



**Minutes of the AUGUST 15, 2019 Meeting of the
Woodland Hills Warner Center Neighborhood Council Board and the**

PLANNING LAND USE & MOBILITY COMMITTEE

Members present: Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy (has now joined the Committee), Henry Rice, August Steurer.^{1/}

- 1. Call to Order:** the meeting was called to order @ 6:43 p.m.
- 2. Public Comment:** A new Assistant Planning person will be working with Andrew Pennington @ CD 3.

Discussion re problems with receiving credit from DONE for Ethics training.

Home share ordinance became effective July 1st. There is a complaint hot line.

- 3. Approval of Minutes:** None to approve.
- 4. DIR-2019-664-DRB-SPP-MSP 4704 N. Galendo St., WH, 91364 Mulholland Design Review Board pursuant to LAMC section 16.50 and project permit compliance pursuant to LAMC**

¹ Ray Cole is no longer a member of the Committee.

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 declined to appear. Will be here on September 5.

**5. DIR-10189-3645, 6300 N. Canoga Avenue ,WH, 91367
Pursuant LAMC 11.5.7.H Specific Plan interpretation of the
Warner Center 2035 Specific Plan section 5.3.2.7 as it relates to
street dedication and improvement requirements.**

Discussion: Talking about old LA Fitness building. Have 7.95 acres, 850,000 SF. Proposed creative office bldg. on site, 69' in height (3 stories). Is interior project with no relation to street. Old center court tennis court has been turned into a park. Taking a chance and building a new spec office space. Is an unusual opportunity. Seeking Administrative approval

Are 2 big issues. (1) Dedication of 2 ft to provide infrastructure.

(2) Uncertain lender will sign-off on project in re dedication and easement. Seeking relief from interpretation of certain portions of Specific Plan. This is a fraction of the existing site.

Enhancing pedestrian entrances; adding some greenscape; enhancing pedestrian walkways with benches. Modifying existing parking tower. New bldg. frames new park. Looking at how to treat old bldg. to bring it in harmony with new bldgs. to tie it all together.

Unifying streetscape but now making it ugly.

Asking for Director's interpretation to provide relief if add on new bldg. Intent of WCSP 2035 was to increase pedestrian access. Could be lively as a real urban park.

Appears that Planning staff in the valley has become extremely conservative. Principal of losing office bldg. just to get dedication is waste of effort. Have existing bldg. with no potential of reuse.

Biggest problem is that this area has lack of high speed internet. Will there be influx of 5G internet?

Taking non-performing bldg. and turning it into a possible future asset. This meets every criteria of changing site without dedication.

Recognized needs a better/more attractive design to invite people to come into the site from Canoga Ave. Might attract new commercial coming into Warner Center. Bldg. doesn't impact the street.

Requesting our support in request for waiver which doesn't create precedent. Support as long as applies to this property only and to no other properties.

Henry will rewrite the proposed motion on this project. Project will be first item on Sept. 5 Agenda.

6. Future Agenda Items

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

7. 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.

Discussion re PLUM Project Schedule/Updated 08.15.19. Have 3 new projects.

Sean will take Item 2; Lauren will take Item 6; Marty will take Item 7 on schedule.

8. Adjournment: the meeting was adjourned @ 9:30 p.m.

Submitted by,

Karen Koe