



**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, June 7, 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**

*Members present: Don Patterson, Lauren Coffman, Karen Koe, Joyce Fletcher, Henry Rice, Peter Fletcher, August Steurer, Martin Lipkin*

**2. Public Comment**

*Don Patterson informed the committee that the minutes for 2018 have been posted to the committee page on the Council's website.*

*August Steurer announced about Plan Check LA on Saturday.*

**3. Approval of Minutes**

*Martin Lipkin made a motion to approve the minutes of May 17, 2018 as amended, second by Lauren Coffman.*

*VOTE:*

*AYES: 8; No: 0; Abstain: 1*

**4. Case No. DIR-2016-3785-SPP**

**20101 Ventura Blvd., Woodland Hills, CA 91364**

**WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL**

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

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Discussion, sixth 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 was the case leader and handed out the updated case report.*

*Tina Choi presented the changes made since last time.*

- 1) Formally increased/elongated the patio from 270 square feet to 503 square feet.*
- 2) Redesigned the patio structure to a more open concept to allow for better visibility.*
- 3) Patio will include security cameras and lighting in collaboration with the LAPD.*
- 4) Created a meandering path from the intersection through the patio.*
- 5) Increased the size and density of the plants along Ventura Blvd. and Winnetka Ave., as well as a 36 inch railing to prohibit walking through the planter.*
- 6) Added a raised, specialty finish concrete pathway, with signage, from the patio to the restaurant.*
- 7) Created a rendering showing the shrubs and landscaping at the trash enclosure, also designed the trash enclosure wall to match the building exterior for continuity.*

*Jonathon Lonner – presented details of the changes addressed above.*

*The committee raised concerns with people loitering in the patio, particularly adjacent to the walkway impeding sight lines from vehicles entering the parking lot from Ventura Blvd. It was suggested and agreed to place a trash can or planter at the location to ensure proper visibility. The committee also discussed the median in Winnetka Ave. and whether that could be extended under the freeway and on Ventura Blvd. Chick-Fil-A will continue to work with the City of Los Angeles Department of Transportation. Other concerns raised included:*

- Whether this will be a corporate store – It will be a franchise.*
- Public art – Will be in place during construction and initiated by the corporate office.*
- Tying patio cover back to store with the use of some red element at the tips – this can be done.*
- A restriction on banners of any kind from being hung on the patio structures at any time.*

#### **MOTION:**

*As pertaining to Case DIR-2016-3785-SPP, having held six public meetings for the application filed by Jennifer Daw of Chick-Fil-A and represented by Jonathan Lonner of Burns & Bouchard, Inc. for the restaurant and drive thru project located at 20101 Ventura Boulevard, the Planning, Land Use and Mobility Committee hereby finds that:*

*WHEREAS, the Applicant has designed and submitted a proposed drive thru restaurant that is compliant with the Ventura- Cahuenga Boulevard Corridor Specific Plan; and*

*WHEREAS, the project is not requesting any exceptions, or variances; and,*

*WHEREAS, the owner has addressed the traffic, queueing and parking issues raised by the PLUM Committee and LADOT and has incorporated those changes and conditions of approval into their revised development site plan; and,*

*WHEREAS, the Applicant has presented parking and landscaping plans that conform to, the requirements of the Ventura – Cahuenga Corridor Specific Plan; and,*

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*WHEREAS, the LADOT has upgraded the crosswalk from Taft High Scholl (southwest corner of intersection) to a Continental Crosswalk, and the owner will continue working with LADOT to modify the lights to give pedestrians an early start crossing; and*

*WHEREAS, the owner will provide striping and a colored pattern in a crosswalk between the patio dining area at the Ventura Street edge and the restaurant building sidewalk and add signage at the patio dining area; and*

*WHEREAS, the owner will provide security cameras, night time lighting and coordinate with LAPD for a nightly drive by to provide security at the patio dining area; and*

*WHEREAS, the owner will work with DOT to obtain No Left Turn signs at both egresses; and,*

*WHEREAS, the applicant has departed from the Company architecture and design to integrate Red awnings in front of the building for aesthetic / architectural color enhancement per request from the WHWCNC PLUM committee and CD 3; and.*

*WHEREAS, the applicant has enlarged the patio dining area from 270 SF to 503 SF and opened up the structure to accommodate the WHWCNC PLUM committee request for improved pedestrian flow, improved visibility and security, and an enhanced design element along Ventura Boulevard; and,*

*THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Chick-Fil-A for the proposed project at 20101 Ventura Boulevard receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:*

*Conditions*

- 1) All plans presented on June 13, 2018 at the Board Meeting of the 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 will submit their proposed lighting plans and signage plans to the Woodland Hills Warner Center Neighborhood Council and to the Los Angeles City Planning Department when specifics have been determined at a time before construction begins on the proposed project.*
- 5) Prior to the issuance of a building permit, vehicular ingress/egress and internal circulation shall be reviewed and approved by the Department of Transportation (LADOT). The LADOT approval shall be on a site plan that is in substantial conformance with the plan submitted to the Woodland Hills Warner Center Neighborhood Council and shall include the following:*

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- a. *“No Left-Hand Turn” signs posted at each automobile entrance;*
  - b. *“Right Turn Only” signs posted at each automobile exit;*
  - c. *Raised curb shall be installed along Winnetka from the Ventura Boulevard intersection to the Winnetka driveway (to the satisfaction of LADOT)*
- 6) *Applicant shall install and maintain security lights, security cameras, video surveillance signage and a two-week retention DVR that covers the outdoor eating area and adjacent common areas of the business. The video files shall be made available to the Los Angeles Police Department upon request.*
- 7) *Applicant shall coordinate with LADOT to ensure that all potential safety measures have been implemented at the crosswalk connecting Taft High School to the proposed Chic-fil-A restaurant.*
- 8) *Applicant shall install colored paving patterns at the raised on-site pedestrian sidewalk to enhance visibility of pedestrians and to slow down on-site traffic.*
- 9) *Applicant shall not permit any loitering on the premises or on property adjacent to the premises.*
- 10) *Applicant shall identify a contact person and provide a 24-hour “hot-line” telephone number for any inquiries or complaints from the community regarding the subject facility, and provide a log of such inquiries and complaints.*
- 11) *Applicant/business operator shall be responsible for maintaining free of litter, the area over which they have control.*
- 12) *Applicant will provide a full-time staff person for traffic valet and tablet ordering and payment – which will allow for expedient ordering and movement of vehicles during the peak time of 11 am – 1 pm.*
- 13) *Applicant will include in their landscape plan succulents, other landscape species and 3-foot-high fencing (as shown on the landscape plan) to deter walking through the landscaped areas along Ventura Boulevard, as well as deter loitering and encampments.*
- 14) *Applicant shall provide staff for cleanup and maintenance of onsite and peripheral areas.*
- 15) *Applicant will work with the WHWCNC PLUM Committee and Board to select and provide public art to be located in the landscaped area along Ventura Blvd, adjacent to Winnetka Avenue, to be installed before opening the facility.*
- 16) *Applicant will coordinate with the PLUM committee the review of the outdoor patio furniture and furniture layout to maximize visibility of the northwest corner of the patio.*
- 17) *Applicant will continue to develop the landscape garden area along Ventura and the Patio seating area to develop a lively, animated, and garden-like experience for pedestrians walking from the sidewalk to the restaurant and for customers dining in the patio area.*
- 18) *Applicant will not hang any banners on the patio dining area structure.*

*The Planning, Land Use and Mobility Committee recommend 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 its subsequent supporting recommendation to approve this application as presented on June 7, 2018.*

*Motion: Lauren Coffman*

*Second: Nancy McClean*

<i>Vote:</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>	<i>Recused</i>
	7	1	0	0

*Joyce Fletcher was not present for the vote*

## 5. 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.

*Cases were reviewed. 3 new projects were distributed.*

*The committee had a discussion of what can be posted on our website. Don Patterson was asked to follow up related to what level of information can/should be posted (e.g. case reports, project descriptions, etc.*

## 6. Adjournment

*The meeting was adjourned at 8:26 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)*