



**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 21, 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 6:35 pm.

Members present: Don Patterson, Lauren Coffman, Nancy McLean, Henry Rice, Karen Koe, Martin Lipkin, and August Steurer.

2. Public Comment

Martin Lipkin commented that the closing date for any input on the Westfield Promenade project is July 26. This date was extended 45 days from the original comment deadline. He reminded the committee that if anyone has any comments, need to make sure they get it in. There is a link to the Draft Supplemental Environmental Impact Report (DSEIR) and how to comment on the Woodland Hills Homeowners Organization (WHHO) website (www.whho.com). Mr. Lipkin also commented that Westfield declined to present to WHHO.

3. Approval of Minutes

August Steurer made a motion to approve the June 7, 2018 minutes, as amended, second by Lauren Coffman.

VOTE:

AYES: 7 NOS: 0 ABSTAIN: 0

4. Case No. DIR-2018-2463-SPP

6330 N. Variel Avenue, Woodland Hills, CA 91367

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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Discussion, first presentation, and possible action regarding the demolition of an existing building and construction of a two-phased mixed-use development including multifamily residential, commercial and office space with associated three-level above and below grade parking. Pursuant to LAMC 11.5.7.C, the applicant requests a project permit compliance review under the Warner Center 2035 plan.

Martin Lipkin is the case leader and he presented a general overview of the project. The project is proposed to be two phases with the first phase including the mixed use, primarily residential building and the second phase an office building. Brad Rosenheim from Rosenheim & Associates, Inc. represented the project owner and Winston Chang from Next Architecture is the project architect.

Mr. Chang discussed that his desire was to have a project that has connectivity to its surroundings and that responds to its environment. Mr. Chang's focus was to get air and light into the center of the project by beginning with the mass and then starting to carve away at it. The location of Phase 2 will be a publicly accessible park until an unknown future date when a fully entitled phase 2 office building is constructed. All the residential units are arranged around courtyards. The theme of the architecture is meant to be midcentury and pacific rim architectural style, specifically meso-American architecture. Mr. Chang's focus was how it would appear from the street level. The building was kept at eight stories as projects over that height have different economics. Along street level, the edge is all glass. The balconies have a wood finish on the underside of the balcony floor, visible from the street. Neighboring building is 45-feet tall, the residential, phase 1 component of the proposed project is 80-feet tall. The proposed phase 2 office building has outdoor terraces.

Mr. Rosenheim commented that one of the early decisions was that instead of making it a traditional wrap building (where the units surround a central parking structure), they wanted to create something different than all the other apartments surrounding the location. He commented that nobody knows when the demand for the office space will be there.

The committee discussed several concerns and made several comments on the project including:

- *The temporary park or parking needs to be reapplied for every five years. Mr. Rosenheim noted that was only for parking, not a park.*
- *Commercial space is needed now, if the right type is developed that meets the needs of modern office environments. The issue, according to some committee members is quality of current space. The applicant stated the demand isn't there currently.*
- *The design of Phase 1 was generally viewed as being "cookie cutter" and reflective of a general type being built in Warner Center with most current projects.*
- *There was some discussion about the park and some members opined it would be nice to stay, others commented how it is not consistent with the specific plan.*
- *Some committee members opined that there is an opportunity to create a more iconic structure, with height variations, see throughs, mixing the commercial with the residential to preserve or create open space, and to create something more than a "decorated box."*
- *There is a need to focus on all four sides of the building.*

The applicant will return with changes to a future meeting.

**5. Case No. ENV-2017-5331-CW; DIR 2017-5330-ZAD-SPP
4671 Bedel Street, Woodland Hills, CA 91367**

Discussion, first presentation, and possible action regarding the proposed development of a single-family home on a substandard unimproved hillside street.

This item was not heard.

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 status of current projects was discussed and four new projects were assigned.

7. Adjournment

The meeting was adjourned at 9:03 pm.

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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