



**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 for**

**Thursday, March 1, 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 Agenda**

**1. Call to Order : 6:39 PM**

**Present: Lauren Coffman, Ray Cole, Peter Fletcher, August Steurer, Marty Lipkin, Karen Koe, Henry Rice, Nancy McClean**

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

**No public comment.**

**3. Approval of Minutes**

**No minutes were reviewed.**

**4. Case No. DIR-2016-3812-SPP, VTT-74522**

**21300 Oxnard St., Woodland Hills, CA 91367**

Third presentation and possible action 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.

Basically, the changes responding to PLUM input and the overall project design had been approved at the 2.15.18 PLUM meeting. Marty Lipkin's very thorough recording of the project changes was included in his Final Case Report. The applicant, Dennis DiBiase, was present for the motion for project approval / presentation to the Board on 3.14.18.

Motion: Marty Lipkin; Seconded: Peter Fletcher

The motion passed: Aye / 8; Nay / 0; Abstain / 0

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**5. Case No. DIR-2016-3785-SPP  
20101 Ventura Blvd., Woodland Hills, CA 91364**

Third presentation and possible action regarding demolition of an existing building, environmental clean-up, and construction of a new restaurant (Chick-Fil-A).

Lauren Coffman is the Case Manager for the project. Johnathan Lonner presented Chick-Fil-A's response to the PLUM requests from 2.15.18:

1. The request for red umbrellas to provide some add'l color to the project was denied;
2. The request for gates of some sort at the patio/kiosk at the street edge to prevent homeless persons from habitating the kiosk as a shelter, was denied. In its place, Johnathan said they would have an agreement for LAPD to drive by the site once during the night.
3. The request for red colored fascia along the patio/kiosk to provide add'l color to the project was denied. Chick-Fil-A wanted to maintain the silver fascia to match their building.

After Johnathan's presentation, Lauren expressed the following concerns:

1. The Chick-Fil-A building as currently sited on the property is designed entirely to provide for the drive-thru / take out. It creates a sea of cars at the Winnetka / Ventura corner, which instead has the possibility to be anchored by the building to create an urban edge. It is a missed opportunity to allow the building to be at the rear of the lot, as southeast (Ralph's shopping center parking) and southwest (Taft Highschool) corners are defined by parking lots. The animal hospital on the northeast corner has no entry along the street and turns its back on the corner.
2. This intersection can be a gateway to Woodland Hills, for travelers along Ventura Blvd.
3. The Ventura Cahuenga Blvd. Specific Plan is outdated in not requiring a more urban / pedestrian oriented solution for new buildings located along Ventura, which will be experiencing more housing and public transportation.
4. As is required at major intersections in the Warner Center 2035 specific Plan, this major intersection though not currently required, has the opportunity for creating an activity nodes, which would activate the street.
4. Safety concern: students coming from Taft, and people coming off buses along Ventura, will have to navigate across the parking lot to gain access to the Chick-Fil-A building.
5. The cross walk from the Chick-Fil-A building to the patio / kiosk is a hazard as it is currently located just beyond the entrance from Ventura.
6. Lauren lastly expressed that she felt the Chick-fil-A project would be a great addition to the community if the building could be located closer to the corner with outdoor seating wrapping the building, and that in that configuration, would be an asset to the community.
7. There was an opinion expressed by a stakeholder, that though he agreed with all that was said, the corner has been undeveloped some time and has been an eye sore.

Lauren asked how the rest of the committee felt about these issues, and all were in agreement. They voted on taking the following position as regards the current Chick-fil-A project:

The PLUM Committee is wanting and willing to work with the applicant for a better solution that responds to the afore mentioned concerns. For / 8; Against / 0; Abstain / 0.

Lauren will inform (without pressure) CD-3 and Planning of the discussion.

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

Second 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.

There was a presentation of some changes to the project in response to previous PLUM comments:

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1. Some parts of the project's roof elevations were altered to provide variety in building height;
2. Adjustments to exterior building colors and materials were reviewed and well received;
3. The developer has agreed to request a revocable permit from the City to allow for outdoor seating DeSoto landscaped parkway, which is adjacent to the retail spaces.
4. The Fire Lane along the west and south edges of the property create a mews-like setting for the live/work units located there.

The motion with conditions for project approval / presentation to the Board on 3.14.18 was presented by Marty Lipkin / the project Case Manager;

Seconded: Ray Cole

Aye / 8; Nay / 0; Abstain / 0

## 7. Case No. ZA-2017-3914

**6037 N. Fallbrook Blvd., Woodland Hills, CA 91367**

**Second** presentation and possible action regarding the expansion of a childcare facility from 14 to 34 children.

R. Nicolas Brown, AICP, the project's applicant made a very thorough presentation which responded to all PLUM's previous concerns:

1. Street parking would be designated by marking of the adjacent curb to designate a space for child drop-off and pick up;
2. An on-site circular driveway was physically unfeasible;
3. An off-site parking solution would create a hardship for parents;
4. Sound levels of children out in the yard were tested and did not exceed allowable LA City standards.

The PLUM committee, having had all their concerns addressed, voted on the motion with conditions for project approval / presentation to the Board on 3.14.18 as presented by Henry Rice / the co-project Case Manager;

Seconded: Nancy McClean

Aye / 8; Nay / 0; abstain / 0.

## 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.

## 9. Adjournment of meeting

**10:18 PM**

### 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](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)*

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