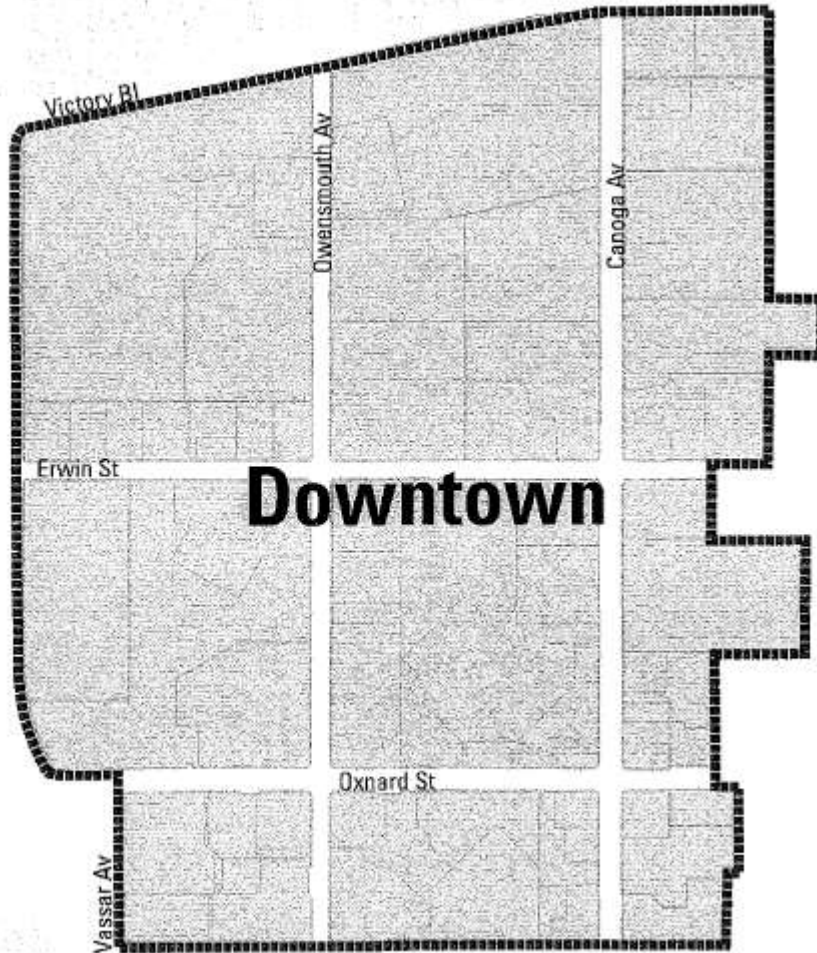
Applicant has determined that any construction and use of this property will be less “compromised” if the site were separated into two parcels and the eastern parcel contained the existing Goodwill structure.

No building plans have been filed with Planning for either Parcel “A” or “B,” although the idea of upgrading and using the Goodwill structure as a coffee emporium/restaurant is still being considered. If divided, the western Parcel “B” may still be used for retail or commercial purposes as required by the WC 2035 Specific Plan. The application is only for the parcel subdivision, and any proposed structures or building use changes will have to be filed with Planning and go through the established vetting processes.

### **Analysis and Assessment**

Under the Warner Center Specific Plan, lots may be split off for separate uses—provided the requirements of that specific District are maintained. No variances or exceptions for types of development will be granted, according to the Council District-3.

Additionally, the Goodwill building on the proposed eastern parcel has been recognized by the community as being architecturally significant and that fact will have to be considered whenever a new building proposal is considered. It is also one of only two (2) parcels in Warner Center granted the use of a drive-thru facility.



*WC 2035 Downtown District Map showing proposed parcel separation would occur in the lower right-hand area along Oxnard St.*

The uses for the proposed western parcel “B” will have to be evaluated by anyone who intends to build on it, and a solution would probably have to be found for relocating the sewer easement.

As previously noted in this report, this application is only for a preliminary parcel map to create two legal lots. No new construction or change of use applications have been filed with Planning.

However, if Parcel “A” is to be allowed to use its drive-thru facility, it would require that there be a binding Reciprocal Agreement between the two Parcel owners (or a signed document by a single owner of the two parcels that a portion of Parcel “B” will continue to have rights for an entry lane to connect to the existing drive-thru lane, and that the easement and reciprocal parking shall continue if either or both

parcels are sold. Without this Reciprocal Agreement, the Planning Department should NOT allow this proposed lot split.

This project had a Planning hearing on December 11, 2018 and the hearing officer requested that a 30' driveway apron be included in the plan. That change is included in the drawing at the beginning of this document. The CD-3 also requested that Planning hold issuing a determination until the Neighborhood Council provided guidance and suggested any possible conditions, and the matter was voted on by the WHWCNC Board.

### **Results of January 3, 2019 PLUM presentation:**

After analyzing the application and parcel map, the PLUM Committee found a number of issues that members believed needed to be clarified or resolved before a lot split is granted. Those issues are:

1. Parcel "A" with the building would have insufficient parking spaces if the parcel map was split this way.
2. If Parcel "B" was ever sold and there was no reciprocal parking agreement in place for a protracted length of time, Parcel "A" would fail to meet WC Specific Plans for any uses in the future.
3. Separating the two parcels as drawn would leave Parcel "A" with no fire lane or fire truck access to the rear of the Goodwill building.
4. Connectivity (as required by the WC 2035 Plan) and a pedestrian adapted pathway could be a major issue in the future. Until something new is built, the applicant may retain whatever currently exists.
5. Future sewer easement relocation and placement for current and future development was a concern.
6. A Reciprocal Easement Agreement shall be required for both Parcel "A" and Parcel "B" to allow a drive-thru lane and required parking.

The Committee resolved to continue the matter until the 1/17/19 PLUM meeting. Additionally, it was resolved to ask WHWCNC President Joyce Fletcher to write a letter to Sarah Hounsell in Planning requesting that the Planning letter of determination be delayed until February 15, a date after the WHWCNC Board could vote on this motion.

The applicant's representative was asked to return to PLUM with resolutions for the above issues, and a signed reciprocal parking agreement lasting for a duration no less than 20 years from the time any construction is started on either Parcel "A" or Parcel "B."

### **PLUM Motion with conditions**

**Case No. ZA-2016-3812-SPPAA-2018-0397-PMLA**

**Administrator's Adjustment for parcel separation (lot split)**

**21322 West Oxnard St., Warner Center, Woodland Hills, CA 91367**

Regarding City Planning Case ZA-2016-3812-SPAA-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), after two public meetings, 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 publically 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.

Motion: Marty Lipkin  
Seconded: Karen Koe

VOTE:	AYE	NAY	ABSTENTIONS
	5	3	0