



**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)

MEETING MINUTES

**Thursday, January 4, 2018 – 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 at

The meeting was called to order at 6:36 p.m.

Present Lauren Coffman, Don Patterson, Karen Koe, August Steuer, Henry Rice, Marty Lipkin, and Nancy McLean.

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

Carolyn Uhri – president of the San Fernando Valley Arts & Cultural Center introduced herself and her role to manage 1% public art money. August suggested that she be scheduled for a 10-minute tutorial about how it could fit into projects in WHWCNC.

Marty Lipkin – Expressed that he finds the minutes under represent what happens in the meetings. Also, believes the two co-chairs should rotate who does the minutes around the committee. Third, knows the time crunch, getting the minutes out the day before is insufficient.

3. Approval of Minutes

August Steuer made a motion to approve the minutes of December 21, 217 as amended, seconded by Nancy McLean

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

20929 Ventura Boulevard Suite 47-535, Woodland Hills, CA 91364

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AYES: 7 Nos: 0 ABSTAIN 0

4. Case ZA-2017-3914

6037 N. Fallbrook Avenue, Woodland Hills, CA 91367

First presentation and possible action regarding the expansion of an existing child care facility from 14 to 34 children.

Henry Rice was the case manager and presented a summary including that the by-right limit is 14 children in daycare and that anything above that requires a Conditional Use Permit (CUP).

R. Nicolas Brown presented the case for the applicant, Malli Osi. Ms. Osi stated her commitment to the neighborhood and to be a good neighbor.

Mr. Brown presented the case and reviewed the project. A five-foot dedication for future street right-of-way improvements is required, however, this project does not require street improvements. The plans presented indicated three classrooms in an area sufficient for 34 children and an outside area that would accommodate 55 children. No building changes are requested as part of this application. The applicant committed to providing parking spaces in the front of the property if the CUP is approved.

The committee provided feedback and had questions related to parking, drop-off and pick-up and how it can be accomplished without impact to the neighbors. The applicant provided information on an arrangement with a nearby church to provide parking. There was also discussion of designating the curb as loading and unloading only in front of the facility.

A neighbor spoke out about parents blocking the driveway and not controlling the kids running dangerously in front of his driveway. On Friday's, neighbors cannot put trash containers out because of parents parking for drop off.

Steve Roth, another neighbor expressed that this is a residential area, not a business street. The point was made that, being a public street, cars can belong to many different people. Believe they should have a person directing traffic at pick up and drop off time.

The item is to return to a future meeting with additional information on traffic and parking, including researching installation of a circular driveway and potential to limit drop-off and pick-up to the church parking lot.

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 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

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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.

Marty Lipkin is the Case Leader. Farzin Maly reviewed changes from last time and provided rendering from the freeway. Reviewed how they addressed the comments from last committee meeting.

The committee discussed the changes and provided feedback on the revised design. The committee agreed on the following direction to the applicant:

- The majority of PLUM Committee members favored the "gray version"
- The back and side facades and elevations need to be further developed, perhaps using a "graphical" presentation.
- The patio area above the restaurant needs additional focus.
- Screen back parking area.
- Bring the following to the next PLUM Committee Meeting (in addition to your responses to the comments above):
 - Materials Board
 - Landscape Plan
 - Lighting Plan

6. 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.

The committee reviewed the status of current cases. No new cases were assigned.

7. Adjournment of meeting

The meeting was adjourned at 9:58 p.m.

Disabilities Act Notification:

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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.

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

j.fletcher@whcouncil.org