



**REVISED MINUTES OF THE JUNE 6, 2019 MEETING OF THE  
Woodland Hills - Warner Center Neighborhood Council**

**PLANNING LAND USE & MOBILITY COMMITTEE**

Members present: Lauren Coffman, Ray Cole [left mtg @ 8pm], Peter Fletcher, Karen Koe, Martin Lipkin, Henry Rice, August Steurer.

- 1. Call to Order:** the meeting was called to order @ 6:37 pm.
- 2a. Public Comment:** none.
- 2b. Announcement:** Peter Fletcher was welcomed back to the Committee.
- 3. Approval of Minutes:** Minutes of May 2 were corrected, but still need to be approved as corrected. Minutes of May 16, 2019 were reviewed for corrections/changes.
- 4. ZA-2018-5488-ZAD; ENV-2018-5489-CE 5150 N. Baza Ave., WH 91364**  
**Zoning administrator determination - the request for a ZAD for a new 3 story SDF on a substandard hillside street. The property is located in the RE-40-1 zone. The dwelling will be 2 stories over a 2 car garage. The dwelling will have an area of 3,032 SF. The attached 2-car garage will have an area of 400 SF. A 10 ft. tall retaining wall will be located in the backyard. Review and vote on motion.**

**Motion only.** Lauren Coffman read/presented the motion; second by Martin Lipkin.

As pertaining to case ZA-2018-5488-ZAD, having held three public meetings for the application filed by the property applicant Amir Menrazi, and represented by Allen Adel / Core & Associates, concerning the new construction of a three story, 3,032 sq. ft. residence, with a 400 sq. ft. two car, attached garage, at 5150 Baza Avenue, Woodland Hills 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the Applicant has designed and substantially complies with the applicable regulations, findings, standards, and provisions of the Baseline Hillside Ordinance; And

WHEREAS, as a plan check item, Public Works is requiring the applicant to widen the substandard hillside street from the property to Ventura Boulevard, and

WHEREAS, the applicant is claiming as reasons: 1)financial hardship and 2)unresolvable existing conditions, that do not enable street widening from their property down to Ventura Boulevard, and

WHEREAS, the project is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that is not currently improved, but will be improved by the applicant, to a width of at least 20 feet, in front of the applicant's property, as required by LAMC Section 12.21 C.10.(i)(2). And,

WHEREAS, the applicant has agreed to implement and will note on their plans, conditions, as listed below, to the submitted 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 submitted by the applicant Amir Menrazi, for the new construction of a three story, 3,032 sq. ft. residence, with a 400 sq. ft. two car, attached garage, and a limited street widening to 20 feet in front of

the applicant's property, 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. WHWCNC PLUM committee requests that the Zoning Administrator require extensive conditions for the following:
  - a. Grading procedures
  - b. Haul routes for dirt removal and concrete delivery
  - c. On-site parking plan for heavy equipment in use
  - d. Staging area on-site for material delivery and storage
  - e. Construction crew parking plan, on site and remote
2. 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.
3. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.
4. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.
5. No mechanical equipment or other utilities will be located on the flat roof.
6. Construction hours as per the City of Los Angeles Municipal Code will be strictly adhered to.

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 Blumenfeld of its findings and recommendation for this application as presented on June 12, 2019.

<b>Vote:</b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
	<b>7</b>	<b>0</b>	<b>0</b>

- 5. DIR-2018-7617-SPP; 22055 Ventura Boulevard, WH 91364**  
**Pursuant to LAMC section 11.5.7C, a mixed use project for the construction of a 4-story building consisting of 12 dwelling units over ground floor retail and surface parking, second floor of office and ground-level parking located on a 6,555.4 SF lot within the Ventura/Cahuenga Specific Plan.**

Discussion: Regarding changes in plans previously presented. Discussed low density benefits; offset of rent. Made larger units to offset low density/income unit. Are various height bldgs. surrounding project, Looked at brushed aluminum sample. Discussion re various facades, driveway and other aspects of project. Suggested 1 material to wrap around bldg. Wrapping all 4 sides with stone material so it looks finished. Live/work units do not require parking spaces. Cutting parking very thin, makes parking problematic. Parking in back looks like it is where dumpster should be. Trash is inside the garage but does not show it on plans. Trash area will be enclosed and not visible from any elevation. Bike access pathway should be pavers from back access to gate. Suggest putting conduit in for every parking space for charging stations for hybrid/electric cars. Puts them in a competitive advantage in the future. Ground floor live/work cannot have screening for privacy purposes. Can have solar shading but no privacy curtains. Concerned cannot see/do not see rendering of East side of bldg. Signage shown will change; separate signage application will be required. Glass shown is not mirrored glass. Is translucent glass. Purple material shown is not glass, just looks like glass; will not be reflective. Opaque glass will not be reflective glass. Need someone else to do renderings. Renderings are very poor. Applicant says just tell him what we want and he will do it! Usually Developers must/are required to put in street trees. Applicant agrees will provide max required street trees on Glade Ave. A/C

equipment is covered/screened by 3' parapet. All 11 units are 95% the same. City then decides which unit will be low density/affordable housing unit. Have 14 parking spaces, including 2 handicap and 2 bicycle spaces.

Henry Rice read/presented the **motion**; second by Peter Fletcher.

As pertaining to Case DIR- 2018-2617-SPP, having held three public meetings, for the application requesting Project Permit Compliance to construct a Work-Live 12 unit residential, 4 story building with ground level parking on the first floor at 22055 Ventura Boulevard in Woodland Hills, the Planning Land Use and Mobility Committee hereby finds that:

WHEREAS, the applicant plans to replace a used car lot and small building with a 4 story modern residential structure, which represents a significant visual improvement to the corner of Ventura Boulevard and Glade Avenue, and

WHEREAS, the applicant has made significant changes from the original plans to accommodate requests from the Ventura Corridor, City Planning, and the PLUM committee, and

WHEREAS, the applicant has provided a revised plan that offers a more open and inviting street frontage facade facing Ventura Blvd., and

WHEREAS, the project conforms to height, density and use regulations for the area, and

WHEREAS, the applicant has agreed to provide an affordable unit and gain an increase of 35 percent in floor area provided by the density bonus, and

WHEREAS, the applicant has agreed to add landscaping to the west and north sides of the building and replace the existing street tree, and

WHEREAS, the applicant has agreed to provide a security camera and lighting on the rear of the building facing the alley.

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 for the project at 22055 Ventura Boulevard 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 front windows on the first floor work-live unit could have solar shading and shall have no privacy curtains.
2. The proposed façade stone treatment on the first floor shall wrap around the building on all faces.
3. Electrical conduit shall be installed in the building to accommodate future wiring for charging electric vehicles.
4. Opaque glass above the first floor shall be non-reflective.
5. Trash containers shall be enclosed and located so as not to be visible from the street.
6. There shall be no banners or posters installed on the exterior of the building beyond 30 days after receipt of the Certificate of Occupancy.
7. The applicant shall provide the maximum allowable street trees along Glade Avenue.
8. The pathway on the east side of the building shall be paved from gate to gate.
9. All plans presented on June 12, 2019 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.
10. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.

11. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions.
12. Signage showing rendering of finished structure, plus specifics to size, ownership and contact information shall be erected and maintained during the construction of the project.

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 recommendation for the application presented on June 12, 2019.

<b>Vote:</b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
	<b>6</b>	<b>0</b>	<b>0</b>

- 6. APCSV-2018-3549; 22045 W. Clarendon St; 91367  
Zone change per 12.32.F from R1-1VL to RAS4-1VL, and a Ventura Blvd Specific Plan Exception per 11.5.7.F for a FAR increase of up to 3:1 in lieu of the required 1.25:1 and a specific Plan Project Permit compliance per 11.5.7.C for the construction of a 9 unit 3-story apartment building with parking at ground level.**

Discussion: Will be all apartments. There are no bonus apartments. Exterior walkways are 5' wide; are not individual balconies. Are privacy issues with walkway going along side windows. Cannot take windows away from walkway because of need for light. But what about interior corridors?; Would be scary for a woman living alone. Even as a single man would not live in that bldg. with that configuration. Applicant requested to come back with **accurate** renderings of all 4 sides along with the correct elevations and bldg. materials. Look at different roof treatment, not a flat roof. Put some clerestory effect/treatment on roof. Emphasize front of bldg. with a beautiful corner, stairwell instead of something so square, plain. It needs to be designed. Need circulation wall; it must become interesting part of your experience. Make stair bigger, more grand so people will use stair.

Applicant will sit down and reconfigure design. Don't you want to attract people to live here? Don't you want to attract the people and the rents that people in Woodland Hills desire? Right now feels like a Motel 6; is American 1950s motel configuration. Need to give character, identity to the walkway. Need to redesign bldg. First floor is totally unacceptable. Westside of bldg. is horrible. Will have 6' block wall around the property line; but will still have 3' above the wall. East side is a problem because open, people will see area because they will be elevated; will be like old/eastside apartment bldgs. Need to treat it as more of an architectural problem. If make experience nice will get people who will want to live there. No bonus but will get market rate so you want to attract the tenants. Solid wall along east is not pedestrian friendly. No connectivity at this site. Some of parking spots will be incredibly to get in/out of. If big SUV, truck people cannot live there. East property line, ground floor is big tunnel. Do not show wall. Is very unfriendly for people to walk there. Whole area is unfriendly. Think project must be redesigned. Architects need more knowledge about space and design.

- 7. DIR-2019-2161-SPP; 22753-1/2 W. Ventura Blvd, WH, 91364  
Project Permit Compliance, pursuant to the Ventura / Cahuenga  
Boulevard corridor specific plan and section 11.5.7 C of the Los Angeles  
municipal code, to allow a change of use for an existing 935 sq. ft. retail/  
office space to a take-out restaurant, in the C4-1VLD zone.**

Discussion: Hours of Operation updated. Project misclassified arrangement re parking as restaurant. Fruit, assembled and delivered. Should opine works more similar to florist than as restaurant. Is service retail. Have straightened out parking arrangements with ADA requirements, health dept. approvals. Do not serve food there. Applicant owns 1 bldg. containing 3 separate businesses. Would be nice if signage above storefronts matched. Upgrade??? Modernize??? Agrees could be possible to upgrade/modernize signage. Is costly but does not know how much. May get volume discount for making 3 signs similar. Moving from Warner Plaza because purchased the bldg. Is owner of Northridge store and of Warner Plaza store. Discussed logistics of changing signs and language of conditions or "whereas" clauses in motion. Parking lease is in place. Do have prepaid



some arrangements. Do have walk-in counter, nice reception area. 97% business is online, by phone; 3% is walk-in business.

Henry Rice read/presented the **motion**; second by Karen Koe.

As pertaining to Case DIR- 2019-2161-SPP, having held one public meeting, for the application requesting Project Permit Compliance for the project at 22753 1/2 Ventura Blvd. Woodland Hills, the WHWCNC Planning Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the applicant plans to make no changes to exterior of the building except a new sign on the front of the building identifying the business, and

WHEREAS, the applicant plans to modify the interior of the building to accommodate preparation of edible arrangement products, and

WHEREAS, the modified building will accommodate customer ordering and take-out of products, but no provisions for customers to eat or drink within the building or on the property around the building, and

WHEREAS, the applicant will provide 9 parking spaces for employees and customers, including one handicapped space behind the building by restriping the existing parking spaces, and

WHEREAS, the applicant plans to lease an additional 6 parking spaces across the alley in the back from the American Legion to satisfy the minimum requirements for a take-out restaurant, and

WHEREAS, the applicant has agreed to explore upgrading the signs on all three business in the building as part of changing the existing Century 21 sign for the Edible Arrangements business.

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 for the project at 22753 1/2 Ventura Boulevard 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 make necessary improvements for the project to be fully ADA compliant.
2. There shall be no banners or posters installed on the building beyond 30 days after receipt of the Certificate of Occupancy.
3. All plans presented on June 12, 2019 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 recommendation for the application presented on June 12, 2019.

<b>Vote:</b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
	<b>6</b>	<b>0</b>	<b>0</b>

**8. Future Agenda Items**

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

Discussion: Received request from Brad Rosenheim for courtesy presentation re Trillium project; old LA Fitness. Still have one shot at it. If suggest, can ask

to make changes and if they buy into it may make changes. If Council office is initiating this, they only care about PLUM because this is only place real critical review comes from. Board is really just an affirmation and establishing our credentials. Will ask Council office what they are expecting from us. We are the only real Design Review.

**9. New cases, review of current cases, and committee business.**

Discussion: One new case re 5G. Will be lot more cases. Will be a lot of radiation going through us. From Verizon. This is on Ventura Blvd. @ 21500 close to Canoga Ave. Marty Lipkin will take the new case to go along with his existing wireless case.

Reviewed current PLUM Project Schedule.

**10. Adjournment:** the meeting was adjourned @ 10:30 pm.

*Submitted by,*

*Karen Koe*