



**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 19, 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 on Agenda items will be heard only when the respective item is being considered. Comments within the Committee's subject matter jurisdiction not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 15 minutes total per item. 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 6:38 p.m. Members present were Henry Rice, Don Patterson, Lauren Coffman, Peter Fletcher, Nancy McLean, August Steurer, and Martin Lipkin

2. Public Comment –

Peter Fletcher raised a question as to whether The Villa Restaurant is in compliance with planning and zoning approvals as they appear to be adding a second floor.

Martin Lipkin raised a concern that projects are not coming to us and that we need to find out from Planning why not.

A question regarding the Northrup site on Canoga was also raised. Peter Fletcher noted that they were issued a demolition permit and that they plan to sell the vacant parcel.

3. Approval of Minutes

No minutes were presented.

4. Case No. DIR-2018-2956-SPP

21001 W. Kittridge St., Canoga Park, CA 91303

Discussion, first presentation, and possible action regarding the demolition of two existing buildings and a surface parking lot for the construction of a 275-unit multi-family residential building of five-stories in 310,490 square feet with a height of 60.5 feet in the Warner Center Specific Plan area.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

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Martin Lipkin is the case leader and introduced item. This is an apartment building with 3 live work units, 275 studios, 1 and 2 bedrooms., 405 parking spaces in north village. It is replacing 1 and 2 story commercial buildings. Biggest problem he sees is that it is self-contained, doesn't connect or build sense of community with the surrounding neighborhood.

Ed McCoy, Grant Williams, James Armstead, R.C Alley with Architects of Orange represented the owner. Mr. Alley presented the project. The architects sought to activate Kittridge side by having no ground level residential. There is publicly accessible open space off of Independence. There is a lounge area next to the pool, a fitness Center on the ground floor. The design intention is activate the corner with a signature design element that wraps over top. There is also a roof deck at the corner. The building materials are plaster and cement or porcelain panels and corrugated metal panels, the balconies have glass and metal mesh.

The committee raised several issues and questions related to the project related to:

- *Pet and child spaces.*
- *There was support for the corner wrap element, however, this design concept should be carried through other parts of the project.*
- *Ensuring the parking structure is visually appealing to the neighboring property and does not look like a typical commercial parking structure.*
- *The color palate is being reviewed and the architects are considering some bolder colors.*
- *A need to better connect to the neighbors and community through paseos, community spaces, public spaces, and community serving amenities.*
- *The balconies need to be sufficiently opaque to hide belongings.*
- *The incorporation of art elements within the project instead of paying the in-lieu fee.*
- *Consideration for package rooms, mail room, and other building serving elements.*
- *Possible public serving open space and/or community amenity (i.e coffee cart, tables, chairs, etc.)*

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.

The committee reviewed current cases and two new cases were assigned.

Lauren Coffman presented an idea to have openings construction screenings and a sizable sign with the project information, and planning case number so that it could be researched on the Neighborhood Council web site, and a rendering of the project. This signage would be an outreach to the community in an effort to engage them in the community growth and changes forthcoming. She talked to the Council District Office about whether we can have a condition on our motions requiring a project sign. It was indicated that the City is writing an ordinance to require that through the entire City, but thought PLUM could make that request of each project developer in the meantime.

6. Adjournment

The meeting was adjourned at 8:48 p.m.

Disabilities Act Notification:

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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