



**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, May 17, 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 6:33 p.m.

Members present: Don Patterson, Ray Cole, Nancy McLean, Henry Rice, August Steurer, Lauren Coffman, Marty Lipkin, Peter Fletcher

2. Public Comment

3. Approval of Minutes

Motion by Marty Lipkin to approve the minutes of May 3; second by Lauren Coffman

VOTE:

AYES 6; Nos 0; Abstain 2

4. Case No. ZA-2017-841-ZAD

4798 Abargo St., Woodland Hills, CA 91364

Discussion, second presentation, and possible action regarding a proposed 1,300 square foot, three-story single-family residence fronting a substandard unimproved hillside street; increase in lot coverage to 1,300 square feet from 1,000 square feet for green building bonus; request for zero front yard setback.

Ray Cole is the case leader, Carol Chan is the project applicant. Ms. Chan reviewed questions received from last time regarding the driveway, massing, schedule, and basic design. A model was shared showing how the house will sit on the hillside and how the driveway will function. The house will be built with insulated concrete forms, will be fire resistant and energy efficient. Ms. Chan stated that the City requested the driveway change to only encroach on half of the unfinished street. Driveway is 60 feet long and goes up 12 feet.

The committee asked questions regarding the driveway, construction staging, and the project schedule.

One member of the public, Jason Green (construction union member) asked who would be performing the work. Ms. Chan stated that they do not yet have a contractor.

MOTION:

Having held two public meetings for the application concerning ZA-2017-841 ZAD to approve the zero front yard setback in front the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the topography of the site prevents the city from utilizing the public right of way and the driveway of the project will utilize the revocable permit for the driveway and turnaround;

WHEREAS, the city will not utilize the public right of way for the distant or foreseeable future; and

WHEREAS, the applicant has agreed to come back and present the project to the PLUM Committee for review and comment of the design and architectural plans.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein finds that the proposed application for zero front yard setback receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions with the following conditions:

- 1) The Applicant be required to come back to the neighborhood council PLUM committee to provide the full architectural plans, site map, and provide more detail on the project.*

Additionally, the PLUM Committee 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 support this application.

Motion by Ray Cole; Second by Lauren Coffman

VOTE:

AYES: 8; NOS: 0; ABSTAIN: 0

**5. Case No. ZA-2018-1646-ZAD; ENV 2018-1647-CE
22434 W. Sueno Road/4989 N. Cerrillos Drive, Woodland Hills, CA 91364**

Discussion, first presentation, and possible action regarding a zoning administrator determination to allow relief of public improvements within the lot frontage on Sueno Street.

Item was not heard.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

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6. Case No. ZA-2018-1013-ZAA
4854 N. Regalo Road, Woodland Hills, CA 91364

Discussion, first presentation, and possible action regarding a zoning administrator adjustment to allow a 10-foot high fence within a required front yard setback.

Item was not heard.

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

Discussion, third presentation, and possible action regarding the demolition of an existing building, environmental cleanup and construction of a new drive-through restaurant (Chick-Fil-A).

Lauren Coffman is the case manager and presented design concessions with the building and awning color that Chick-Fil-A will make.

Tina Choi, the owners representative, offered the following list of concessions:

- *Sixteen car queue, will have 28 peak cars contained on site.*
- *Local hiring policy*
- *Free transit passes to staff*
- *Parking lot staffed for valet and iPad ordering and payments.*
- *Removes 2 of 4 existing curb cuts.*
- *No left turn signs at both driveways.*
- *Add median barriers on Winnetka all the way to intersection to prevent left turns from Winnetka.*
- *Two-way access driveways.*
- *Enhanced landscaping, 11 36' trees; 3,300 sq. ft. required 6,000 sq. ft. provided.*
- *Designated marked walkway on site for directing pedestrians.*
- *Will be planting large succulents to deter pedestrians and camping.*
- *Adding pedestrian way finding.*
- *Enhanced lighting and camera system. Will also illuminate bus stop. Digital video will be held for 45 days. Will also provide live access to LAPD.*
- *Commit to cleaning and maintenance to surrounding area.*
- *Want to add Woodland Hills Gateway sign.*
- *Departed from corporate colors (e.g. added red awnings)*
- *Will have outdoor furniture. Will come back to pick outdoor furniture.*
- *Wants transparent outdoor elements, will come back to us.*
- *Outdoor dining structure to have sides and roof consisting of slats for visibility by police.*

Jonathan Lonner, representing the applicant, addressed questions about the proposed elongated shade structure located in the, landscape area along Ventura, which has increased in length.

Jennifer Daw, also representing the applicant, stated that the patio dining area has been doubled in size and is maxed out.

Committee Discussion:

The committee discussed the outdoor dining area, safety concerns related to pedestrian traffic from Taft High School, landscaping, fencing, security, homeless issues currently at the site and adjacent Caltrans right-of-way, and misting systems. An idea for an art piece at the corner was also brought up.

Public Comment:

Karen Dibiase, spoke during public comment and asked about a low wall or barrier to prevent cars from jumping the curb. There are current barriers. Suggested they could have boulders within the landscape area.

Jason Green (construction union member) asked if they going to self-construct the project. Representatives stated that they work with the same four southern California contractors for all their local projects.

Johnathan Lonner said they will return to the 6.7.18 PLUM meeting with more information for the patio structure and landscaped area.

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.

One new case was assigned. Current cases were reviewed.

9. Adjournment

The meeting was adjourned at 8:36 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.

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

j.fletcher@whcouncil.org