



REVISED/CORRECTED

MINUTES OF THE MAY 2, 2019 MEETING OF THE PLANNING, LAND USE & MOBILITY COMMITTEE

Members present: Lauren Coffman, Ray Cole, Karen Koe, Martin Lipkin, Henry Rice, August Steurer.

- 1. Call to Order:** The meeting was called to order @ 6:37pm.
- 2. Public Comment:** Westfield Promenade meeting was held. Open air stadium will go forward. At end Promenade lawyer spoke. ZA Charlie Rausch interrupted her and made point that if project has commercial component, and the commercial is in Phase 2 or thereafter, the C of O will not be granted for Phase 1 until the commercial phase starts construction.
- 3. Approval of Minutes:** It was moved by Lauren Coffman; seconded by Henry Rice to approve the April 18, 2019 minutes as written. Vote: Aye - 5; Nay - 0; Abstention - 1. Following the vote, a comment was made that a person does not have to abstain from voting if they were not present at the mtg.

- 4. DIR-2019-0025; 21138 Ventura Boulevard, WH 91364
Façade Modification, signage and new handicap parking space and access. Third appearance – for motion**
- 5. DIR-2019-0023-SPP; 21140-21142 Ventura Boulevard, WH 91364
Façade Modification, signage and new handicap parking space and access. Third appearance – for motion.**

Items 4/5 were discussed together. Revised design discussed. Planning OK with 1 facade. Also wants 2 doors in the front. Applicant's Representative George Avetisyan ("GA") has discussed this extensively with Marian King. So will only be 1 door in front. If 2nd door will be exit only door. The Committee suggested painting proposed white stucco area to match existing stucco so it is not a distraction to marketing.

Motion by Lauren Coffman; seconded by Martin Lipkin.

As pertaining to Case DIR-2019-0025-SPP, and DIR-2019-0023-SPP, having held three public meetings for the application filed by George Avetisyan, the owner's rep and sign vendor, to review a façade design / upgrade and new signage, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the owner was receptive to the idea of modifying the original façade design to revise the façade of the west building to remove the vertical frame element that separated the two buildings; and

WHEREAS, the owner was receptive to the idea of modifying the original façade design to indicate lowering the parapet height of the west building to match the height of the east building; and

WHEREAS, the proposed color scheme will cover both building facades to create one uniform building elevation as per the submitted colored/rendered elevation drawing; and

WHEREAS, the signage, composed of back lit vinyl channel letters, will be placed in the center of the building above the entry door and comply with the requirements of the Ventura-Cahuenga Corridor Specific Plan, as per the submitted colored/rendered elevation drawing; and

WHEREAS, the owner will comply with all existing requirements of the building safety review and provide the ADA parking space and accessible path of travel as required by the planning and building safety review; and

WHEREAS, the applicant will paint the white stucco window surround on the west building façade to match the existing storefront front material;

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 George Avetisyan, sign vendor and representative for the property at 21138, 21140-21142 Ventura Boulevard, Woodland Hills, CA 91364 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 May 8, 2019 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 will not submit any significant, further updated plans without 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.
- 4.) Any changes to the proposed façade materials shall be resubmitted to the PLUM committee for review and support.

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 application as presented on May 2, 2019.

Vote: Aye: 6 Nay: 0 Abstention: 0.

6. DIR-2018-3394-SPP; ENV-2018-2295-EAF; 6400 N. Canoga Avenue, WH 91367

Application for Project Permit Compliance, pursuant to the Warner Center 2015 Specific Plan (Section 5.3.3) and Section 11.5.5 C of the Los Angeles Municipal Code to allow (1) an addition of 15,066 sq. ft. (4,759 sq. ft. restaurant and 10,307 sq. ft. office) to an existing 3-story office building of 136,700 sq. ft.; (2) The demolition of an existing 2-story parking garage and surface parking for development of a 744,309 sq. ft. mixed-use residential building with a single tower (35 stories), including a 7-story unified podium with a total of 650 residential units, membership club, 26-room hotel, lobby, storage, and amenities, and automated parking.

Discussion: Second time project has been brought before the Committee. Design has changed dramatically. Discussed critical aspects of project. Large parts of comments have been incorporated. Footprint change is in atrium bldg. being pushed toward Canoga Avenue. Brad Rosenheim presented revised project. Applicant reviewed, revised and refocused project. Will be greater architectural connectivity between atrium bldg. and new mixed-use tower as well as pedestrian connectivity to bldg. Discussed circulation around the site. Revised mixed-tower design to improve view, eliminate wind tunnel effect, podium level design, will have new L shape, is much more usable space; will have southern-facing exposure. Will have contiguous space that is more convenient for all tenants to use. Reviewed materials, particularly glass, for project. So far 1 dog park; toying with having two — one for small dogs, other for larger dogs. Two restaurants should hold about 100 people each; ground floor restaurant should be higher-end restaurant. Discussed vertical plantings; using green screen. Will plant variety of species and let champion win. Irrigation system discussed. Have not considered use of gray water. AC will be on roof of cooling tower. Will be mechanical rooms for bldgs.

Committee members raised numerous concerns. Have challenges in re use of fire lane; treatment of wall on N side of parking; long term in garage. Maybe add corrals for scooters. Will be tallest building in Warner Center. Automated parking. Do not like landscaping; is not yet compatible, supportive of architecture. Palm trees do not belong with this bldg. For shading would do translucent panel. Objects to the messy, overgrown look. Do not work together yet. Bldg. @ street d/n connect to glass form below; d/n connect to anything on site. Relation of atrium should be more undulating/compatible to tower. Looks crisp but looks a little out of place. Discussed use of palm trees. If no palms, would use podocarpus trees. Palm trees = desert; do not reflect Warner Center vision. Belong in Miami Beach, not here. Likes design because bold, iconic bldg. Likes undulation, two facades. Likes grand entry; is unique, grand. Make windows undulate. Addition of restaurant, patio in front of atrium activates the street. Opportunity for Woodland Hills to have first class hotel. Ties in more with atrium bldg. Hates palm trees. Likes water feature, waterfall. Will it make sound? Would not worry about that. Discussed earthquake issues; liquefaction issue. Auxiliary power — coverage? Generators for parking. Have space for permanent generator; loading dock on first level for emergency generator. Temporary parking for BJ's and atrium? Will ID offsite parking. May have to shuttle people back/forth. Community areas? Within membership club may be rooms public could use. Maybe lobby area or atrium may be public art spaces. Community benefit areas are VIP to the community. Automated parking — @ min. will have someone available to assist people. Plan to have security, monitor for short term parking. Sufficient queueing space? Yes. Loading platforms based on number of parking spaces. Charging stations for electric vehicles — Code requires 5% of spaces be available. Sign plan — doesn't have one so far; maybe monument sign. Name for project?? Operations — club only sports? or is it also social? Will be combo of social/gymnasium. Lots of possibilities. Exit to Victory — how does it work? Easement. Narrow, no capacity for 2 cars. Expected opening, completion of project? 3-4 years; depends on City. Construction will take 3 years; then leasing will take 1.5-2 years. Rooms in height, size will be high end product in every way. Will provide level of luxury needed to get \$ rate need to operate. Will be 3-4 years before start thinking about leasing. Must provide interior that matches exterior to justify amt of rent. Floor to floor height is 10'8". W/h mostly glazed exteriors.

Balconies — concern with junk stored on balconies that is unsightly. Take as many precautions as possible when designing balconies. Discussed language re balconies; tenant usage. The quality of operations must match quality of bldg. amenities. Lobby issue. Market rate bldg.

Motion presented by Martin Lipkin; seconded by Ray Cole.

As pertaining to Cases DIR-2018-3394-SPP and ENV-2018-2295-EAF at 6400 Canoga Avenue, Woodland Hills, 91367, having held two public meetings for the application filed by Sandstone Properties for the redesign and 15,066 SF addition to an existing commercial building (The Atrium) at 6400 Canoga Avenue in the Downtown District of the 2035 Warner Center Specific Plan, plus the demolition of an adjacent 2-story parking structure and a replacement with a 7-story parking and commercial podium and a 35-story (total podium + tower), 744,309 SF residential/mixed use structure with 650 living units, 1206 total parking spaces, and 33,664 SF of Publicly Accessible Open Space, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the commercial requirement of the Downtown District has been met by the existing Atrium building facility, and will be exceeded with the addition of 15,066 SF of commercial space to that building that will include a new restaurant fronting on Canoga Avenue; and

WHEREAS, the proposed podium and tower building will maintain the same footprint as the 2-story parking garage it will replace; and

WHEREAS, the proposed development will provide 30,644 SF of Publicly Accessible Open Space (PAOS) which is 3,000 SF more than required by code; and

WHEREAS, there are no height restrictions in the Downtown District so the proposal of a 435-foot high tower is not restricted; and

WHEREAS, the developer, architects and landscape architect have incorporated many of the design requests and suggestions developed at the initial PLUM presentation including creation of a significant Gateway entry, addition of a

restaurant and patio fronting Canoga, adding water features in the project, and adding significant architectural details that are unique in Warner Center; and

WHEREAS, the required minimum non-residential floor area of 25% has been maintained; and

WHEREAS, the parking for this project will be automated for over 80% of all required parking and will set a needed precedent for Warner Center parking; and

WHEREAS, the applicant has agreed to constructively work with all future adjacent redevelopment projects to facilitate mobility between projects across the block;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings and conditions stated herein finds that the submitted application and plans from Sandstone Properties receive the **SUPPORT** of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) for the requested actions contingent upon the following conditions:

Conditions

- 1) All plans presented May 8, 2019 at the Board of the WHWCNC shall be dated as such and, upon revision of the revised plan package reflecting the Revised Site Plan included herein, shall be re-submitted to Planning as an (updated) project plan application submittal.
- 2) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3) The Applicant will place a project sign on the project under construction which is clearly visible to the street showing a rendering of the proposed/ approved project building(s), plus specifics as to the size (number of units), ownership and contact information.
- 4) Additionally, 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 subsequent recommendation to **APPROVE** this application presented on May 8, 2019.

Vote: **Aye: 6** **Nay: 0** **Abstain: 0**

7. Future Agenda Items

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

Discussion re older apts having long-hanging advertising banners posted on bldgs. How handle? Anonymous complaint to Bldg & Safety. City is complaint driven. Need registered complaint to act. Other NCs have Code enforcement committees. Suggested possibly having WHHO file complaint in this regard.

8. 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.

Have 1 new CUB case. For hotel on Oxnard. Is Item #11 on Project Schedule. Ray Cole will be the Case Leader. Committee reviewed cases on PLUM Project Schedule/Updated 5.2.19

9. Adjournment: the meeting was adjourned @ 10:37 pm.

Submitted by,

Karen Koe