

Planning, Land Use and Mobility Committee



Burbank Blvd. perspective showing north façade and general office/medical office tower building near 101 Freeway

Case Report-Draft: **Spieker Senior Continuing Care Community**
ZA-2018-7428-ELD-SPP-MCUP
5500 N. Canoga Ave.
Woodland Hills, CA 91367

PLUM Meetings: February 21, 2019 (Concept Presentation)
November 21, 2019 (Revised Concept)
June 18, 2020 (Final Concept)

Site Location: 5500 N. Canoga Avenue, Warner Center 91367
(Commerce Dist.--2035 Warner Center Specific Plan)

Applicant: Warren E. Spieker (Spieker Senior Development Partners)
Representatives: Brad Rosenheim, Rosenheim & Associates, Inc. (brad@raa-inc.com)
Sarah Golden, Rosenheim & Associates, Inc. (sarahg@raa-inc.com)
Planning: Oliver Netburn (oliver.netburn@lacity.org / 213-978-1382)
PLUM Case Leaders: August Steurer
Martin Lipkin

Project Summary:

The Applicant seeks a **Project Permit Compliance** review under Section 11.5.7 of the Los Angeles Municipal Code and Section 5.3.3 of the Warner Center 2035 Specific Plan (WC2035). The Applicant has withdrawn the **Eldercare Facility Unified Permit** request, consistent with the February 21, 2019 requests of the PLUM Committee for a WC 2035 Plan Consistent Project and as demonstrated in the associated Project Plans as well as the **Master Alcohol Permit** (Conditional Use Permit).

The Applicant seeks Project Permit Compliance for a four-phased, master-planned, four-building, mixed-use **Continuing Care Retirement Community (CCRC)** with approximately 2,214,194 sq. ft. of floor area including approximately 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-story office tower on 17.62 acre site. Upon completion of the four phases, there will be 68,711 SF of Publically Accessible Open Space that is 7.5% of the project (56,331 SF of PAOS is required by the WC2035).

Under the Eldercare Facility Unified Permit process, the applicant sought with the original concept to deviate from *Section 6.1.2.2.3 of WC2035 – Permitted Development By Floor Area*. With the addition of the General/Medical Office Tower and a reduction of residential units, the project now complies with 39.7% residential and 60.3% non-residential requirement for an FAR of 2.95 which has 40% max and 60% min limits respectively. In the original application, the requested Master Alcohol permit was for onsite beer & wine sales for 1 tenant, the CCRC, and full onsite alcohol sales for up to 8 tenants in the 8 retail spaces located along the corner of Building 1 at the Canoga Avenue and Burbank Boulevard. However, as discussed above, pursuant to feedback from the PLUM Committee, the Applicant has withdrawn the Eldercare Facility Unified Permit request and the Master Conditional Use for Alcoholic Beverages request.

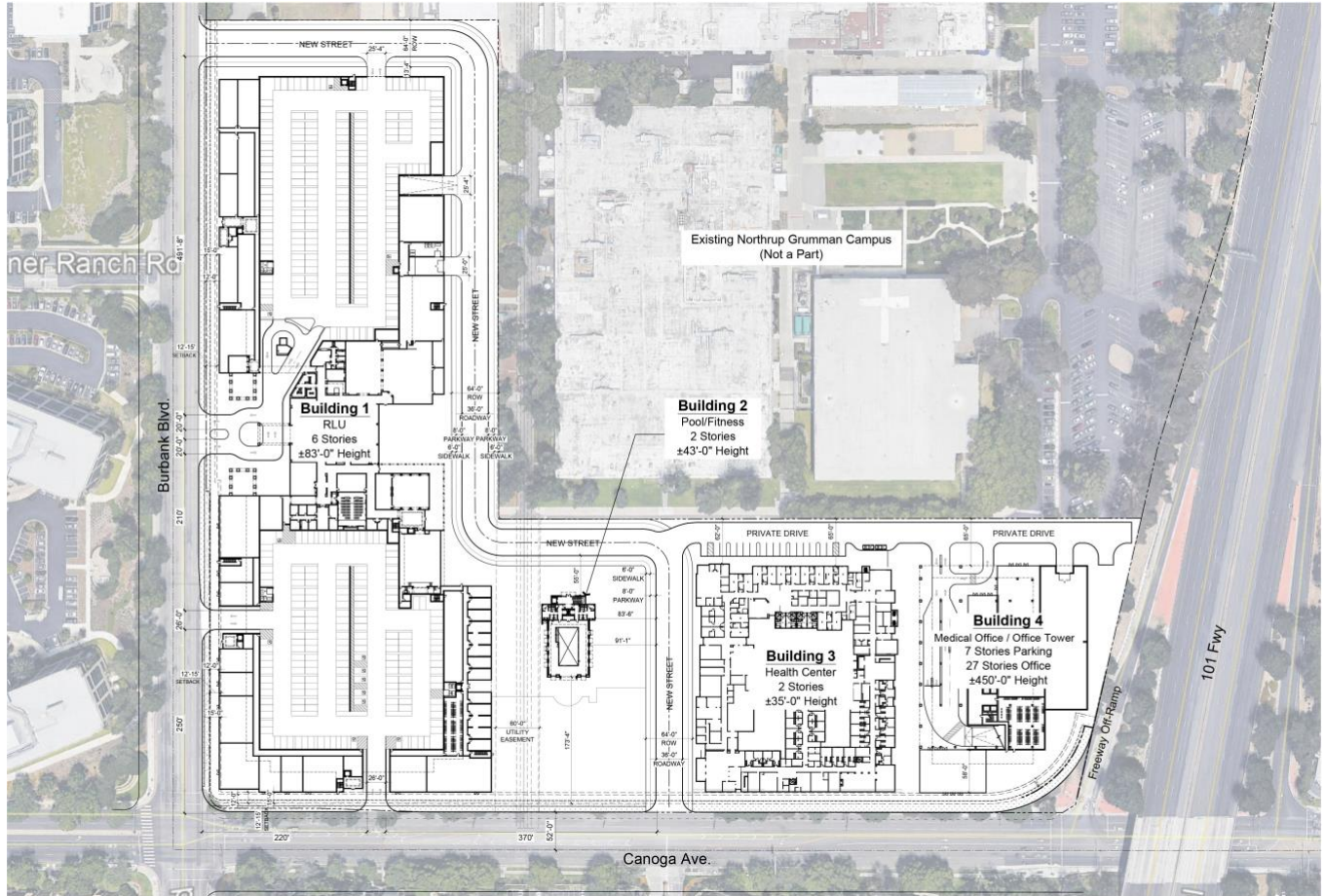
Site Plan Overview:

This has been a long-time commercial/manufacturing/research site that was one of the original major developments in Warner Center. It is bordered by the Ventura (101) Freeway to the south, a large apartment complex on the west side of Canoga and a very large office/commercial building campus complex on the north side of Burbank. The remaining offices, facilities, and parking of Northrup/Litton remain to the east of the project and have separate entry. There is also a major LAFD firehouse within 200 yards of the site.

There is an exit ramp from the north/west bound 101 Freeway onto Canoga, but there is no freeway on-ramp heading north-bound (west-bound) opposite the off-ramp. There also is no off-ramp for south-bound (eastbound) traffic from the 101 Freeway but there is an on-ramp from Canoga to south-bound 101 Freeway lanes. The developer will be adding another north bound vehicle lane to Canoga from the 101 off-ramp up to Burbank that allows stop free right turns. Current turns on red are not allowed.

Project Overview:

The proposed project will be the largest senior-living complex to be constructed in Warner Center, occupying a site in the Commerce District bounded by Canoga Ave., and Burbank Blvd. that was a portion of the former Northrup/Litton Industries complex. Several research and office buildings were previously removed and cleared by Northrup/Litton, but a significant portion of the operating aerospace facility remains in operation on the adjacent parcel located to the east and behind the building site. The new project consists of four (4) separate structures built in 4 phases (A, B, C, D) with buildings #1 and #2 constructed in Phases A and B. The structures are:



Site Plan for 4 buildings with Burbank Blvd on the Left and Canoga Avenue at the bottom

- Building #1 is the main residential facility that will be 6 stories and approx. 83 feet high. All dwelling units are located in the two wings of this structure. The west wing is part of Phase A and the east wing is Phase B. Additionally, required commercial/retail space will front the ground floor of this structure on both Canoga and Burbank so that the streets are activated with restaurants, shops and services. Proposed FAR is 2.95 / allowable is 4.5. Ideally Phase A is completed in 2022.
- Building #2 is a 2-story pool/fitness building completely separated from the residential building and surrounded by PAOS and a separate residential park. It will be an indoor pool with doors/windows opening to the residential park. Locker rooms, restrooms, a lobby and an office will also be on the main floor. A fitness room/gym will be on a second level. This is also part of Phase A.

- Building #3 is a 2-story “Health Center” containing separated Assisted Living, Skilled Nursing units, and Memory Care units, skilled nursing facilities, separated courtyards, dining areas, theater, lounge areas, a physical therapy center, a kitchen facility, and other support facilities. There will be 23 units with 42 beds in the Skilled Nursing area, 46 Assisted Living units and 22 Memory Care units. WC2035 does not allow residential units on the ground floor but does allow amenities serving the residential units. Some uses that might appear to be residential are technically considered non-residential. The structure is 2-story primarily along Canoga Avenue with the majority of the footprint being a single-story structure. This constitutes Phase C.



Site Plan for 4 buildings with Burbank Blvd on the Left and Canoga Avenue at the bottom

- Structure #4 is a proposed 34 level office tower with 7 levels of parking at the base and 27 floors of medical and office space on top of a lobby that includes retail and commercial space. The walls of the parking floors will be a curtain wall system for ventilation and will be trellised to allow planting screen panels to screen parked cars. The tower will feature articulated glass curtain walls. The building will total 1,136,343 of space with 1,177 parking stalls provided. Prior to construction of the tower, the site will consist of surface parking for the Health Center.