



**Notice of a Public Joint Special 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, December 6, 2018 – 6:15 pm  
St. Bernardine's Church – Child Care Center  
24425 Calvert St., Woodland Hills, CA 91367**

## **MEETING MINUTES**

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 6:26 p.m.*

*Members present: Don Patterson, Lauren Coffman, Karen Koe, August Steurer, Ray Cole, Henry Rice, and Peter Fletcher*

#### **2. Public Comment**

*August Steurer noted that the committee needs to stay on top of SB 50, a bill that provides for increased density surrounding transit.*

#### **3. Approval of Minutes**

*Motion by Karen Koe; second by Ray Cole to approve minutes of October 18, 2018, as amended.*

**VOTE:**

**AYES: 7      NOS: 0      ABSTAIN: 0      ABSENT: 2**

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*Motion by Peter Fletcher; second by Karen Koe to approve minutes of November 15, 2018, as amended.*

**VOTE:**

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

*Marty Lipkin arrived at 6:34*

*Nancy McLean arrived at 6:37*

**4. Case No. DIR-DIR-2018-3324  
6636 Variel Ave., Woodland Hills, CA 91364**

Discussion, fourth 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 Steurer is the case leader and introduced the project. At the last presentation, the committee requested additional information on the plaza art, expressed concern with the stoops not being transparent and security of the stoops, requested additional design work on the Independence Street corner base units, and additional design work on the parking structure.*

*The applicant presented:*

- *Idea for artwork of a geometrically lighted artwork by Hybycozo.*
- *Transformed gate into more structural elements. Gate is lit internally within the frame.*
- *Made adjustments to open up stoops.*
- *Parking structure changes were made to relate to form of the other geometric patterns on Variel with a big frame and then smaller screen call outs.*

*The committee provided additional comments on the areas presented. There was some concern and discussion regarding tradeoffs of transparency and security of the stoops. Generally, the committee expressed support for the proposed artist, improvements to the gate, the stoops, and the Independence Street corner. The committee expressed continued concerns on the parking structure design and its appearance from the neighboring building.*

*Motion August Steurer; Second by Ray Cole*

**PLUM Motion on DIR-2018-3324-SPP:**

*Motion by August Steurer; second by Ray Cole*

*As pertaining to Case DIR-2018-3324-SPP, having held four public meetings for the application filed by Hanover R.S. LP to build a 7-story, 90-foot-high, multi-family residential building in the North Village District of the Warner Center 2035 Specific Plan, which entails demolition of three existing industrial and office buildings consisting of 71,965 SF and construction of a new building comprised of 395*

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*dwelling units and 436,058 SF of floor area and 509 parking spaces, the Planning, Land Use and Mobility Committee hereby finds that:*

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

*WHEREAS, the project has refined the parking structure façade and added landscaping; and,*

*WHEREAS, the applicant has redone the facades to break up the perceived massing and brought an interior courtyard out to the street along with design changes at the corner creating a more significant presence at the activity node; and,*

*WHEREAS, the applicant has redone the western courtyard security gating to make it visually more friendly and inviting for pedestrians; and,*

*WHEREAS, the applicant has improved the variety and detailing of landscaping, stoops and porches to make the streetscape more varied, friendly and inviting for pedestrians; and,*

*WHEREAS, the applicant has improved the prominence of corner architectures at the street intersections; and,*

*WHEREAS, the applicant has agreed to maintain the streetscape landscaping and irrigation and for at least ten years to properly train street trees to develop a mature canopy and 14-foot clearance of the canopy; and,*

*WHEREAS, the applicant has agreed to limit balcony storage by residents to plants, tables and chairs; and,*

*WHEREAS, the applicant has worked with the PLUM Committee and revised the architecture to the satisfaction of the PLUM Committee; and,*

*WHEREAS, the Applicant has improved the stoop, gateway and artwork concepts to the satisfaction of the PLUM Committee;*

*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 Hanover R.S. LP for the proposed project at 6622-6636 Variel Ave. and 6617-6635 N. Independence 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**

- 1) All plans presented on December 12, 2018 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) The applicant shall not submit any significant, further updated plans without presenting them to the WHWCNC for support.*

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- 3) *Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.*
- 4) *All current and future property owner(s) accept responsibility to provide Publicly Accessible Open Space and agree to make reasonable accommodations to the project to facilitate all future integration of pedestrian access between the project and the adjacent properties using pedestrian adapted pathways.*
- 5) *The Applicant will install minimum size tree wells of 6'x6' for street trees and sidewalk adjacent trees. Trees installed are to be a minimum 36"-box size and placed 3' away from sidewalks. Gap graded soil to a minimum depth of 30 inches shall be placed under the base material of sidewalks. Street trees shall be maintained by the project for at least 10 years with training and pruning to develop trees with full mature canopies along with 14-foot clearances underneath canopies at maturity.*
- 6) *All landscaping in the parkway including street trees will be irrigated and maintained. Tree irrigation shall not spray onto trunks and provide a minimum of 20 gallons per week. Trees will be mulched within three foot radius of trunks and grates around trees shall not be used. Tree wells shall be planted with drought tolerant landscaping outside of 3 foot radius of trunks.*
- 7) *For project Residents, storage of items on balconies will be limited to tables, chairs and potted plants. DIR-2018-3324-SPP*

*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 its subsequent supporting recommendation to approve this project permit compliance application as presented on December 12th, 2018.*

VOTE:

AYES: 8      NOS: 1      ABSTAIN: 0

*Motion by August Steurer, second by Peter Fletcher to continue discussion of the design of garage to a special meeting of the PLUM Committee to be held on Wednesday, Dec. 12 at 6:00 pm at the American Legion Hall.*

VOTE:

AYES: 9      NOS: 0      ABSTAIN: 0

**5. DIR-2016-3785-SPP**  
**20101 Ventura Blvd., Woodland Hills, CA 91364**

Update on previously supported project - Chick-Fil-A Restaurant that included demolition of existing building, environmental clean-up and construction of new drive thru restaurant.

*Lauren Coffman is the case leader and introduced the project. The applicant was present to provide an update of the project to the committee.*

*Tina Chow and Robert Lombardi presented updates on the following elements:*

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- *The lighting and signage plans.*
- *Submitted plans to the City of Los Angeles Department of Transportation that included no left turns into each entrance and right turn only at each exit. Plans also included raised median on Winnetka.*
- *The intersection crosswalk improvements and signal timing changes at the intersection of Winnetka Ave. and Ventura Blvd. have been completed.*
- *Pre-signed necessary authorizations for the Los Angeles Police Department to enforce no loitering on property.*
- *Increased patio area and “beefed up” landscaping.*
- *Presented proposed earth-toned furniture style and configuration.*
- *Stated they would comply with all other conditions previously approved by the PLUM Committee.*

*The committee held discussion on the topics presented and expressed the need to have a variety of seating for outdoor patio area to accommodate different size groups and the need to continue focus on pedestrian safety and improvements previously supported between the restaurant building and the patio area. The committee also had discussion expressing concern on the impact from drive thru traffic on Winnetka and Ventura based on operations of other nearby locations.*

**6. Case No. ZA-2018-5961-ZAA; ENV 2018-5962-CE  
20175 W. Deforest St., Woodland Hills, CA 91364**

Discussion, first presentation, and possible action regarding the construction of a 13-foot fence in the front and side yards of a one-story single-family residence in the RA-1 zone.

*Ray Cole is the case leader and introduced the project. Alexander Casador represented the owner and presented the case. The fence is already constructed and the applicant is seeking after-the-fact Zoning Administrator approval. The applicant built the fence to address an ongoing noise issue with the neighboring property. They added creeping fig to seek to camouflage the 12.5 to 13-foot tall fence that was built without permits or City approval. The fence is along one side and the front of the parcel. The maximum legal height is 8-feet along the side of the parcel and 42 inches along the front of the parcel.*

*The committee discussed the project and other options for addressing the noise issues. The committee had concerns regarding the height of the fence, the construction without permits or approvals, safety of the fence, and its impact on the neighborhood. The committee was also concerned with setting precedence for higher fences in the neighborhood.*

*Motion by Ray Cole; second by Marty Lipkin*

**PLUM Motion ZA-2018-5961**

*As pertaining to Case ZA-2018-5961 having held one public meeting for the application Filed by Alexander Kasendorf, Apelrt, Barr & Grant APLC for a Zoning Administrator Adjustment for a 13 foot fence on the property for the front and side yards of the property located at 20175 DeForest Street, Woodland Hills, CA 91364 we find that:*

*WHEREAS, there are some homes within the area that have barriers (excluding fences) that are above 8 feet; and*

*WHEREAS, the fence is already completed and does not comply with code requirements; and*

*WHEREAS, the side yard fence is 4 feet too high and the front yard fence is 9 feet too high; and*

*Whereas, the side yard fence was built without permit; and*

*Whereas, there is no zone administrator authorization; and*

*Whereas, the PLUM of the WHWCNC shall not set a precedence to approve fences built outside of the required height limit; and*

*Whereas, the fence built may propose a public safety hazard;*

*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 Alexander Kasendorf, Alpert, Barr & Grant APLC for a Zoning Administrator Adjustment for a 13-foot fence on the property for the front and side yards of the property located at 20715 DeForest Street, Woodland Hills, CA 91364 not receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions.*

*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 its subsequent supporting recommendation to approve this project permit compliance application as presented on December 12th, 2018.*

**VOTE:**

**AYES: 8          NOS: 0          ABSTAIN: 1**

**7. Case No. CPC-2016-4785-VZC-HD-SPE-CU-CUB-SPP-SPR  
20401 W. Ventura Blvd, Woodland Hills, CA 91364**

Discussion, first presentation, and possible action regarding the construction of new 8 story, 201 guest room hotel, 158,939 sf w/ 3,200 sf of ground floor restaurant, 4 levels of subterranean parking; increase height from specific plan 30' to 124+ ft w/out roof setbacks of 10'; Plan exemption of FAR 1:1 increased to 3:1; specific plan exemption to allow pick up driveway in building front.

*Marty Lipkin is the case leader and introduced the project. This is a completely new design from the previous hotel presented to the committee. Brad Rosenheim presented the project and reviewed original hotel plan from 2016, including concerns with balconies, height, adding rooftop bar area, etc. The applicant returned to PLUM January 2017, presenting changes to address concerns expressed by PLUM and the community as well as additional detail on the various zoning and specific plan exemptions requested. In October and November 2017, the applicant brought back a version that included a reduction of the hotel height down from 9 to 6 stories. The applicant stated that 150 – 200*

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rooms are needed for a “high quality” hotel. The current proposal is reduced to five stories and 66 feet in height. The current design removes the pool deck, banquet level, and provides limited food service. The revised architectural design was presented. With the new height and changes, exemptions to the Specific Plan and zoning code are required.

#### **PUBLIC COMMENT**

Andi Marygold stated she was representing up to four neighbors, since this will be the same height as adjacent buildings, they are okay with height and is supportive of the project. She later stated that they were okay with the last modified design.

The committee discussed the project. The committee had a preference for the previous design and that the new design did not reflect the high-quality design that was originally presented. The driveway and interaction with the boulevard were also not as well designed and the new project loses the community benefits. The owner noted that they have spent a lot of resources on the designs and cannot continue to modify the design going forward.

The project representative, Brad Rosenheim is going to discuss potential next steps with the Council office.

Nancy McLean left the meeting at 10:00 pm.

#### **8. Case No. DIR-2017-1708-SPP; ENV 2017-1706-EAF; VTT- 74891 20920-21051 Warner Center Lane & 20931-20971 Burbank Blvd., Woodland Hills, CA 91367**

Discussion, third presentation, and possible action regarding a vesting tentative tract, Project Permit Compliance with Warner Center 2035; phased demolition of existing buildings for the construction of a multi-phase, master-planned mixed-use development containing residential, office, hotel and restaurant/retail uses.

Marty Lipkin and August Steurer are the case leaders. Brad Rosenheim is the project’s representative. The following areas were discussed:

- **Construction Considerations**
  - Sustainability – Must achieve LEAD Silver level. Can’t answer question about solar at this point. Gray water will not be utilized at this point. There will be cisterns for landscape irrigation. Walked through pedestrian areas. Project has many “terminated vistas.”
- **Architectural Elements**
  - The committee requested information about the project including an “iconic” building(s). The applicant stated that they don’t expect to make any additional significant changes to the architectural elements. The committee expressed concern that we have not discussed the architecture in detail.
- **Neighborhood Safeguards**

- *Shade/Shadow. This project does not exceed CEQA thresholds. There is no transitional building height requirement along DeSoto. The driveway matches Kaiser's driveway now.*
- *There was also discussion about means to open the project to the community. The project architect, Dennis DeBiase, reviewed the view site plan and areas that were thought to draw people into the project and view corridors throughout the project.*
- **Mobility Issues**
  - *The Projects mobility fee is \$9.2 million. They can be required to either pay cash or construct improvements on the list.*
  - *All delivery locations are within the buildings and the residential buildings provide space for moving vans.*
- **Other Considerations**
  - *There is discussion about whether condominiums will be allowed to be leased.*
  - *The committee is concerned about phasing and whether/non-residential elements will be constructed.*
  - *The applicant reviewed plans to replace current occupied office space within the project.*

## 9. Future Agenda Items

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

*No items were discussed.*

## 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.

*New cases and the status of current cases were reviewed.*

## 11. Adjournment

*The meeting was adjourned at 11:05 pm*

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*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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