



Meeting Minutes

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 18, 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

The meeting was called to order at 6:43 p.m.

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

Joyce Fletcher reported that the Woodland Hills Homeowners (WHHO) will be hosting Councilman Bob Blumenfield to speak on current neighborhood issues, such as homelessness, cannabis, etc., at their monthly meeting, which is open to the public, at the Kaiser Auditorium at 7:30 pm,

3. Approval of Minutes

There were no minutes presented for approval.

**4. Case No. DIR-2017-4722-SPP; ENV-2008-2471-EIR
6109 DeSoto Avenue, Woodland Hills, CA 91367**

First presentation and possible action regarding the construction of a mixed use residential/commercial building with 358 apartments and 69,598 square feet of commercial space in seven stories and one level of subterranean parking.

The project was presented by Shawn Evenhaim, president of California Home Builders. Following are some of the issues raised or questions answered:

- There will be solar on the flat roofs.
- They want to incorporate public art into the outdoor space. Lauren will provide the contact info for the local Valley public arts agency.
- The developers will connect to existing fire lanes on adjacent properties.
- The retail at ground level also includes restaurants as possible tenants.
- CalTrans is requiring widening of De Soto at the Erwin / De Soto transition and along the project De Soto edge.
- The consistent building height, property line to property line building massing, lack of interesting public open space, location of the leasing office at the most active public corner of the project raised the most questions from the committee.
- The building is thought to be well detailed with interesting elevation treatments but lacks in architectural expression. Discussion ensued about the Slot along De Soto elevation as a possible architectural feature.

The project will return with additional Landscape Plans and Exterior Lighting Plans.

**5. Case No. ZA-2017-3994-MCUP
20929 W. Ventura Blvd., Woodland Hills, CA 91364**

First presentation and possible action regarding a master conditional use permit for on-site sale of a full line of alcohol beverages with associated restaurant use and on-site sale of beer and wine with associated restaurant uses.

The project was presented by Jerry Newman. Because the applicant did not complete their PLUM review for the remodel of the shopping center, currently under construction, Mr. Newman took this opportunity to review the final design of the center.

- Tenant signage will be upgraded to replace all the existing box signage.
- The project is mostly a white washed finish, as currently painted. The metal roof color will be darker than currently painted.
- To create the market affect, Jerry referenced the Smorgasbord project downtown in the produce market, on Sundays from 10-4, as an example of the type of tenants they are interested in having at the Country Mart.

In review of the MCUP for on site sale of liquor in some establishments, and beer and wine in other establishments:

- There will be security monitoring in the parking lot for disruptive or unsafe customers.
- The applicant will include in their application as a condition of approval the Letter dated May 2017 from Captain Maureen E. Ryan, conditions 1-16 & 19 , to the Planning Dept.

The committee requested improving the parking circulation in and out of the parking lot by installing a No Left Turn sign at the exits.

MOTION - Having held one public meeting for the application concerning ZA-2017-3994-MCUP for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats, and with hours of operation from 7:00 a.m. to 12:00 a.m. daily, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant is seeking a Conditional-Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three food service establishments; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four food service establishments for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats and with hours of operation from 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, the Hours of Operation will be 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, no alcohol shall be permitted to be removed from the individual establishments;

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

WHEREAS, the applicant meets all ABC requirements for alcohol service within the restaurant;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support APPROVAL of the application plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. A total of seven establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating are uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

CONDITIONS:

- 1) Conditions 1-16 & 19 specified in the Letter dated May 3, 2017 from Captain Maureen E. Ryan to the Los Angeles City Planning Department be followed.

- 2) Applicant has agreed that no alcohol shall be permitted to be removed from the premises of each establishment.
- 3) If any gates are provided for outdoor seating, add “exit only” signs to the gates.
- 4) Remove beverage glasses from the patio as soon as patrons leave
- 5) The outdoor patio area is legally fenced off from public access and the pedestrian right of way.
- 6) Have the appropriate amount of seating based on restaurant capacity and need.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations.

The motion passed

Ayes: 9 Nays: 0 Abstain: 0

**6. Case No. DIR-2017-4381
4773 Cerrillos Drive, Woodland Hills, CA 91364**

First presentation and possible action regarding the construction of a three story home with 5,632 square feet of living space and a 828 square foot, four-car garage. The home is subject to the Mulholland Scenic Parkway Specific Plan (outer corridor) and Hillside Ordinance.

This project was cancelled from presenting. However, because it was on the Agenda, several neighbors did show up to express their concerns about the development, in light of the past, hazardous slope conditions. The project will be rescheduled.

7. New cases, review of current cases, and committee business.

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

8. Adjournment of meeting

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