



## Planning, Land Use and Mobility Committee



*Burbank Blvd. perspective showing north façade and reduced tower in background*

---

**Case Report-Requested Applicant Changes: Spieker Senior Continuing  
Care Community Project  
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)  
**July 8, 2020: Presentation to WHWCNC Board: Motion Passed**  
**December 3, 2020 Special Presentation for requested changes**  
**January 7, 2021 (Discussion about requested changes to previously  
approved motion.**  
**January 21, 2021: Revised motion for requested changes.**

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

Applicant: Warren E. Spieker (Speiker Senior Development Partners)  
Representatives: Brad Rosenheim, Rosenheim & Associates ([brad@raa-inc.com](mailto:brad@raa-inc.com))  
Sarah Golden, Rosenheim & Associates ([sarahhg@raa-inc.com](mailto:sarahhg@raa-inc.com))

Planning: Oliver Netburn ([oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org) / 213-978-1382)

PLUM Case Leaders: August Steurer  
Martin Lipkin

## **Case History:**

- This project appeared before the PLUM Committee three (3) times, and a PLUM motion to support the project was drafted at the June 18, 2020 virtual PLUM meeting.
- The WHWCNC Board was presented with the PLUM motion to approve at the July 8, 2020 virtual WH Council Board meeting. An amended motion was proposed removing Consideration #11, and the amended motion supporting this project was passed by a vote of 9 Ayes, 6 Nays and 2 Abstains.
- The applicant conducted further research on prospective needs and services and submitted a plan for requested changes to the project at the December 3, 2020 virtual PLUM meeting.
- Revised Case Report with a new motion for requested revisions discussed at the January 7, 2021 virtual PLUM meeting. Questions about the incentives and bonuses arose and needed to be incorporated into the motion for the second PLUM meeting in 2021.

## **Case Summary: Requested Revisions:**

The Applicant is proposing the following requested changes be made to the project:

- **Site-wide**
  - Inclusion of two incentivized Uses (Community Serving Use of at least 5,000 square feet, the CCRC, and Local Serving Retail, a minimum of five tenant spaces in Building 1 with a maximum of 5,000 square feet each), utilization of the available development bonuses to ascend, per WC 2035 Plan, Section 6-- the Graduated FAR Table use mix by two levels (one level for each incentivized use), thereby allowing utilization of the Graduated FAR Table use mix for a Project with an FAR of above 3.0:1, in lieu of the otherwise applicable Graduated FAR Table use mix for a Project with an FAR of 2.5:1.
  - Reduced site-wide FAR of 2.5:1 (from 2.95:1)
- **Building 1**
  - Requesting 804 Parking spaces to be provided in lieu of the 899 previously proposed and approved by the WHWCNC. This change is due to the placement of the columns in the

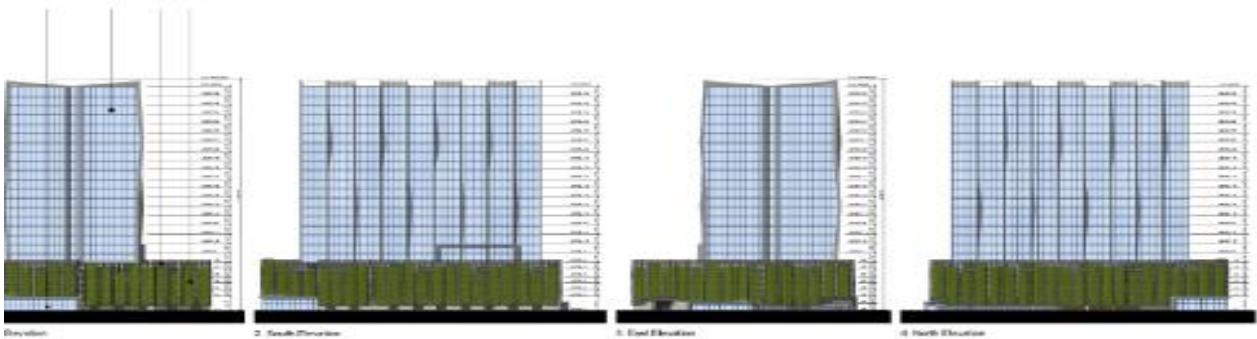
garage to accommodate the change in construction type to Type I (concrete in lieu of frame on concrete) for Building 1 (Main residential and retail uses).

- **Building 4 (Tower)**

- Requesting a reduction in Floor Area to 803,000 SF to be comprised of 44,165 SF of Medical Office Building Floor Area and 758,835 SF of Office Floor Area, in lieu of the approximately 1.1 million square foot building previously proposed
- Requesting building height reduced from 450 feet (**34 stories**) to 340 feet (**26 stories**)
- Keeping 1,364 automobile parking spaces to be provided as was originally proposed, and consistent with the requirements of the WC 2035 Plan, with no reduction in parking despite the reduction in overall Floor Area for this structure



July 2020



November 2020

*Showing reduction in size from 34 stories to 26 stories for Building 4*

The new request for the two (2) Incentivized Uses authorized in the WC 2035 Specific Plan (For Community Serving Use and for Local Serving Retail) can be supported because the Project provides an eldercare facility of more than 5,000 square feet in Buildings 1, 2, and 3 -- specifically identified as a "Community Serving use" in Section 4 of the WC 2035 Plan. The eldercare facility will provide a needed housing type (Continuing Care Retirement Community) allowing residents to age in place. It also generates employment opportunities in Warner Center. The project provides a minimum of five Local-Serving Retail tenant spaces on the ground floor of Building #1 (each at 5,000 SF max).

The use of the available development bonuses to ascend the Floor Area Ratio table for the Commerce District by two levels is supported because, as described above, the Project will provide two incentivized uses. As a project in the Commerce District, it is permitted to ascend the Graduated FAR Table use mix by one level for each incentivized use to be provided (WC 2035 Plan Section 6.2.1.2.3). By utilizing the available development bonuses, the Project can reduce the size of Building 4 pursuant to WHWCNC PLUM Committee comments that the office building was too large as well as guidance from local commercial real estate brokers regarding plans for Building #4.

### **Request Analysis:**

The Applicant is requesting the listed changes after discussions with local commercial real estate brokers and with potential retail businesses and residents, and further analysis of the allowed incentives and bonuses in the WC 2035 Specific Plan.

They are upgrading the type of construction on the main residential/retail building to Type I construction which will replace initially planned wood construction with concrete and steel. Because of that upgrade, the number of support columns will have to be increased and it will cause a decrease in the planned parking by 95 spaces. However, the remaining 804 Parking spaces will meet the regulations for required parking in the Commerce District of 2035 Warner Center Specific Plan.

The Applicant is also requesting a reduction in size and height of the proposed office tower building that was added to the initial proposal in order to meet the commercial space requirements of the 2035 Specific Plan for the Commercial District rather than seek variances to the Plan. However, after reconsidering the plan, it was determined that the initially proposed tower was too big, somewhat out of scale, and requires too much land for necessary parking. The proposed reduction in height and floor space substantially reduces the required parking ratio and brings the prospects of actually building the tower and filling it with commercial entities much more realistic. It has been determined that the tower space will not be configured entirely for medical-related uses because the higher market required for parking for Medical Office use cannot be practically met. The Applicant is anticipating 44,165 SF of Medical Office (more could be provided should there be demand and additional parking would be added)

Based on the provided input and explanations from the December 3, 2020 PLUM presentation, it can be determined that the requested changes to the project already recommended for approval by the Board of the Woodland Hills-Warner Center Neighborhood Council at the July 8, 2020

virtual meeting will enhance the proposed project and that it now stands a greater chance of actually being completed and bringing needed commercial opportunities into Warner Center.

The change to Type I construction is a significant improvement, and the loss of 95 parking spaces in Building 1 should not create a burden for any businesses or seniors who move into the project since many residents are not expected to have more than one car.

All other conditions, plans and proposals that have previously been voted on and approved by the Board of the WHWCNC on July 8, 2020 will remain in place and will be carried out by the developer. (*See last page for WHWCNC Board approved motion*)

## **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, recommends that, regarding the project size reduction as presented on February 10, 2021, the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this resolution, to SUPPORT the proposed changes to the plans for a multi-use project at 5500 Canoga Avenue, Woodland Hills, 91367, which was previously supported by Board motion on July 8, 2020, including retention of the previous conditions for support.

Furthermore , the Board shall advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its updated support with conditions, for the modified project.

Motion: Martin Lipkin / August Steurer

Second:

Vote:   Aye:           Nay:           Abstain:

---

**PREVIOUSLY APPROVED MOTION (AMENDED)  
FOR 5500 CANOGA AVE.  
BY THE WHWCNC BOARD ON JULY 8, 2020**

Item No. (6) PLUM Committee – Lauren Coffman, Chair (20-035) Case ZA-2018-7428-ELD-SPP-MCUP - Project proposal to construct a four building, mixed use Continuing Care Retirement Community (Senior Housing with Eldercare) a medical healthcare center, and a 34-

level medical office tower on 17.62 acres of a 58.9 acre site 5500 North Canoga Ave., Woodland Hills, CA 91367

*(Karen DiBiase recused herself and left the teleconference meeting prior to reading of the motion.)*

Discussion and possible action: As pertains to Case ZA-2018-7428-ELD-SPP-MCUP, having held 5 public meetings (including the Board meeting) (three virtually) for the application filed by Spieker Senior Development Partners regarding a development in the Commerce District of Warner Center under the Warner Center 2035 Specific Plan (WC2035), the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and seeks Project Permit Compliance for a submitted proposal to construct a four building, mixed use Continuing Care Retirement Community (Senior Housing with Eldercare) project with approximately 2.2 million sq. ft. of floor area in four phases, including 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-level medical office tower on 17.62 acres of a 58.9 acre site at 5500 North Canoga Ave. that in the opinion of the committee, now complies with the existing WC2035 standards and guidelines; and,

WHEREAS, the project originally sought deviation from WC2035 Permitted Floor Area standards under Section 6.1.2.2.3 of WC 2035, because of stated hardships, through the Eldercare Facility Unified Permit Process; and,

WHEREAS, the committee is concerned that future use of the Eldercare Facility Unified Permit Process to avoid development standards can substantially disrupt the future sustainability of Warner Center economy for stakeholders to live, work and play in their urban community; and,

WHEREAS, the project now has been revised to comply with the WC2035 Permitted Floor Area standards, under Section 6.1.2.2.3 of WC 2035, due to reduction of residential uses and significant increases of non-residential uses, the Applicant no longer needs deviation from the standard through the Eldercare Facility Unified Permit Process and is withdrawing the Eldercare Application; and,

WHEREAS, the Applicant has withdrawn a Master Conditional Use Permit for the onsite sale of beer and wine for 1 tenant and the onsite sale of a full line of alcoholic beverages for up to 8 tenants; and,

~~WHEREAS, given recent events in Southern California, the PLUM Committee has concerns regarding the need for appropriate measures to prevent retail looting and arson within a mixed-use environment serving seniors with varying degrees of mobility; and~~

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

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 of the committee as its own in SUPPORT of the remaining requested actions as stated contingent upon adoption by the Applicant of the following conditions:

**Conditions:**

- 1.) All plans presented on July 8, 2020 at the virtual 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 herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4.) Prior to the issuance of any building permits relative to the development on the Project Site, a covenant acknowledging and agreeing to develop the Project Site in Substantial Conformance with the Project Plans, as approved by the Department of City Planning and consistent with the requirements of the WC 2035 Plan shall be recorded in the County Recorder’s Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns.
- 5.) All current and future property owner(s) accept responsibility to provide unhindered block connectivity and Publicly Accessible Open Space, and agree to make reasonable accommodations, including any reasonable grade revision and any conversion of the private drive to new shared street requirements by adjacent projects to facilitate all future integration of unencumbered pedestrian adapted pathways and street access between the project and the adjacent property(ies).
- 6.) Additional 10-12 feet of height (up to 95 feet total) of non-livable space shall be added to the crown of the 6-7 stories of the residential building along Canoga and Burbank to break up monotony of the façades.
- 7.) Applicant will provide and manage reasonable and sufficient pet waste facilities for use by the public along parkways.
- 8.) Applicant shall add landscape plan meeting the WC2035 requirements for the “temporary parking lot” to be replaced by Building #4. The temporary surface parking plan will be revised to allow for the provision of 1 tree per every 4 surface parking spaces
- 9.) The “temporary parking lot” for Phase IV (The Tower) shall be permitted for a term of five (5) years after the Certificate of Occupancy for the Health Center (Phase III) of the project is issued. After 5 years, the Director of Planning and/or the CD-3 has the discretion to extend the parking for no more than a second 5-year term. After 10 years, if construction of Phase IV has not started, the lot space shall be converted to planted, green PAOS until Phase IV begins construction.
- 10.) Applicant will provide pedestrian friendly gating and/or screening to attractively hide any loading facility along private streets and drives.
- 11.) Applicant will provide ~~to the satisfaction of Police and Fire Departments—measures to prevent retail looting and arson to protect elderly residents.~~ *(Removed by amendment-see below)*



12.) Ten (10) additional short-term bike or scooter parking spaces will be relocated adjacent to the park within the PAOS Plaza on Canoga for a total of twenty (20). More short-term bike parking will be provided should there be demand and/or requested by the Council District office.

13.) If permitted by the WC2035 Plan, the Project will place “project signs” along the relevant street frontages for each of the 4 Phases of the project while they are under construction so that they are clearly visible to the street traffic and pedestrian showing a rendering of the approved project building(s), plus specifics as to the size (number of units and floor area), ownership and contact information.

FURTHERMORE; The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its approved motion and recommendation to support this application and its subsequent conditions.

(Minutes for item #6 recorded by President Joyce Fletcher as the Asst. Secretary was recused and the Secretary was not present.)

Motion to amend Item # 6: Sheppard Kaufman Second: Sean McCarthy Amendment to remove Condition # 11 from the original motion: Condition #11: Applicant will provide - - to the satisfaction of the Police and Fire Departments -- measures to prevent retail looting and arson to protect elderly residents and to also remove the following "WHEREAS" from the original motion: WHEREAS, given recent events in Southern California , the PLUM Committee has concerns regarding the need for appropriate measures to prevent retail looting and arson within a mixed-use environment serving seniors with varying degrees of mobility

Roll Call Vote PASS **Yes:15 No:0 Abstain:2** Recused: 1 Ineligible: 2 Total: 20

Vote to approve the **amended Item #6**: Motion: Lauren Coffman, Second: Marty Lipkin Roll Call Vote PASS **Yes: 9 No: 6 Abstain: 2 Recused: 1 Ineligible: 2** Total: 20