



**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, April 5, 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 6:36 p.m. Present were Ray Cole, Karen Koe, Nancy McLean, Henry Rice, August Steurer, Joyce Fletcher, Peter Fletcher, Don Patterson, Lauren Coffman, and Martin Lipkin.*

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

*Mark Emmons and Chuck Hass spoke requesting the PLUM Committee place their potential purchase of 23020 Woodlake Blvd. on a future agenda to receive feedback on development the committee would support.*

**3. Approval of Minutes**

*March 29 Minutes – Lauren Coffman made a motion to approve, second by Marty Lipkin.*

*AYES - 9      NOS- 0      ABSTAIN - 1*

*March 1 Minutes – Motion to approve as amended by August Steurer, second by Karen Koe.*

*AYES - 8      NOS - 0      ABSTAIN - 1*

**4. Case No. DIR-2017-4199 SPP**

**6233-6279 Variel Avenue, Woodland Hills, CA 91367**

Discussion, fourth presentation, and possible action regarding a proposed 7-story senior housing facility containing approximately 323 units and guest rooms (197 independent living units, 94 assisted living guest rooms and 32 memory care guest rooms), making up approximately 383,690 square feet of Floor Area on a 119,397-square foot property located in the College District of the Warner Center 2035 Plan.

*David Johnson from the public asked what changed from the initial presentation. August summarized.*

**MOTION:**

*Regarding City Planning Case No. DIR-2017-4199-SPP, having held five (5) public meetings for the Application filed by SBLP Warner Center, LLC, the Planning, Land Use and Mobility (“PLUM”) Committee hereby finds that:*

*WHEREAS, the applicant, SBLP Warner Center, LLC, has submitted plans and architectural renderings for an 8-story, senior facility that includes 215 Independent-Living, 94 Assisted-Living and 29 Memory-Care Units; and*

*WHEREAS, the PLUM Committee opines that the project substantially meets the requirements of the Warner Center 2035 Specific Plan for a FAR of 3.4 in the College District; and*

*WHEREAS, the project will have 1 level of parking below grade and partially up to 2 levels of parking above grade; and*

*WHEREAS, the applicant requests a 32% reduction in parking requirements; and*

*WHEREAS, the applicant has shown that the LA Municipal Code parking requirements for this type of facility requires fewer spaces than what the Warner Center 2035 plan requires (406 spaces) as the plan only addresses “institutions” and not senior facilities directly; and*

*WHEREAS, Warner Center 2035 allows the Director of Planning to reduce the required parking by 50%; and*

*WHEREAS, given that the LA Municipal Code has lower minimum parking requirements for senior facilities it seems appropriate for the Planning Director to determine the Project will provide adequate spaces per the Municipal Code; and*

*WHEREAS, the applicant has “enhanced” the upper floor rooflines at the front and the back of the project to help add more visual interest to the project; and*

*WHEREAS, the applicant has added an additional floor at the northern front to provide greater differentiation between structure sections; and*

*WHEREAS, the entire PLUM committee found the architectural style to be very good for the site; and*

*WHEREAS, the Applicant has agreed to accept Conditions specified by the WHWCNC PLUM Committee;*

*THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, moves that the Board of the Woodland Hills – Warner*

**WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL**

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

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*Center Neighborhood Council support a determination of the Warner Center 2035 project permit compliance for demolition of existing structures and construction of a 405,773 sq.ft., 8-story, senior facility at 6233-6279 Variel Avenue in Woodland Hills, contingent upon the following conditions:*

- 1) All plans presented on April 11, 2018 at the Board Meeting of Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.*
- 2) The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.*
- 3) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.*
- 4) The applicant acknowledges the necessity and responsibility of providing neighborhood pedestrians cross-block accessibility between local projects.*
- 5) The applicant and all future property owners agree to work with adjacent future projects to create cross block pedestrian adapted pathways including, in particular, reasonable grade adjustments on the south, north and west.*
- 6) The applicant and any future property owners agree to connect the driveway turn-around hammerhead to any future adjacent southern project if that future project provides a means to do so to increase neighborhood mobility/connectivity.*

*The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfeld be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations to approve support of this application as presented April 11, 2018.*

*Motion was made by August Steurer, second by Ray Cole.*

*Motion passed with the following vote:*

*AYES – 10    NAYES – 0    ABSTENTIONS - 0*

## **5. Case No. AA-2017-3443-PMLA 23388 W. Mulholland Drive, Woodland Hills, CA 91367**

Third presentation and reconsideration of previous action regarding a parcel map to subdivide a 44-acre lot into two parcels for the purpose of selling the vacant land.

*MPTF President & CEO Bob Beitcher reviewed current activities at the campus and their plans for future developments, including plans to complete a \$60 - \$80 million capital investment to update the current campus. Mr. Beitcher also reviewed the history of the parcel, including two previous land sales, most recently to Regency Centers for development of the shopping center across Mulholland. The current financial condition of MPTF was reviewed highlighting the need to sell the land for the capital needs of the current campus.*

*A summary of the current approved Master Plans was also completed.*

*PLUM committee members discussed and asked questions regarding what the most intense development might look like and what the City can do to control or mitigate this potential; what options MPTF has explored to finance the project without selling the land; and what opportunities exist for the development of publicly accessible open space on the new parcel.*

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*Andrew Pennington, Councilmember Blumenfield's Director of Land Use & Planning, stated that with discretionary bonus the worst case is 51 feet.*

*Member of the public David Johnson spoke about his concerns with the viability of the current campus.*

**MOTION:**

*Regarding City Planning Case ENV-2017-3443-PMLA for the application filed by the Motion Picture and Television Fund, for a parcel map subdividing an existing approximately 44-acre parcel into Parcel A containing approximately 26 acres and the current MPTF campus and Parcel B containing approximately 18.8 acres of farm land, a surface parking lot, and temporary buildings, the Planning, Land Use and Mobility ("PLUM") Committee hereby finds that:*

*WHEREAS the MPTF has owned the parcel at 23388 Mulholland Dr. since 1940 to serve the needs of the entertainment industry; and*

*WHEREAS, MPTF has twice previously sold a portion of the original parcel to fund construction of campus facilities; and*

*WHEREAS the applicant has stated that they are not seeking to change conditions currently in place with the Conditional Use Permit issued in November 2002, as amended in December 2005 and August 2011, including but not limited to, 90-foot setbacks, 40 foot maximum height limit, and building massing.*

*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 a determination to approve the parcel map at 23388 Mulholland Dr. in Woodland Hills with the following conditions:*

- 1) All conditions of the CUP issued on November 14, 2002, as amended on December 5, 2005 and August 25, 2011 remain in force and in effect on the new parcels.*
- 2) All proceeds received will benefit MPTF's mission and facilities located at the MPTF campus on Mulholland Drive in Woodland Hills.*
- 3) MPTF will engage the WHWCNC with future proposals to ensure that the current density, massing, and heights approved as part of the CUP will be preserved as they are consistent with character of the existing campus and compatible with the neighboring uses.*
- 4) MPTF, as part of the sale, will identify a space of at least 2,500 square feet for publicly accessible open space based on City of Los Angeles Department of Parks and Recreation standards.*
- 5) MPTF will record covenants on the parcel prior to its sale that specify that the future use must provide priority to MPTF qualified members of the entertainment industry and their family members for any future residential development on the new parcel.*

*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 to approve this application as presented April 11, 2018. MPTF will include all conditions stated herein on the parcel map submitted to the City.*

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*Motion was made by Don Patterson, second by Joyce Fletcher.*

*Motion passed with the following vote:*

*AYES – 10    NAYES – 0    ABSTENTIONS – 0*

## **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 consider procedures related to case reports.

*New cases were reviewed. Ideas to improve the committee's website was also discussed.*

## **7. Adjournment**

*The meeting was adjourned at 9:23 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.*

### **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)