

***Requested Applicant Changes: Speiker Senior Continuing  
Care Community Project  
ZA-2018-7428-ELD-SPP-MCUP  
5500 N. Canoga Ave. Woodland Hills, CA 91367***

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**Proposed Motion**

A MOTION for a resolution by the Board of the Woodland Hills-Warner Center Neighborhood Council to accept the listed changes to a project previously supported by the WHWCNC Board:

**Requested Changes:**

- Inclusion of two incentivized Uses (Community Serving Use and Local Serving Retail), utilization of the available development bonuses to ascend the Floor Area Ratio table for the Commerce District by two levels
- Accept a Reduced site-wide FAR of 2.5:1 (from 2.95:1)
- Reduce previously proposed 899 parking spaces in Building #1 to 804 spaces due to added columns to support Type I construction, which still meets 2035 WC Specific Plan requirements.
- Reduce height of Building #4 (Tower) from 450 feet (34 stories) to 340 feet (26 stories).
- Reduce Floor Area of Building #4 (Tower) by 803,000 SF (comprised of 44,165 SF for Medical Office Building Floor Area and 758,835 SF for Office Floor Area) in lieu of the approximately 1.1 million square foot building previously approved by the WHWCNC Board. Previously approved parking spaces for Building #4 to be retained.

As pertains to Case ZA-2018-7428-ELD-SPP-MCUP for the Speiker Senior Continuing Community Care Project which was approved by a vote of the Board of the Woodland Hills-Warner Center Neighborhood Council on July 8, 2020, and for which the Applicant (Speiker Senior Development Partners) has now made a request to amend and enhance the proposed project, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS the Board of the Woodland Hills-Warner Center Neighborhood Council has already voted to approve the plans and recommended considerations for the project at 5500 North Canoga Ave., Woodland Hills, CA 91367 and made a recommendation to Councilman Bob Blumenfield and the LA City Department of Planning that the project be approved for Warner Center; and,

WHEREAS the Applicant has agreed to continue and abide by the considerations already written into the WHWCNC Board approval of July 8, 2020; and

WHEREAS the requests for changes presented to the PLUM Committee for consideration and evaluation at their January 21, 2021 meeting have been determined that they will actually

enhance the construction of Building #1 and greatly improve the prospects of completing and leasing the Building #4 office tower; and

WHEREAS the requested changes will amplify the potential to attract new commercial prospects to the Commerce District of Warner Center and balance the residential/commercial space equation required by the 2035 WC Specific Plan; and

WHEREAS a reduction of 95 of the previously proposed 899 parking spaces to 804 spaces because of the upgrade to Type I construction still fulfills the project's Commerce District parking requirements specified in the 2035 WC Specific Plan; and,

WHEREAS the reduction in height of the Building #4 tower from 34 floors to 26 floors will reduce the building's presence over the 101 Freeway exit ramp to Canoga Ave.; and,

WHEREAS the PLUM Committee can see no negative ramifications for accepting the Applicant's proposed changes to the previously approved submission from July 8, 2020;

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 for the proposed project at 5500 Canoga Avenue, Woodland Hills, 91367, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion as presented on January 13, 2021 and advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to SUPPORT the application for changes along with continuing the conditions contained in the previously approved motion of July 8, 2020.

Motion: Martin Lipkin / August Steurer

Second:

Vote: Aye:           Nay:           Abstain: