



**Notice of a Public Joint Meeting of the  
Woodland Hills Warner Center Neighborhood Council Board and the  
PLANNING LAND USE & MOBILITY COMMITTEE  
MEETING MINUTES**

(as a possible Quorum – Majority of Board Members may be present)

**Thursday, November 16, 2017 – 6:30 pm  
St. Bernardine's Church – Child Care Center  
24425 Calvert St., Woodland Hills, CA 91367**

Stakeholders and the public are permitted to address the Committee on any item on the Agenda prior to the Committee taking action on said item. It is requested speakers complete a "Speaker Card" and hand it to the Chair. Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Committee's subject matter jurisdiction on other not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 15 minutes. Each speaker is limited to two minutes, unless waived by the presiding officer of the Committee.

Opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, Business or representatives of any venue hosting a meeting of the Council Board, or Committee.

### **Meeting Minutes**

#### **1. Call to Order**

The meeting was called to order at 6:37 p.m.

Members present: Don Patterson, Lauren Coffman, Karen Koe, Ray Cole, Henry Rice, Nancy McLean, Peter Fletcher, August Steuer, Martin Lipkin.

#### **2. Public Comment** on matters of committee jurisdiction not on the agenda.

No public comment was presented.

#### **3. Approval of Minutes**

Martin Lipkin made a motion to approve the PLUM Committee meeting minutes of November 2, 2017; second by Karen Koe.

AYES: 8      NOS: 0      ABSTAIN: 1

#### **4. Case No. ZA-2017-3167-MCUP 21851 Victory Blvd., Canoga Park, CA 91303**

The Project proposal is for a Master CUB for sale and service of a full line of alcohol within the eight restaurants with up to 3,800 seats, ground level Food Hall with up to 1,600 seats, and one movie theatre including lobby area where food and alcohol can be purchased and served and 9 auditoriums where alcohol can be consumed, within an approved building addition to Westfield Topanga.

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Greg Berwin and Larry Green represented Westfield, Lauren Coffman was the PLUM case manager.

Mr. Berwin reviewed the proposed project including a site plan and improved circulation including the food hall concept (similar to Grand Central or third and Fairfax). The proposed CUB would cover the former Sears site reconfigured area with 8 restaurants, food hall, and theatre. Includes outdoor areas. Also reviewed remodel of the interior including architectural and art features. Interior remodel will start in March. Sears remodel will start mid next year.

Members of the committee raised various questions related to its operation and details of the proposal that were addressed by Westfield representatives.

One member of the public requested that Westfield have an EMT staff the area.

**Motion:**

WHEREAS, the alcohol serving times will correspond with the proposed hours of operation for the restaurants and Food Hall which are Sunday through Thursday from 6:00 am to 12:00 am and Friday and Saturday from 6:00 am to 1:00 am; The theatre will operate 9:00 am through 2:00 am daily. The theatre's closing time is approximate and based on the length of the movies; AND

WHEREAS, Westfield will have full time security; AND

WHEREAS, there will be a 24 hour hotline for customer input; AND

WHEREAS, Westfield will be responsible for implementing the restrictions of alcohol use by vendor selection; AND

WHEREAS, each vendor who sells alcohol will be responsible for obtaining their ABC permits; AND

WHEREAS, Different types of parking will allow for proximity parking to different vendor locations;

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 by Westfield LLC, for the MCUP at their property located at 21851 W. Victory Boulevard, Los Angeles, CA 91303, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions:

- 1) The Additional Voluntary Commitments presented by Westfield LLC will be part of this approval as follows:
  - a. Will submit to LAPD the name of all proposed restaurant tenants and any tenant history requested, prior to a restaurant utilizing the CUB, for LAPD review;
  - b. A security plan for the area covered by the CUB will be prepared in consultation with, and be approved by, LAPD prior to the beginning of operations;
  - c. Will coordinate with LAPD on a regular basis to review the effectiveness of the security plan, and modify any measures as determined by LAPD;
  - d. A 24 hour hotline number will be established, and Westfield will respond to citizen complaints within 24 hours. The hotline phone number will be posted on all entrances and exits in which patrons have access. A log containing the time, date, and nature of the complaint, and the resolution of the matter will be maintained, and available to LAPD on request;

- e. Recorded tapes/images from security cameras will be maintained for at least 30 days. The tapes will be furnished to LAPD on request;
- 2) Westfield will implement the California State Licensing Regulations of beer and wine tastings;
- 3) Westfield will continuously update the WHWCNC of any changes in original tenants;

The Planning, Land Use and Mobility Committee recommends that 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 supporting recommendation to approve this application as presented on November 16, 2017.

Motion: Lauren Coffman

Second: August Steuer

Vote: Ayes: 9 Nos: 0 Abstain: 0

**5. Case No. DIR-2017-2177-DRB-SPP-MSP  
22568 West Uhea Rd, Woodland Hills, CA 91364**

Construction of a new, 3,846 square-foot, single-family residence with a 400 square-foot, two-car garage. The project includes approximately 821 square feet of hardscape and 896 square feet of basement area. This would result in a total structure of 5,142 square feet and a proposed maximum height of approximately 25'-0" on an approximately 19,685 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope from the Uhea Road right-of-way and upslope of Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Derek Heeb architect, Siuamk Ghazvini owner. Mr. Heeb presented the project, Ray Cole was the PLUM case leader.

The committee raised questions related to parking, slope stability, how the project would be phased and possible impacts to the neighbors.

No public comment was received related to this project.

A motion was made by Ray Cole and seconded by Lauren Coffman that was approved by a vote of 7 Ayes, 2 Nos, and 0 Abstains.

A motion to reconsider to add opaque glass as a condition on the garage door was made by Lauren Coffman and Seconded by Henry Rice which was passed with the following vote:

Vote: Ayes: 9 Nos: 0 Abstain: 0

**Final Motion:**

Having held one public meeting for the application concerning DIR-2017-2177-DRB-SPP-MSP for the new construction of 4,046 square foot living space plus 4 stalls of parking (including 2 car garage) the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed structure will still meet the requirements of the area Specific Plan; and

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WHEREAS, the applicant has agreed to implement suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the applicant has complied with all of the suggested changes brought forth by the Mulholland Review Board.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein finds that the proposed application for new construction of 4,046 square foot living space plus 4 stalls of parking (including 2 car garage) receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions with the following conditions:

1. No Arabian Red on the Balcony
2. Look into the stabilization of the downhill slope for the other home owners below and provide a letter from a civil engineer with recommendations to the Woodland Hills Warner Center Neighborhood Council
3. Provide Opaque Glass for the garage doors

Additionally, the PLUM Committee recommends that 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 subsequent recommendation to support approval this application.

Motion made by Ray Cole; second by Henry Rice

Vote: Ayes: 7      Nos: 2      Abstain: 0

**6. Case No. DRB-SPP-MSP,  
22574 West Uhea Rd, Woodland Hills, CA 91364**

Construction of a new, 4,708 square-foot, single-family residence with a 400 square-foot, two-car garage. The project includes approximately 1,281 square feet of hardscape and 1,153 square feet of basement area. This would result in a total structure of 5,861 square feet and a proposed maximum height of approximately 25'-0" on an approximately 15,296 square-foot lot. The project is in the MSP Outer Corridor and subject to the Baseline Hillside Ordinance. The project is downslope from the Uhea Road right-of-way and upslope of Mulholland Drive. The Page 3 applicant has stated that the project is visible from Mulholland Drive. The project does not propose removal of any protected trees.

Derek Heeb architect, Siuamk Ghazvini owner. Mr. Heeb presented the project, Ray Cole was the PLUM case leader. Mr. Heeb presented the project.

**Motion:**

Having held one public meeting for the application concerning DIR-2017-2184-DRB-SPP-MSP for the new construction of 4,508 square foot living space plus 4 stalls of parking (including 2 car garage) the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed structure will still meet the requirements of the area Specific Plan; and

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WHEREAS, the applicant has agreed to implement suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the applicant has complied with all of the suggested changes brought forth by the Mulholland Review Board.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein finds that the proposed application for the new construction of 4,508 square foot living space plus 4 stalls of parking (including 2 car garage) receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions with the following conditions:

1. No Arabian Red on the balconies
2. Look into the stabilization of the downhill slope for the other home owners below and provide a letter from a civil engineer with recommendations to the Woodland Hills Warner Center Neighborhood Council
3. Provide Opaque Glass for the garage door
4. Install a barrier at the end of the road to prevent drivers on the road from driving off of the drop off at the end of the road.

Additionally, the PLUM Committee recommends that 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 subsequent recommendation to support approval of this application.

Motion by Ray Cole; Second by Martin Lipkin

Vote: Ayes: 8      Nos: 1      Abstain: 0

## **7. New cases and review of current cases.**

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

The committee reviewed the project list.

## **8. Adjournment of meeting**

The meeting was adjourned at 10:05 p.m.

Disabilities Act Notification:

*As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (213) 978-1551.*

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**Brown Act Notification:**

*In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at [www.whcouncil.org](http://www.whcouncil.org).*

If you would like a copy of any record related to an item on the agenda, please contact:

[j.fletcher@whcouncil.org](mailto:j.fletcher@whcouncil.org)