



**Notice of a Public Joint Meeting of the  
Woodland Hills Warner Center Neighborhood Council Board and the  
PLANNING LAND USE & MOBILITY COMMITTEE**  
(as a possible Quorum – Majority of Board Members may be present)

**Thursday, December 21, 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 Agenda**

**1. Call to Order 6:33**

Members present: Nancy McLean, August Steuer, Henry Rice, Don Patterson, Karen Koe, Marty Lipkin, Lauren Coffman arrived at 6:42 p.m.

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

Claire Fishwick raised that the Mulholland and San Feliciano project had to cut down all the trees near Topanga and Dumetz due to bark beetles and is seeking support to get more trees.

**3. Approval of Minutes –**

Motion to approve as amended Martin Lipkin; second Karen Koe.

AYES - 7 NOS - 0 ABSTAIN - 0

**4. Case ZA-2017-4147-CUP**

**19914 Victory Boulevard, Woodland Hills, CA 91367**

Second presentation and possible action regarding a Conditional Use Permit to increase the capacity of an existing large family day care home facility from 14 children to 25 children.

Committee members Henry Rice and Nancy McLean were the PLUM Committee case leaders. Director of Kids Creative Care Montessori, Jinna G. Hariri presented the information requested at the last meeting including additional photos, site plans, maps, and landscaping detail. An

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additional concern was raised by Committee members regarding safety devices or fences surrounding the swimming pool.

One member of the public spoke to express sharing of concern about the swimming pool and safety of the children.

August suggested condition that B&S conduct an inspection.

### **MOTION:**

As pertaining to Case DIR-2017-4147-CUP, having held two public meetings for the application filed by the Owner/Applicant, for increase of student population from 14 to 25 children at the Kid's Creative Care Montessori Learning Center at 19914 W. Victory Boulevard, Woodland Hills, California.

WHEREAS, there are no other schools within 300 feet of the site; and,

WHEREAS, the triangular shaped site, bounded by Victory Blvd. on the North and the Orange Line Busway/Bikeway on the South, and 2 residences on the East, presents potentially little impact to the surrounding community;

WHEREAS, the play area is in the rear-yard, bounded by a 6-foot-high wood fence and landscaping, and a 6-foot-high wall in front providing security, and children groups are rotated minimizing noise impact to the surrounding community;

WHEREAS, no children are allowed outside without supervision, and the regularly maintained swimming pool is enclosed by an approved secured enclosure, and the children are not allowed to enter the area or use the pool;

WHEREAS, a circular drive in front provides for on-site drop off and pick up of children away from street traffic;

WHEREAS, there are no alterations or additions required to the existing structure to increase capacity for the additional children:

WHEREAS, the applicant has agreed to provide at least 2 marked on-site parking spaces (one for each classroom) in accordance with the Los Angeles Municipal code;

WHEREAS, the applicant plans to increase the teaching staff to 4 teachers to accommodate the additional student load;

WHEREAS, the applicant has agreed to obtain a license from the State Department of Social Services to authorize up to a maximum of 25 children at the facility;

WHEREAS, the applicant has agreed to obtain approval from the Fire Department to allow a maximum of 25 children at the facility at any one time;

WHEREAS, the applicant has agreed to provide medical services training for new staff members, and supplies as required by the State Department of Social Services;

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WHEREAS, the applicant has agreed to obtain increased liability insurance to provide coverage for the additional children and staff at the facility; and,

WHEREAS, the applicant advises that they have never been cited by the Department of Building and Safety or by the State of California Department of Social Services for any violation.

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 project at 19914 W. Victory Blvd. 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 maximum number of children on the premises shall not exceed 25 at any one time.
- 2) The children attending the center shall be limited to those between the ages of 1 to through 5 years, inclusive.
- 3) Operation hours shall not exceed the hours of 7:00 am. to 6:00 pm., Monday through Friday.
- 4) The authorized use of the property shall be conducted at all times with due regard for the character of the surrounding neighborhood.
- 5) All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 6) The use of the property as an authorized day care facility shall comply with all requirements of the State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department.
- 7) Outdoor programs shall be conducted in a manner that minimizes noise impacts to adjoining neighbors in the enjoyment of their property in peace and privacy.
- 8) In no event shall there be any loudspeaker or public address system installed or operated on any given portion of the premises, and that any other broadcasting device or other recorded music used in connection with any activity be sufficiently modulated so as to not be disturbing to persons residing in the immediate vicinity.
- 9) There shall be no other activity or use of the property and the character of the dwelling shall be maintained, including the exterior façade, landscaping, fences and trees in an attractive condition at all times.
- 10) No fewer than two on-site improved parking spaces shall be provided for staff members with access from Victory Boulevard.
- 11) Drop-off and pick-up areas shall be provided so as to avoid interference with traffic and promote the safety of the children. Drop off times shall be staggered when possible to avoid traffic congestion.
- 12) All play equipment and structures shall be located in the rear side yard only.
- 13) The property owner/operator shall monitor complaints concerning activities associated with the subject facility to ensure security of the property.
  - a. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
  - b. Posted at the gate or wall
  - c. Mailed to abutting property owners and tenants

- d. Provided to the Office of Zoning Administration, schools, Certified Neighborhood Council, and local neighborhood homeowner/renter associations, if any
- 14) Two covered parking spaces shall be provided upon termination of the use of the childcare facility and reversion to a single-family dwelling.
  - 15) All lighting shall be shielded and directed onto the site and no floodlighting shall be located that shines directly onto any adjacent property. This condition shall not preclude the installation of low-level lighting.
  - 16) The subject property, including any associated parking facilities and abutting streets, sidewalk and alleys shall be kept free of trash and debris on a daily basis.
  - 17) Within 45 days of the effective date of the City's determination of this case, a letter shall be submitted that verifies that applicant/operator has reviewed the results of the Register of California's Convicted Sex Offenders Database for the zip code of the subject site.
  - 18) Noise shall be regulated to comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses, unless technically infeasible.
  - 19) On-site signs shall comply with Section 12.21-A.7 of the Los Municipal Code. No other type signs or banners are permitted.
  - 20) Trash storage bins shall be located behind a gated enclosure constructed to prevent easy viewing from the public domain.
  - 21) Per the Municipal Code, as amended by Ordinance No. 146.030 (Effective July 11, 1974), the fence/wall shall be maintained in good repair and kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible therewith in color and material. Fences and walls shall be uniformly painted or stained or otherwise sealed to prevent weathering or deterioration.
  - 22) Have Los Angeles Department of Building and Safety conduct an inspection with emphasis on the swimming pool to bring it to current code.
  - 23) Additionally, all conditions herein shall be printed on Sheet A-1 as a commitment to and acceptance of these conditions.
  - 24) All plans presented on January 11, 2018 at the 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.

The Planning, Land Use and Mobility Committee further 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 APPROVE this application as presented on December 21, 2017.

Motion: Henry Rice

Second: Nancy McLean

<b>Vote:</b>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
	7	0	0

## 5. Case No. DIR-2017-2034-DB-SPP 19975 Ventura Blvd., Woodland Hills, CA 91364

Third presentation and possible action regarding the demolition of four, one-story retail/commercial buildings and construction of a new 4-story mixed-use commercial/residential

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building with 36 residential units (32 Market Rate / 4 Very Low Income) which qualifies for 3 California State Law bonus incentives (height, lot coverage and FAR). Project is on a 25,650 SF lot adjacent to 101 Freeway and would have 1 story subterranean parking, 1 story retail/commercial (1,365 SF restaurant / 6,835 retail) with parking and two stories residential. Very Low Income bonus incentives are for 40'6" height, 20% increase in lot coverage and 35% FAR increase of 1.35:1 over Specific Plan limit of 1:1.

This item was not heard.

**6. Case DIR-2016-3812-SPP, VTT-74522  
21300 Oxnard St., Woodland Hills, CA 91367**

Courtesy presentation for a revised Warner Square Project proposed on the parcel located at 21300 Oxnard Street. The previous proposal for a project containing an apartment building, a medical office building, and a hotel building has been revised to a new project containing a 6-story plus roof deck, approximately 120,000-square foot Assisted Living Facility (containing a total of approximately 134 Assisted Living and Memory Care guest rooms), and a 6-story, approximately 112,000-square foot Medical Office building with ground-floor restaurant and retail uses and an attached 5-story plus rooftop level Parking Structure.

The applicant was represented by Rosenheim & Associates. Steve Jones is the architect. This project is revised from one previously supported by PLUM. The project is scaled down with a new site plan that includes a 6 story assisted living facility and a 6 story medical office building with an attached parking structure. The medical office building will have 5 community serving retail spaces. There is no connection between assisted level and medical office. The residential component includes 104 assisted living rooms, 40 studios, 52 one bedrooms, 12 two-bedroom units and 30 memory care units. Enclosed event space on the roof deck. There are 80 parking spaces, 53 with direct access, the rest are tandem. Seven additional parking spaces are required and in medical office parking structure. 331 stalls in parking structure and under medical office building. Meets all requirements of the Specific Plan.

Members of the committee discussed initial thoughts on the design of the revised project.

**7. Case TBD  
21322 Oxnard St., Woodland Hills, CA 91367**

Courtesy presentation for a hotel project proposed on the parcel located at 21322 Oxnard Street. Case Nos. TBD) - The proposal is for a new, 7-story plus one parking basement level hotel to be constructed on the west side of the parcel. The hotel will contain approximately 127 rooms and associated hotel amenities. The Goodwill Donation Center currently located on the east side of the parcel will remain.

The applicant was represented by Rosenheim & Associates. This project replaces a previously supported hotel project that was relocated from a different portion of the subject parcel. The current Goodwill donation center will be maintained as is. The applicant representatives discussed that they would like to see a future development and restoration of the building.

Members of the committee discussed initial thoughts on the design of the revised project.

## **8. New cases, review of current cases, and committee business.**

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings. The committee will also discuss case report format and miscellaneous business.

Cases were reviewed.

It was also agreed the committee members should try to get case reports out to the committee by noon on the Wednesday prior to the meeting.

## **9. Adjournment of meeting – Adjourned at 9:55**

### **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.*

### **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)