



**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, October 4, 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 Agenda

1. Call to Order

The meeting was called to order at 6:32 p.m. Members present: Peter Fletcher, Karen Koe, Marty Lipkin, Don Patterson, Lauren Coffman, Joyce Fletcher, August Steurer, Henry Rice, Nancy McLean, Ray Cole.

2. Public Comment

Peter Fletcher distributed a photo of what appears to be a multi-family home or three separate houses on 5006 Topanga. Marty Lipkin noted that the area is zoned R-2.

3. Approval of Minutes

No minutes were presented.

4. Case No. ENV-2005-2301-EIR; VTT-6705

22241-22255 Mulholland Drive, Woodland Hills, CA 91304

Update, discussion, and possible action regarding the subdivision of a 6.23 acre lot into 19 lots within an R1-1 zone incidental to a request for a Specific Plan exception, yard variance, and a private road. This will be an update based on the October 2 hearing.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

Toll Free 888. 680.7770 | Local & Fax 818. 484.3270 | www.whcouncil.org

Joyce Fletcher, Peter Fletcher, and Nancy McLean attended the Planning hearing on September 18, 2018. They reported that about 200 homeowners were present. Following input from the neighborhood council representatives, representatives from Councilmember Bob Blumenfield's office, and the community, the project was held over for further review. PLUM's motion from the September 6, 2018 meeting was read into the record.

Brad Rosenheim represented the applicant and reported the property developer has a desire to meet with the neighbors and discuss the project.

PUBLIC COMMENT:

Beth Rider Represented SOS and reported that the developer kept noting that the project met code at the Planning hearing. She indicated that the project is known for its large concrete buildings and should develop in Warner Center.

The PLUM Committee emphasized its desire for the developer to follow through on commitments to meet with the neighborhood and expressed optimism that there seems to be renewed desire to do so. It was noted that the developer should address the issues previously raised by PLUM:

- Ingress and egress to the project.
- Protection of oak trees.
- Protection of habitat.
- Size and orientation of the houses that are ultimately proposed need to be consistent with the neighborhood.

Peter Fletcher made a motion to reconsider PLUM's motion of September 6, 2018 opposing the project; seconded by Don Patterson.

VOTE:

AYES: 10 NOS: 0 ABSTAIN: 0

Motion by August Steurer to continue the item to a date to be determined; second by Don Patterson

VOTE:

AYES: 10 NOS: 0 ABSTAIN: 0

Motion to reopen Public Comment by Peter Fletcher, Second by Marty Lipkin

VOTE:

AYES: 10 NOS: 0 ABSTAIN: 0

Damon Farehi spoke regarding 5006 – 5008 Topanga and stated that a developer bought the property and is building homes that don't fit into the neighborhood.

5. Case No: DIR-2017-4381

4773 Cerrillos Dr., Woodland Hills, CA 91367

Discussion, second presentation, and possible action regarding the construction of a new 3-story single family residence with 5,632 square feet of living area and 828 square feet of garage area subject to the Mulholland Scenic Parkway Specific Plan and hillside ordinance.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

Toll Free 888. 680.7770 | Local & Fax 818. 484.3270 | www.whcouncil.org

Lauren Coffman is the case leader and introduced the project and addressed how the developer addressed the concerns raised during the last presentation to PLUM.

Peter Dizaj represented the developer. The home is not visible from Mulholland but is subject to Mulholland Design Review Board. The top floor is now set back 16 feet, the overall height of the building is lower. Although the home appears to be three floors, it is legally considered to be two with a basement and garage. Because of the way the home sets in the hill, all heights are below the 30-foot height limit.

PUBLIC COMMENT:

Beth Rider expressed concern about the home being built in an area of past landslides.

Jim Dunn stated he “passed” and then went on to express concern about the landslide area.

PLUM Discussion:

PLUM members generally expressed support for the changes that were made. Concerns that were raised were the “boxiness” of the home, the need to have translucent balcony rails, a desire to see a landscape and lighting plan, and how the fire department would access the rear of the structure.

On the landscape, Mr. Dizaj noted that most of the parcel will remain natural. A line of nine fruit trees will be along the driveway.

Lauren Coffman made the following motion; second by Marty Lipkin.

MOTION:

As pertaining to case DIR-2017-4381, having held two public meetings for the application filed by the property owner Peter Dizaj, concerning for the new construction of a three story, 6,026 sq. ft. residence, which includes a 600 sq. ft. three car, enclosed, attached garage, at 4773 Cerrillos Drive 91364, the Planning, Land Use and Mobility committee here finds that:

WHEREAS, the Applicant has designed for and substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan, and the Baseline Hillside Ordinance; and

WHEREAS, the applicant is not requesting any variances or making use of any floor area bonuses or height bonuses; and

WHEREAS, the applicant has agreed to implement and will note on their plans, suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the applicant has agreed to implement and will note on their plans, that there will be no mechanical equipment located on the flat roof; and

WHEREAS, the applicant has agreed to implement and will note on their plans, all of the suggested changes brought forth by the Mulholland Design Review Board;

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

Toll Free 888. 680.7770 | Local & Fax 818. 484.3270 | www.whcouncil.org

THEREFORE IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings and conditions stated herein, finds that the application submitted by the owner Peter Dizaj, for the new construction of a three story, 6,026 sq. ft. residence, which includes a 600 sq. ft. three car, attached garage, receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action contingent upon the following conditions:

Conditions

- 1) *All plans presented on October 10, 2016 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) *Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.*
- 3) *Exterior lighting will be path and entry door lighting.*
- 4) *Balcony guardrails will be semi-transparent glass.*
- 5) *Drainage of the sufficiently treated pool water will be into the sewer line.*
- 6) *The landscaping will be as submitted on drawings prepared by RJ Design group, E11-A/pages 41 and E11-B/42 .*

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Council member Bob Blumenfield of its findings, and its subsequent supporting recommendation to approve this application as presented on October 4, 2018.

VOTE:

AYES: 9 NOS: 1 ABSTAIN: 0

**6. Case No. DIR-2018-2956-SPP
21001 W. Kittridge St., Canoga Park, CA 91303**

Discussion, second 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 73-feet in the North Village District of the Warner Center Specific Plan.

Marty Lipkin is the case leader. The developer has come back and addressed the three issues raised at last PLUM meeting

- 1) *Articulation on the east side of the building.*
- 2) *Transformation of the north elevation, adding articulation and breaking roof line*
- 3) *Two options for screening of the parking structure.*

RC Alley represented the developer and walked through the outstanding items. Items were addressed by providing more detail in the architecture. There was discussion on the parking structure and methods to improve its appearance from the neighboring parcel. The developer agreed to a high-breed approach between two options presented.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

Toll Free 888. 680.7770 | Local & Fax 818. 484.3270 | www.whcouncil.org

Motion by Marty Lipkin; Second by Lauren Coffman.

MOTION:

Regarding City Planning Case ZA-2016-2956-SPP for the application filed by Fairfield Reality IV, LLC for demolition of two existing commercial buildings and construction of a 5-story (73-ft. high), 275 unit multi-family residential building with 3 live/work units in 310,490 sq. ft. of floor area, the Planning, Land Use and Mobility (“PLUM”) Committee hereby finds that:

WHEREAS the PLUM Committee opines that the project generally meets the requirements for the North Village-RIO District of the 2035 Warner Center Specific Plan including required parking, publicly accessible open space and connective pathways; and

WHEREAS, the applicant has reconfigured his building design to add significant additional articulation to the rooflines and facades; and building architecture and parking garage structures; and

WHEREAS the applicant has incorporated numerous refinements to the originally submitted architectural style and the building materials; and

WHEREAS, Applicant has agreed to accept Conditions specified by the WHWCNC Board;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support a determination to approve the project at 21001 Kittridge Ave. in Warner Center with the following conditions

Conditions

- 1) All plans presented on October 10, 2018 at the Board Meeting of 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 or changes without first 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, as required by the Department of Planning*
- 4) The color pattern of the approved project must be maintained in the future even if the blue highlight color is changed.*
- 5) No banners or advertising signage shall be attached to the exterior of the completed structure.*
- 6) Signage showing rendering of finished structure, plus specifics as to size, and contact information shall be erected and maintained during the construction phase(s) of the project.*

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations to approve this application as presented October 10, 2018.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

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

Toll Free 888. 680.7770 | Local & Fax 818. 484.3270 | www.whcouncil.org

VOTE:

AYES: 9

NOS: 0

ABSTAIN: 1

7. Case No. DIR-2018-2463-SPP**6330 N. Variel Avenue, Woodland Hills, CA 91367**

Discussion, second 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 20135 plan.

Marty Lipkin is the case leader. Brad Rosenheim represented the owner.

Mr. Rosenheim presented the project expressing the desire to a project that was truly unique.

Winston Chang is the architect and walked through the significant changes that were made to the project including adding numerous areas of architectural interest, focus on how the project would interact with the street, the creation of a public plaza, and how the redesigned office tower integrates with the other components of the project.

The changes were all well received by the PLUM Committee and its relationship to the Warner Center Specific Plan. The committee expressed hope that the developer could build the office building concurrent to the rest of the project. The applicant will return to PLUM in the near future for a final PLUM motion and vote.

8. Case No. DIR-2018-3324**6636 N. Variel Avenue, Woodland Hills, CA 91367**

Discussion, second 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.

August Stuerer is the case leader and reviewed the concerns brought up last time. The developer made a lot of changes based on our comments. Western Courtyard has been brought to the street. Project has increased articulation to break up frontage.

Craig Lawson represented the owner. Sandy Chung, TCA Architects, is the architect and presented the changes made from the last presentation:

- 1) Improved public access – Variel Plaza, West Courtyard, Dog Run.*
- 2) Further differentiation of the three architecture “languages.”*
- 3) Additional articulation of the roof line.*
- 4) Creation of additional corner statements.*
- 5) Additional detail to the parking structure design.*

The committee expressed that the design was improved from the previous presentations. Comments provided included:

- *Project is unimaginative.*
- *Design still lacks detail in the three architectural languages, especially the middle section.*
- *The project seems to be “obligatory” in meeting the requirements of the specific plan, not really creating public spaces or activity nodes.*
- *The project needs to be more dynamic and attractive.*
- *The Kittridge corner needs additional detail – it doesn’t read like the residential unit it is.*

The applicant will return to PLUM with further modifications.

9. Future Agenda Items

Committee members may raise issues for discussion at future meetings relevant to areas under the committee’s purview.

No matters were discussed under this item.

10. 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 new cases and the status of existing cases.

11. Adjournment

The meeting was adjourned at 10:35 p.m.

The AMERICAN WITH DISABILITIES ACT - *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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Don Patterson Board Member, at (818) 639-9444 or email d.patterson@whcouncil.org.*

PUBLIC ACCESS OF RECORDS – *In compliance with Government Code section 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 our website www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Don Patterson, at (818) 639-9444 or email d.patterson@whcouncil.org*

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