

PROPOSED MOTION

DIR-2021-951-DI, Terasaki medical research institute 21100 Erwin St., Woodland Hills, CA 91367 Request for Administrative Clearance to allow a change of use from a presently vacant office, warehouse, and parking garage to a medical research laboratory. The subject property is located in the College District as defined by the Warner Center Specific Plan. The proposed use as a Medical Research Laboratory is included in “Hybrid Industrial Use under the Warner Center Specific Plan. The project name is Terasaki Institute of Biomedical Innovation. Background Terasaki is a non-profit medical research institute located in Westwood, near UCLA.

WHEREAS, the Terasaki Institute for Biomedical Innovation (“Terasaki”), a non-profit medical research institute located in Los Angeles, seeks to change the use of the existing building located at 21100 Erwin Street, Woodland Hills, CA 91367 (“Project Site”) from office and parking garage to medical research laboratory (the “Project”); and

WHEREAS, the Project entails the build-out and operation of an approximately 46,880 sqft medical research laboratory and ancillary facilities, including offices, meeting spaces, and a vivarium, within the existing building, with no planned changes to its physical envelope; and

WHEREAS, the Project Site is within the College District under the Warner Center 2035 Plan (“WCSP”), where the proposed medical research laboratory is an allowed *Hybrid Industrial* use; and

WHEREAS, WCSP Sec. 5.3.2.1 authorizes a change of use within an existing building, a use permitted under the WCSP subject to an Administrative Clearance; and

WHEREAS, Los Angeles Municipal Code (“LAMC”) Sec. 11.5.7-H, WCSP Sec. 10.6.1 and WCSP Sec. 13 authorize the City of Los Angeles (“City”) Director of Planning (“Director”) to interpret the WCSP upon finding that such interpretation (a) will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the immediate vicinity of the subject property; (b) will not result in practical difficulties or unnecessary hardships inconsistent with the overall intent of the WCSP; (c) and will protect the best interests of and assure a development more compatible with the surrounding properties or neighborhood; and

WHEREAS, Terasaki seeks the support of the Woodland Hills Warner Center Neighborhood Council of the following three requests, for which Terasaki seeks approval from the City’s Planning Department for the Project: and

1. **Administrative Clearance** under the WCSP for a change of use within the existing building;
2. **Director’s interpretation** that the use and maintenance of a vivarium in connection with the proposed medical research laboratory is an allowed Hybrid Industrial use within the WCSP College District; and
3. **Director’s interpretation** that the Project does not expand the physical envelope of the existing building is not subject to and shall not be required to comply with the following WCSP requirements: (i) Publicly Accessible Open Space; (ii) Pedestrian-Adapted Pathways; (iii) Setbacks; (iv) Open Space Requirements; and (v) Master Planning Project Requirements.

WHEREAS, Terasaki shall provide for the secure and humane treatment of all lab animals consisting of rats and mice used in its research activities, including transportation to and from the facility, in conformance with all applicable regulatory and professional standards and requirements; and

WHEREAS, Viruses, bacterium or poisonous biological agents will not be used at the lab; and,

WHEREAS, Terasaki has offered to host publicly accessible educational opportunities at the Project on a semi-annual basis, which may include open houses, tours, and lectures, subject to security and related operational considerations; and

WHEREAS, Terasaki has not yet hired a landscape architect but will strive to comply with the landscaping recommendations of the PLUM committee and WCSP and, where appropriate and further will consult with a landscape architect on the variety of trees that will comply with the WCSP street tree plan, and

WHEREAS, Terasaki intends to satisfy the WCSP's Transportation Demand Management requirements through membership as a stakeholder in the Warner Connects Transportation Management Organization, which facilitates comprehensive and coordinated multi-modal transportation services Warner Center.

WHEREAS, Terasaki is seeking the support of the Woodland Hills Warner Center Neighborhood Council for the following three requests to the City's Planning Department for the Project:

1. **Administrative Clearance** for change of use within an existing building.
2. **Director's interpretation** that the use and maintenance of a small vivarium connected with the medical research laboratory is an allowed Hybrid Industrial use within the College District of the Specific Plan.
3. **Director's interpretation** that the Project does not expand the physical envelope of the existing building, and as such is not subject to the following Specific Plan requirements: (i) Publicly Accessible Open Space; (ii) Pedestrian-Adapted Pathways; (iii) Setbacks; (iv) Open Space Requirements; and (v) Master Planning Project Requirements.

THEREFORE, BE IT RESOLVED THAT; the Woodland Hills-Warner Center Board Neighborhood Council Board recommends that the City of Los Angeles approve the submitted plans for the change of use of the existing building at 21100 Erwin St., Woodland Hills, CA to a medical research Laboratory and vivarium, and that the City accept the applied-for Administrative Clearance and two Director's Interpretations as approved by the WHWCNC on May 13, 2021.

FURTHERMORE, BE IT RESOLVED that the Planning, Land Use, and Mobility Committee recommends the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and its subsequent recommendation to Approve this application as presented on May 13, 2021

Motion:

Second:

Ayes:

Nays:

Abstain: