



**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, October 18, 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 6:35 p.m.*

*Members present: Karen Koe, Don Patterson, Lauren Coffman, Nancy McLean, Henry Rice, Peter Fletcher, Marty Lipkin, and August Steurer*

**2. Public Comment**

*Kathleen Mueller – Spoke to the committee regarding a house she inherited and issues she was having with paving her driveway that is located within the public right-of-way and has functioned in the same manner for the last 60 years. She was advised to contact the Council office.*

**3. Approval of Minutes**

*Marty Lipkin made a motion to approve the minutes of October 4, as amended; Second by Henry Rice*

**VOTE:**

**AYES: 8          NOS: 0          ABSTAIN: 0**

**WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL**

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**4. Case No. DIR-2018-2713-SPP**  
**21300 W. Califa Street, Woodland Hills, CA 91367**

Discussion, second presentation, and possible action regarding the demolition of existing structures and the construction of a two-phased mixed-use project with 194 residential units, 19,041 square-feet of commercial space and 191,950 square-feet of office space. Phase one includes demolition and construction of the residential and commercial space; phase two includes the office space.

*Lauren Coffman is the case leader and provided a summary of the project. Shawn Evenhaim of California Home Builder highlighted the changes made since the last presentation, including:*

- *Added architectural elements to the balconies.*
- *Elimination of one top-floor unit for additional outdoor space.*
- *Architectural changes to the exterior of the office building component.*

*The committee expressed a desire to construct the office building as part of the first phase of the project. Mr. Evenhaim explained the current office vacancy rate of 14% and low rental rates does not make that feasible. The committee expressed a concern that the quality of Woodland Hills office space contributes to the vacancy and rental rates.*

*The committee found that the additional work had improved the project, however, it still was uninteresting and uninspired as compared to typical California Home Builders projects. It was suggested that the applicant consider doing a “different” type of project, perhaps more “loft-like” and industrial looking. This is an opportunity to develop something more edgy than Warner Center has seen.*

*The item will return with additional changes to a future meeting.*

**5. Case No. DIR-2018-3018-SPP**  
**6160 N. Variel Ave., Woodland Hills, CA 91367**

Discussion, second presentation, and possible action regarding the demolition of existing structures and the construction of a mixed-use project with 269 residential units and 51,648 square-feet of commercial space.

*Don Patterson is the case leader. Shawn Evenhaim of California Home Builder highlighted the changes made since the last presentation, including:*

- *Roof line differentiation was increased five-feet.*
- *They are no longer counting the fire lane as open space.*
- *The fire lane is gated to create a pedestrian path.*
- *Live-work units mirror the concepts approved for the adjacent DeSoto project. Signage will be in the soffit.*

*The committee provided additional comments regarding signage and support for some on-street signage to support the success of the live-work units. The committee generally supported the changes and materials. Comments made and not incorporated, included adding an additional feature to the*

corner above the roof line. Mr. Evanham stated that did not support the look of clean lines they were going for.

#### **PUBLIC COMMENT**

*Jason Green – Discussed hiring local, union workers paying living wages.*

*Ron Diamond – Stated that Measure JJJ passed to ensure that a living wage is paid. The spirit of this is not reflected in the Q projects. Encourages him to hire union labor and apprenticeship programs.*

*Joe Fuch - As a committee we should consider a local hiring requirement, union requirement for these projects to ensure living wage.*

#### **MOTION:**

*As pertaining to Case DIR-2018-3018-SPP, having held (two) public meetings for the application filed by the applicant/owner, California Home Builders, requesting to demolish three existing one-story buildings for the construction of a seven-story mixed-use podium building with up to 269 residential units (289,877 SF), 51,684 SF of non-residential uses, and 493 parking spaces over three levels, the Planning, Land Use, and Mobility Committee hereby finds that:*

*WHEREAS, the PLUM Committee opines the project is generally compliant with the Warner Center Specific Plan 2035; and*

*WHEREAS, the project includes a significant architectural feature at the activity node at the intersection of Erwin Street and Variel Avenue; and*

*WHEREAS, the applicant has made minor modifications to the building design to address PLUM Committee input; and*

*WHEREAS, the proposed project is consistent with the existing or proposed developments in the immediate areas.*

*THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted applications and plans for the project at 6140 and 6160 Variel Avenue receive the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:*

#### **Conditions:**

*All plans presented to the Board of the Woodland Hills Warner Center Neighborhood Council on November 14, 2018 shall be dated as such and re-submitted to Planning as an updated project application submittal.*

*The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.*

*The applicant will explore options for additional signage for live-work units to attract additional pedestrian traffic to the pathway between the Q on Erwin and the Q on DeSoto.*

*All conditions herein shall be printed on one of the project summary pages as a commitment to and acceptance of these conditions.*

*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 Councilmember Bob Blumenfield of its findings and supporting recommendation to APPROVE these applications as presented on November 14, 2018.*

*Motion: Don Patterson*

*Second: Marty Lipkin*

**VOTE:**

**AYES: 8          NOS: 0          ABSTAIN: 0**

**6. Case No. ZA-2018-940; ENV-2018-941-CE  
22858 W. Burbank Blvd., Woodland Hills, CA 91367**

Discussion, second presentation, and possible action regarding the subdivision of an existing parcel into 2 lots and construction of a single-family home on the new parcel. Request for reduced front yard setback to 9 feet 9 inches from required 20 feet.

*Henry Rice is the case leader. Zion Mizrahi represented the applicant who is proposing the creation of a flag lot to construct a new approximately 5,500 square foot mostly single-family house with a second story only on the east side above garage area. The new front lot will be approximately 10,000 square feet and the new flag lot will be approximately 20,000 square feet.*

**PUBLIC COMMENT**

*Russell Barnsdale – Raised that there are a lot of flag lots and large homes in the immediate area and wanted assurances that the plans would not change.*

*Maureen Holland – Stated that they have improved the existing lot.*

*The committee discussed its general opposition to the creation of flag lots while recognizing that this is consistent for that section of Burbank Blvd. The committee also inquired as to why the applicant would not tear down the small, 1936 existing house. The applicant noted it was recently remodeled. There was also discussion about the possibility and feasibility of moving the existing house that has a substandard front-yard setback due to the widening of Burbank Boulevard.*

**MOTION:**

*As pertaining to Cases AA-2018-939-PMLA and ZA-2018-940, having held (two) public meetings for the application filed by the applicant/owner, Zion Mizrahi,, requesting to subdivide the lot at 22858 Burbank Blvd. Woodland Hills, California into 2 lots, and construct a single family dwelling on the new created rear lot, the Planning, Land Use and Mobility Committee hereby finds that:*

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*WHEREAS, the proposed lot subdivision will result in 2 legal size R1-1 zoned lots; and,*

*WHEREAS, the rear flag lot configuration created is consistent with adjacent flag lots, and the R1-1 zoned community populated with several other flag lots, and,*

*WHEREAS, the applicant has agreed to locate the partial second story of the new house on the east end of the structure to minimize impact to the west adjoining neighbor. There are trees shielding the view to the vacant back portion of the adjoining lot to the east, and,*

*WHEREAS, the existing single family dwelling exterior has not been expanded or modified, and will remain in the current location; and,*

*WHEREAS, the existing approved detached living unit, carport, and swimming pool will remain in their current location, and,*

*WHEREAS, the front yard setback adjustment requested involves reduced front yard setback, below current requirements, that was created by the City widening of Burbank Boulevard before the turn of the century; and,*

*WHEREAS, the new proposed 20 foot wide driveway, with space at the rear for firefighting equipment turn around, will provide access to the rear dwelling;*

*THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted applications and plans for the project at 22848. Burbank Blvd. 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) The applicant shall redo the existing curb and gutter west of the front house, and obtain necessary approvals when the new house is added on the back lot.*
- 2) Any second story addition to the new rear house shall be confined to east of the lot center line.*
- 3) All plans presented on November 14 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.*
- 4) The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.*
- 5) Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions.*

*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 Councilmember Bob Blumenfield of its findings and supporting recommendation to APPROVE these applications presented on November 14, 2018.*

*Motion: Henry Rice*

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*Second: Nancy McLean*

**VOTE:**

**AYES: 7      NOS: 1      ABSTAIN: 0**

**7. Case No. ZA-2018-4613-CUB-SPP  
22135 W. VENTURA BLVD., Woodland Hills, CA 91364**

Discussion, first presentation, and possible action regarding a conditional use permit (CUB) to authorize the on-site sale and consumption of a full line of alcoholic beverages in conjunction with an existing 405 square foot restaurant with 18 indoor and 11 outdoor seats. Project includes interior and exterior improvements and a new wall sign. The project is within the Ventura/Cahuenga Blvd Specific Plan.

*Lauren is the case leader and presented a summary of the project which changes a prior hot dog stand into a taco stand with full alcohol license. The building would receive architectural improvements and an outdoor patio area.*

*The item was continued to a future meeting.*

**8. Request for funds in the amount of \$1,000 for professional services related to website improvements.**

*Motion by Peter Fletcher for funds in the amount of up to \$1,000 to improve design and functionality of the PLUM website. Second by Lauren Coffman.*

**VOTE:**

**AYES: 7      NOS: 0      ABSTAIN: 0**

*Karen Koe was absent for this vote.*

**9. Future Agenda Items**

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

**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.

*Current cases were reviewed.*

**11. Adjournment**

*The meeting was adjourned at 9:47 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](mailto: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](http://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](mailto:d.patterson@whcouncil.org)*

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