



## **MINUTES of the AUGUST 1, 2019**

### **PLANNING, LAND USE AND MOBILITY COMMITTEE**

Members present: Lauren Coffman, Ray Cole, Peter Fletcher, Karen Koe, Martin Lipkin, August Steurer.

Members absent: Henry Rice.

NC Board members present: Sean McCarthy

1. **Call to Order:** the meeting was called to order @ 6:34 p.m.
2. **Public Comment:** Sean McCarthy stated that he was present at the fire in the Valley. He thinks it is ludicrous that LA allows the homeless to make propane fires in high fire danger areas. This must stop.
3. **Approval of Minutes:** None to be approved.
4. **DIR-2019-664-DRB-SPP-MSP 4704 N. Galendo Street WH, 91364 Mulholland Design Review Board pursuant to LAMC section 16.50 and project permit compliance pursuant to LAMC section 11.5.7 for the**

**construction of a new for the construction of a new 2,400 SF single family home with an attached garage and a basement.**

**Discussion:** Applicant failed to appear.

**5. ZA-2019-1172, 23241 W. Ventura Blvd ,WH, 91364**

**Pursuant to LAMC 12.24.W.49, a new conditional use permit for a new rooftop wireless telecommunication facility (WTF). All antennas to be screened behind cupolas and ground mounted equipment. Pursuant to 12.24.F, for buildings less than 40 feet.**

**Discussion:** Application has already been approved.

**6. ZA-2019-2337-CUB, 21110 W. Oxnard Street, WH 91367**

**Pursuant to section 12.24-W.1, a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,026 ft. lobby bar, and restaurant area with 119 seats, a 2,086 SF outdoor patio area with 47 seats and the service of alcohol within guest rooms all within a new, 170 unit 100,691 SF hotel operating 24 hours daily in the WC commerce-SN zone.**

**Motion:**

As pertaining to Case ZA-2019-2337-CUB, having held two public meetings for the Application filed for a new conditional use permit to allow the sale and dispensing of a full line of liquor at the restaurant, bar/cocktail lounge in the lobby and service of alcohol within guest rooms for on-site consumption in conjunction with a new 100,691 square foot Home 2 Suites by Hilton hotel. The establishment plans on being open 24 hours a day, however, alcohol sales and consumption will be from 6am-2am every day. The Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed use will still meet the requirements of the area Specific Plan; and

WHEREAS, the applicant has agreed to implement the suggested conditions (see below) to the submitted application as set forth by Commanding Officer Maureen Ryan from the Topanga Division;

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 APEX-LA for the proposed Conditional Use Permit at the Home 2 Suites by Hilton 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. Within one year of the effective date of this determination for case ZA-2019-2337-CUB, all personnel acting in the capacity of manager or server at the premise shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).
2. The city may grant a conditional use permit for a defined period of time, e.g., three years or five years, after which time the approval is null and void and the applicant would have to file an application in order to keep selling alcoholic beverages.
3. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
4. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees,
5. No intoxicated person or persons observed publicly drinking shall be admitted to the location,
6. No illuminated (i.e. neon) or alcohol advertising or digital signage of any type will be located in the windows or on the business storefront.
7. Signs shall be posted in English and in the predominant language of the facility's clientele, if different, that California State Law prohibits the sale of alcoholic beverages to persons who are under 21 years of age.
8. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
9. No smoking of tobacco or recreational/medical marijuana products including cigarettes, cigars, hookah, vape or water pipes either inside the location or on any outdoor patios,
10. That all exterior public space (front, side and rear) will be illuminated with sufficient lighting for the police to identify all persons standing outdoors at night.
11. The business operator shall install video surveillance cameras and monitors inside the premises and cameras outside which show the outside areas, to the satisfaction of the Police Department prior to the exercise of the grant. Evidence of

compliance shall be submitted by the business operator to the Zoning Administrator. The business operator shall maintain the video for at least two weeks and have them made available to the Police Department upon request.

12. That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved by the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protections of persons in the neighborhood or occupants of adjacent property or to revoke or amend this authorization if conditions are not met or operation of the site continues to constitute a nuisance.
13. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
14. There shall be no amplified music, or dancing permitted on the premises at any time.
15. These Conditions of Approval shall be retained on the property at all times and shall be produced immediately upon the request of a Police Officer. The manager shall be made aware of the Conditions and inform their employees of same. The manager shall also maintain an emergency contact number for the property owner.
16. No person under age 18 shall serve or sell alcohol.

The Planning, Land Use and Mobility Committee recommend 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 August 14, 2019.

**Public comment by Jerred Langrad of the Carpenters Union:** on another project, the Applicant is not using responsible contractors. He wants approval of this project to be withheld until they comply. He is using this opportunity to get their voice heard. Applicant's Representative, Margaret Taylor, took note of his comments.

Motion by Ray Cole; second by Peter Fletcher

**Vote:**    **Aye**      **Nay**      **Abstain**      **Recused**

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**7. DIR-2019-3481-SPP-DI; ENV-2019-3481-SE 6039 De Soto Avenue, WH, 91367**

**Project permit compliance per LAMC Sec 11.5.7.C under the Warner Center 2035 Plan for the demolition of an existing structure and construction of a 7 story, 188,135 SF senior housing facility containing 86 independent living units, 74 assisted living units and 30 memory care guest rooms. A specific pan interpretation per LAMC Sec 11.5.7.H for a director's interpretation of the parking provisions in the Warner Center 2035 Plan Sec. 6.2.3.2 as they relate to eldercare facilities.**

Presentation by Jessica Pakdaman. Reps. CACA Living. Located within College District of Warner Center 2035 Plan. Will be 7 stories (97 ft); 188,135 SF Floor Area. 190 Dwelling units. Michael Dugan reps Owner/Operator. Showed photos of current projects around country. Senior living, memory care. Project architect Jirar Garabedian presented slides of opportunities & constraints, will be vacating alley on W side, will be 18' dedication on DeSoto Blvd., PAOS is guideline for placement of bldg. on property, connectivity diagram, PAOS diagram, landscape concept ground level, podium level - second floor, sky deck - seventh floor, plant palette, view of S.E. corner sky deck along DeSoto, view of 7th floor sky deck, view of N.E. corner along DeSoto, sidewalk level view along DeSoto, view of drop-off area, view of PAOS and drop-off area along DeSoto, view of PAOS near DeSoto, view of N facade along the PAOS, view of the N.W. CORNER ALONG THE FUTURE ALLEY easement, including dog park for residents, view of the S (AL) courtyard looking North, EAST Elevation, NORTH elevation, SOUTH Elevation, WEST Elevation.

Committee comments: how affordable will units be? Too early to set rates; look at nearby competitors and then set rates. This will be first facility in CA. Have one in AZ. Rate structure is market driven. Memory units called guest rooms because do not have a kitchen. Discussed issue of parking spots to cars/drivers. 5% or 7 total spaces will be wired for electric vehicles. Residents will be fitted with fit-bit type wristbands for security. Will look at balcony railing materials so residents will not be burned by materials. Could design be more interesting so someone would look forward to different kind of living environment if moving into bldg.? What would make this bad, "cool!" Pushing for something dynamic, forward thinking. Something to attract people in that phase of their life. Can you redefine Senior Living??? We are pushing for something new!! Want to give it one last shot on the way out! Intent to make area walkable.

Swimming pool? Will have gym area. Want better screening material for balconies, something more architecturally interesting. Use color with a purpose. Have monument signs, shown in landscape plans. Trees — using ginkos, sycamores. Have center turning lane for left turns onto site.

**Public comment** by Josh Christensen from Carpenters Union: Applicant has another similar project nearby wants to know if would chat with him.

## **8. Future Agenda Items**

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

## **9. 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.

## **10. Adjournment:** the meeting was adjourned @ 9:19 p.m.

Submitted by,

Karen Koe