



**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)

MEETING MINUTES

Thursday, May 16, 2019

**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.

Minutes

1. Call to Order

The meeting was called to order at 6:43 p.m.

*Members present: Lauren Coffman, August Steurer, Henry Rice, Marty Lipkin (Sec)
(quorum met)*

2. Public Comment:

August Steurer noted that State Senate Bill SB-50 impacting affordable housing and density along transit routes has been postponed indefinitely by the Appropriations Committee studying it. However, it is not dead at this time.

3. Approval of Minutes

Minutes for consideration needed corrections before they can be approved. Chair requested any corrections be sent to Karen Koe so that minutes can be corrected and re-submitted at next PLUM meeting. Motion: Steurer. Second: Lipkin

**4. Case No. ZA-2018-5488-ZAD; ENV-2018-5489-CE
5150 N, Baza Ave., Woodland Hills, CA 91364**

Project has been previously approved by Planning, but Zoning Administrator sent back the Case for reconsideration of the Public Works Dept. street improvement requirement that the length of Baza from the property site up to Ventura Blvd. be widened and repaved by the developer—a length of over ¼ mile. PLUM Committee discussed undue burden and cost on the applicant and agreed that he should only be required to improve Baza Ave. for the length directly in front of his property.

Following discussion of this Case, it was agreed that Case Leader Lauren Coffman would update a proposed motion to reflect Committee comments and that the Applicant would be scheduled for a follow-up discussion and vote at the May 16, 2019 PLUM meeting.

5. Case No. DIR 2019-1831-SPP

21914 Ventura Blvd., Woodland Hills, CA 91364

A Project Permit Compliance pursuant to LACMA Section 11.5.7 for a change of use for a one-story structure from retail to a dental office, with two off-street parking spaces, located Within the Ventura Blvd./Cahuenga Blvd. Corridor Specific Plan.

The Applicant is also the owner of the property and is asking to change the site's use from retail to use as a dental facility in a pedestrian-oriented area of the Specific Plan. The plan is to use the unoccupied space to house a small private dental and orthodontics practice. There will be 4 dental chairs and 2 dental hygienist spaces. Parking for patients is in back or in nearby City parking lot where staff will also park. Applicant will pay DOT fees for additional spaces.

Ventura frontage from previous retail usage will be retained and cleaned up. New signage will be required that meets the SP guidelines. Applicant will add privacy window shades, outdoor planters near door and will “finish” the rear of the front desk that can be seen through the front window to upgrade appearances.

PLUM Motion:

As pertaining to Case DIR-2019-1831-SPP, having held one public meetings for the application filed by Abbas Jour the owner, and represented by Allen Jour, to review a façade design / change of use, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the owner has agreed to maintain full transparency of the front façade, and

WHEREAS, the applicant is meeting the code requirement of additional parking by paying for two off-site parking spaces, and

WHEREAS, the applicant is proposing exterior signage lighting for the front façade, and exterior signage lighting for the rear façade, and

WHEREAS, the applicant will return with final signage plans as part of their signage permit application,

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 by Abbas Jour and plans by

Allen Jour, representative for the property at 21914 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 June 12, 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.

5) The applicant will finish the back side of the reception desk which is located at the glass façade,

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 16, 2019.

Motion: Lauren Coffman

Second: Marty Lipkin

Vote: Aye : 4 Nay: 0 Abstain: 0 Recused: 0

6. Future PLUM Agenda Items

- Possible discussion if newly installed 30' lighting poles at new Enterprise Care Rental facility on Ventura Blvd. conforms to what the Applicant and PLUM Committee agreed to for their application to Planning.*
- Request by Henry Rice to add new Edible Arrangements store at 22573 ½ Ventura Blvd. to agenda for next PLUM meeting.*

7. New cases, review of current cases and committee business

None presented

8. Adjournment: 9:12 PM