



**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, July 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 items 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 6:32 p.m. Members present were: Ray Cole, Karen Koe, Martin Lipkin, Don Patterson, Lauren Coffman, August Steurer, Henry Rice, and Nancy McLean.*

**2. Public Comment**

*Neighborhood Council Board member Sean McCarthy discussed how we schedule PLUM hearings at Board meetings and that PLUM items should be heard earlier in the evening to accommodate the public.*

*Martin Lipkin reminded the committee that comments on the DSEIR for the Promenade 2035 project are due by July 26, 2018.*

**3. Approval of Minutes**

*Martin Lipkin moved to approve the minutes of June 21, as amended, second by August Steurer.*

*VOTE:*

*AYES – 7      NOS – 0      ABSTAIN – 1*

*Ray Cole made a motion to reopen Public Comment, second by Martin Lipkin*

*VOTE:*

*AYES – 8      NOS – 0      ABSTAIN – 0*

**WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL**

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

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*Jeff Bornstein spoke on the need to build a new LAPD station in Warner Center. He suggested that the space next to Fire Station 84 would be good and that developers should pay for it.*

**4. Case No. DIR-2018-2646-SPP**  
**21837 W. Ventura Blvd., Woodland Hills, CA 91364**

Discussion, first presentation, and possible action regarding the proposed change from 4,000 square foot change of use from restaurant to massage/physical therapy studio; review for project permit compliance within the Ventura/Cahuenga Boulevard Corridor Specific Plan for a massage therapy studio and associated signage.

*Terri Dickerooff represented the applicant. The most recent use was a dry cleaner, there was never a permitted change in use from restaurant. The proposed use is “Motion Stretch Studio” which is a massage parlor use under the Zoning Code.*

*The Committee discussed the project and raised the following issues:*

- *The massage staff do not require licenses.*
- *Staff dress – staff and customers will be fully clothed. Staff will wear fitness type clothing.*
- *The number and placement of the equipment and stations. It was indicated that there will be 10 stations with up to 12 employees at any one time. The stations will not be fully private.*
- *Scope of the project. It was indicated that there are no exterior changes and will fully comply with the signage and other City requirements.*
- *Hours of operation have not been determined yet.*
- *Business model – This is a big expansion for the company. The location is franchised owned with an average treatment time of thirty minutes. It is primarily stretching.*
- *Business occupancy - 10 stations – could have up to 12 employees, total occupancy less than 25 people.*

*Motion by Lauren Coffman, second by Ray Cole*

*As pertaining to case DIR-2018-2646, having held one public meeting for the application filed by Michel Gahard / Motion Stretch Studio Woodland Hills LLC and represented by Terri Dickerooff / CGR Development, for the massage / physical therapy project located at 21837 Ventura Boulevard, the Planning, Land Use and Mobility Committee hereby finds that:*

*WHEREAS, the Applicant has designed and submitted proposed signage for the massage / physical therapy project compliant with the Ventura Cahuenga Boulevard Corridor Specific Plan; and*

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

*WHEREAS, the change of use from restaurant to a massage / physical therapy use will not cause a requirement for an increase in parking; and*

*WHEREAS, the Applicant has presented a parking plan that conforms to the requirements of the Ventura / Cahuenga Boulevard Corridor Specific Plan; and*

*WHEREAS, the tenant space is 2,000 sq. ft., not 4,000 sq. ft. as indicated on the planning application.*

*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 Michel Gahard / Motion Stretch Studio Woodland Hills, LLC, for the proposed project at 21837 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. Construction materials will be staged in the parking area at the rear of the tenant space;*
- 2. The Applicant will also submit their signage to the shopping center property owner for compliance and continuity with the shopping center signage program.*
- 3. To alleviate parking congestion, consideration of the recommendation that employees of the Motion Stretch Studio park in the rear of the building parking area during daylight hours.*
- 4. There will be no installation of any kind of privacy curtains around each massage / physical therapy station.*
- 5. No banners will be posted along the rear façade of the building;*

*VOTE:*

*AYES – 8      NOS – 0      ABSTAIN – 0*

**5. Case No. DIR-2018-1930  
21801 W. Oxnard St., Woodland Hills, CA 91367**

Discussion, first presentation, and possible action regarding the proposed conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 120,000 square foot theatre with 16 auditoriums, lobby area, and 1,246 fixed seats and 55 wheelchair spaces. Hours of operation 9:00 am to 2:00 am daily, with occasional extended hours.

*Mike Ayaz represented the owner, AMC Theatres and presented the project. He noted that a CUP has been approved for the nearby AMC Fallbrook. All alcohol will be served from a concession stand, there will not be a bar or lounge, however it will be a separate area from other concession stands. Mr. Ayaz also briefly reviewed other remodels at the theatre that will reduce seating by nearly fifty percent and add recliner seats. On average AMC Theatres sell 1.3 drinks per patron and they have over 50 locations licensed in California. Customers won't be able to buy more than 2 drinks at a time. Alcohol sales will end at 1:00 a.m. Mr. Ayaz indicated that LAPD does not oppose the permit.*

*The Committee discussed the project and raised the following items:*

- It's a big investment for something scheduled to be torn down in ten years.*
- The level of security and steps taken to deter underage drinking.*

*Nancy McLean left the meeting at 8:00 pm.*

*Motion by Ray Cole, Second by Don Patterson*

*As pertaining to Case DIR-2018-1930-CUB, having held one public meeting for the Application filed by American Multi-Cinema, Inc and Michael Ayaz of Liquorlicense.com for a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction within a 120,000 square-foot theater located at 21801 Oxnard Street, Woodland Hills, CA, that contains sixteen auditoriums, lobby area, and 1,246 fixed seats and 55 wheelchair spaces. Hours of operation are from generally 9:00am-2:00am, daily, with occasional extended hours of operation, beyond 2:00am for special or new movie release until the conclusion of said movie showing, the Planning, Land Use and Mobility Committee hereby finds that:*

*WHEREAS, the proposed use will still meet the requirements of the area Specific Plan; and*

*WHEREAS, the applicant has agreed to implement the suggested conditions (see below) to the submitted application as set forth by Commanding Officer Maureen Ryan from the LAPD Topanga Division;*

*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 Liquorlicense.com for the proposed Conditional Use Permit at the AMC Theater, located at 21801 Oxnard St 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. Within one year of the effective date of this determination (April 25, 2018), all personnel acting in the capacity of manager or server at the premise shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).*
- 2. The city may grant a conditional use permit for a defined period of time, e.g., three years or five years, after which time the approval is null and void and the applicant would have to file an application in order to keep selling alcoholic beverages.*
- 3. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.*
- 4. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees,*
- 5. No intoxicated person or persons observed publicly drinking shall be admitted to the location,*
- 6. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.*
- 7. No illuminated (i.e. neon) or alcohol advertising or digital signage of any type will be located in the windows or on the business storefront.*
- 8. Signs shall be posted in English and in the predominant language of the facility's clientele, if different, that California State Law prohibits the sale of alcoholic beverages to persons who are under 21 years of age.*

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9. *The applicant shall provide the Zoning Administrator a copy of each license suspension thereof or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.*
10. *No smoking of tobacco or recreational/medical marijuana products including cigarettes, cigars, hookah, vape or water pipes either inside the location or on any outdoor patios,*
11. *That all exterior public space (front, side and rear) will be illuminated with sufficient lighting for the police to identify all persons standing outdoors at night.*
12. *The business operator shall install video surveillance cameras and monitors inside the premises and cameras outside which show the outside frontage area, to the satisfaction of the Police Department prior to the exercise of the grant. Evidence of compliance shall be submitted by the business operator to the Zoning Administrator. The business operator shall maintain the video for at least two weeks and have them made available to the Police Department upon request.*
13. *That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved by the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protections of persons in the neighborhood or occupants of adjacent property or to revoke or amend this authorization if conditions are not met or operation of the site continues to constitute a nuisance.*
14. *At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.*
15. *There shall be no live entertainment, amplified music, or dancing permitted on the premises at any time.*
16. *These Conditions of Approval shall be retained on the property at all times and shall be produced immediately upon the request of a Police Officer. The manager shall be made aware of the Conditions and inform their employees of same. The manager shall also maintain an emergency contact number for the property owner.*
17. *No person under age 18 shall serve or sell alcohol.*

*VOTE:*

*AYES – 7      NOS - 0      ABSTAIN - 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 reviewed current cases and one new case was assigned.*

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*It was also discussed that if we are informed of a project cancellation that we should write a letter to the Council District and Planning regarding our understanding of the cancellation and that we wish to be notified should the project re-start.*

## **7. Adjournment**

*The meeting was adjourned at 9:02 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)