



**Planning, Land Use, and Mobility Committee
Case Report
Conditional Use Permit**



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 as an office to a medical research laboratory. The subject property is located at 21100 Erwin St., Woodland Hills, CA 91367, located in the College District as defined by the Warner Center Specific Plan.

The present use is as an office and parking garage. Proposed use as a Medical Research Laboratory which is included in "Hybrid Industrial Use under the Warner Center Specific Plan. Project name is Terasaki Institute of Biomedical Innovation. Background Terasaki is a non-profit medical research institute located in Los Angeles.

The proposed project seeks to build out and operate a 46,880-sf medical research laboratory and ancillary facilities including offices, and meeting space and vivarium in the existing building. There are no planned changes to the building or its envelope. Terasaki anticipates hosting occasional educational workshops and conferences.

Research activities in the lab include the use of organic solvents and cell cultures. Technologies such as chemical engineering, electrical engineering, tissue engineering, and biomedical engineering will be utilized, and experiments will include polymer synthesis, cell culture, including human cells, 3D printing, microfluidics, mechanical testing, and in vivo studies of mice and rats. Numerous organic and non-organic materials will be used for polymer synthesis, microfluidics fabrication, and anti-cancer studies. Where appropriate, lab facilities will include fume hoods, where most chemicals will be handled. Acid, alkaline and flammable substances will be stored in appropriate containers for each substance. Delivery of materials will be low-volume and of very limited frequency.

The medical research lab will also include a 1,200-sf vivarium (3% of total floor area) with 200 to 400 cages for research and scientific testing on small animals (rats and mice). The vivarium will be entirely indoors with no adverse effect caused any noise or other adverse impacts on surrounding properties.

The building was built in 1973 and has all the required occupancy permits from LA Department of Building and Safety including modifications from warehouse space to second story office space issued in August of 1994.

The applicant asks for the following:

1. **Administrative Clearance**, for a change of use within the existing building per WCSP Sec. 5.3.2.1 and WCSP Sec. 5.3.2.6
2. **Director's Interpretation**, pursuant to LAMC Sec. 11.5.7-11, WCSP Sec. 10.6.1 and WCSP Sec. 13, 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.
3. **Director's Interpretation**, Pursuant to LAMC Sec. 11.5.7-11, WCSP Sec.10.6.1 and WCSP Sec. 13, that the project shall NOT be required to comply with the following plan requirements: (1) Publicly Accessible Open Space [WCSP Sec. 6.2.2]; (ii) Pedestrian-Adapted Pathways [WCSP Sec. 6.2.5]; (iii) Setbacks [WCSP Sec.6.1.2.1.10]; Open Space Requirements; and Master Planning Project Requirements (WCSP Sec. 5.3.3.3).

PROPOSED MOTION

As pertaining to Case DIR-2021-951-DI, having held 2 public teleconference meetings for the applicant, Terasaki medical research institute, 21100 Erwin St., Woodland Hills, CA 91367, seeking the support of the WHWC NC for a request for Administrative Clearance to allow a change of use from a previous vacant office 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, 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, Terasaki seeks the support of the Woodland Hills Warner Center Neighborhood Council of the following three requests, pending before the City's Planning Department for the Project:

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;
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; and,

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, and poisonous biological agents shall not be used at the lab; and,

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

WHEREAS, Terasaki intends to satisfy the WCSP's requirements for parking and to promote the use of alternative methods of transportation; and,

THEREFORE, BE IT RESOLVED THAT; the Woodland Hills-Warner Center Board Neighborhood Council Board recommends that the City of Los Angeles approves 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 12, 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 12, 2021

Motion: **Second:** **Ayes:** **Nays:** **Abstain:**