



**Notice of a Public Joint Meeting of the
Woodland Hills Warner Center Neighborhood Council Board and the
PLANNING LAND USE & MOBILITY COMMITTEE
MEETING MINUTES**

(as a possible Quorum – Majority of Board Members may be present)

**Thursday, August 16, 2018 – 6:30 pm
St. Bernardine's Church – Parish Hall
24410 Calvert St., Woodland Hills, CA 91367**

NOTE THIS MEETING WILL BE HELD IN PARISH HALL

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 6:37 p.m. Members present included Nancy McLean, Henry Rice, Don Patterson, August Steurer, Karen Koe, and Martin Lipkin.

2. Public Comment

August Steurer noted that Inclusionary Housing will be discussed at the next WHIP meeting.

3. Approval of Minutes

Motion to approve minutes of August 2, 2018, as amended by Karen Koe; second by Henry Rice.

VOTE:

AYES: 5 NOS: 0 ABSTAIN: 0

(Martin Lipkin was not present for this vote.)

4. Case No. DIR-2018-3324

6636 N. Variel Avenue, Canoga Park, CA 91303

Discussion, first presentation, and possible action regarding the demolition of existing structures and the construction a new multi-family residential building with 394 dwelling units and 438,750 square feet of floor area. Project permit compliance review pursuant to LAMC Section 11.5.7 C for a project within the North Village District of the Warner Center Specific Plan.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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August Steurer is the case leader and introduced the project and described the general location of the project. Craig Lawson at Lawson Company represented the owner and introduced the entire project team. This project is consistent with Warner Center Specific Plan.

Ken Soudani and Sandy Chung from the architectural firm discussed their thoughts of transforming the industrial area to residential. Sandy Chung walked through the project which includes a seven-story building wrapped around a parking structure. The primary access is through a shared driveway with secondary access on Kittridge. They noted that the intersection of Variel and Kittridge is specified as an activity node in the Specific Plan and Kittridge is designated as an active street, designed to be pedestrian friendly. The publicly accessible open space is provided throughout the project and a public plaza is designated on the corner with a paseo to an interior publicly accessible open plaza that will be open from 6:00 am to 10:00 pm. The developer is considering an art piece to be the primary focus of the plaza.

The committee had extensive comments and concerns regarding the project including:

- *The project design needed extensive improvements, massing needed to be broken up, and redundancy of features needed to be minimized.*
- *The height lacked visual interest.*
- *The building did not relate to the neighborhood.*
- *The activity nodes and active street were not designed to inspire activity.*
- *The paseo was uninviting and not open to the neighborhood.*
- *The corner of Kittridge and Variel should include a neighborhood-serving activity.*
- *The open space should be expanded.*
- *The garage is visible to the neighboring property, it should have architectural interest.*
- *The balconies should not have open railings.*
- *The roof line is flat, exaggerating the massing, building could use more articulation.*
- *The concept discussed of “three different languages” was appreciated but did not seem to be supported by the design.*
- *Some members felt the colors were bland.*
- *A stronger architectural statement needed to be made.*

The project team is to return with a revised design to address the issues raised.

5. Consideration of a motion related to funding for neighborhood council website improvements.

Proposed Motion:

The Planning, Land Use and Mobility Committee requests authorization to spend up to \$500 for software subscriptions and licensing related to the WHWCNC website to renew expired licenses, provide added security including an SSL certificate, website backup services, MAPping functions for PLUM, updated calendar functions, event noticing, custom posts for PLUM projects and possible site theme builder upgrade licensing.

Motion by August Steurer; second by Don Patterson.

VOTE:

AYES: 6 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.

August Steurer discussed the idea of a joint meeting with WHIP to discuss proposed changes to the WC Specific. The committee had concurrence.

7. Adjournment

The meeting was adjourned at 7:57 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