

**MINUTES OF THE MARCH 05, 2020 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND PLANNING COMMITTEE**

Members present: Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy (left meeting @ 8:45pm), Henry Rice and August Steurer.

1. **Call to Order:** the meeting was called to order by Chairperson Lauren Coffman at 6:40 p.m.

2. **Public Comment:** Lauren reported on the housing meeting. Had a lot of staff present. Meeting could have been better. Were 3 agencies present.

Received demo notice @ 22745 Erwin.

Westfield Promenade is going to Planning Commission on March 26.

SOS @ South Valley Planning next Thursday, March 12, 2020. Have to focus on issues raised by findings.

August went to Ventura Boulevard Open House meeting. Focused on re-code, signage but not so much anything else Plan Review Board asked for.

3. **Approval of Minutes:** None to approve.

4. **AA-2019-5473-PMLA; 6738 Shoup Avenue:**

Pursuant to LAMC Section 17.56 A3-Parcel, subdivision located within the RS-1-Rio Zone. The property has one existing single family residence which will be demolished. Second presentation.

Notice of Hearing sent out. Applicant is fine with PLUM comments, has no objection to them.

MOTION:

As pertaining to Case AA-2019-5473-PMLA, having held two public presentations for the application filed by Regina Minor of Arc Land Use & Entitlements, pursuant to LAMC Section 17.56 A3-Parcel, a subdivision located within the RS-1-RIO Zone, for the subdivision of one 24,396.4 SF parcel into three parcels, and the demolition of the existing one family dwelling, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a Parcel Map that complies with the requirements of the zoning code as to lot size; and

WHEREAS, the three parcels will be accessible by means of the current private road which will be gated at its entrance from Shoup; and

WHEREAS, the gate will be inset on the private road so as to allow one or two cars to be in a queue on the private road without hindering traffic on Shoup while accessing the gate access monitor; and

WHEREAS, maintenance of the private road, security gate operation, landscaping maintenance along the private road, trash pick up, security lighting along the private road, etc will be the responsibility of a Homeowners Association, which, establishment of and participation in, will be required to be part of the sale of each property; and

WHEREAS, the PLUM committee has circulated flyers to the immediate neighbors inviting them to the PLUM mtg. on 3.5.20 to see the proposed project and express their point of view;

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, Regina Minor of Arc Land Use & Entitlements , 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. The Home Owner's Association (HOA) shall be established before the parcels are sold.
- 2 Security lighting along the private driveway, will be provided and maintained by the HOA.
3. Private Trash pick up will be scheduled and maintained by the HOA and residents living along the Private Street.
4. Debris, including branches and leaves from adjacent trees and landscaping will be maintained by the HOA and residents along the Private Street.

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 **support** for this application for the permit request as presented on March 11, 2020.

Motion presented by Lauren Coffman, second by Sean McCarthy.

VOTE: AYE: 6; NAY: 1; ABSTAIN: 0; RECUSED: 1.

5. AA-2018-1610-PMLA; 5063 Medina Road:

Requesting a preliminary parcel map subdivision pursuant to LAMC section 17.50 in order to split a property into two (updated 5.15.19 / from request for three parcels originally) different legal properties in the R1-1 zone in the Canoga Park-Winnetka-

Woodland Hills West Hills Community Plan area.
Second presentation.

Neighbor Mitch Brown spoke. Back side of property on Tendilla is an alley. Parking issues and trash pick up issues occur. Alley is in poor condition.

Request to answer questions. Are doing everything City Code requires.

Lauren explained that the NC interfaces directly with the community. This is just another way to interface with them.

The street is 17' with a curb on both sides of street.

Sean McCarthy indicated that we are discussing a lot split and that's it.

August explained process to stakeholder.

MOTION:

As pertaining to Case AA-2018-1610-PMLA, having held two public meetings for an application for a preliminary parcel map subdivision pursuant to LAMC section 17.50 in order to split a single property into two legal properties in the R1-1 zone in the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan area, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the subject property located at 5063 N Medina Road, 91364 is 21,000 square feet which would allow for two lots of a minimum of 10,000 sf; and

WHEREAS, each of the properties would have direct and separate access, one on Medina Rd. and the other on Tendilla Ave.; and,

WHEREAS, the proposed lot split apparently will not change the character of the community materially from the existing community development; and,

WHEREAS, the proposed lot split is in keeping with a R1-1 zoned community.

THEREFORE, the Planning, Land Use and Mobility Committee, for the findings stated herein above, recommends that the request for a preliminary parcel map subdivision pursuant to LAMC section 17.50 in order to split a property into two, legal properties in the R1-1 zone in the Canoga Park – Winnetka - Woodland Hills - West Hills Community Plan area receive the **support** of the Board of the Woodland Hills - Warner Center Neighborhood Council. Further, 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 recommendation to **support** this application as presented on March 11th, 2020.

Motion presented by Sean McCarthy, second by August Steurer.

VOTE: AYE: 6; NAY: 0; ABSTAIN: 1.

6. ZA-2020-0032-CUB; 20600 W. Ventura Boulevard:

Pursuant to LAMC Sec 12,23-W.1, a conditional use for on site sales and dispensing of a full line of alcoholic beverages at an 180 seat restaurant, in a RA zone, with hours of operation of Monday – Sunday, 7 AM to 2 AM.

Applicants are former owners of Emle's restaurant in Northridge and Urban Society in Westlake Village. Do mostly catering for LA Galaxy, LA Rams and other health/fitness clubs.

A conditional use permit is sought to allow the sale of a full line of alcoholic beverages at a 135-seat restaurant, in an RA zone, with hours of operation of Monday through Sunday from 7 AM to 2 AM. The location is within an apartment complex known as The Boulevard.

MOTION:

As pertaining to Case ZA-2020-0032-CUB, having held one public meeting for the Application to request a Conditional Use Permit, pursuant to the provisions of section 12.23-W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with an existing 4,051 sq ft. location with total occupancy 135 and includes 101 indoors and 34 outdoors where alcohol sales are proposed, having the hours of operation from 7 AM to 11 PM daily within the Ventura Boulevard Specific Plan area.

WHEREAS, the request by the applicant is for authorization of a CUB to allow for the sale and serving of a full line of alcohol; and,

WHEREAS, the applicant's proposed location for alcohol service is located completely on private property and has exclusive control over the premises where alcohol is served;

THEREFORE, the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Michael Mach/Urban Society Restaurant, for the proposed Conditional Use Permit at "The Boulevard" located at 20600 W. Ventura Blvd, 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:

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Conditions:

1. All personnel acting in the capacity of manager or server at the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).
2. The Petitioner(s) shall be responsible for maintaining free of litter, the area, and the area adjacent to the premises over which they have control.
3. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
4. No intoxicated person or persons observed publicly drinking shall be admitted to the location.
5. The parking spaces allotted to the applicant on the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
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 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 frontage area, 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 live entertainment, 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 the 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 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 recommendation to **support** this application as presented on March 11th, 2020.

Motion presented by Sean McCarthy, second by August Steurer.

VOTE: AYE: 7; 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.

20819 Ventura Blvd.: signage case. Uniform Kingdom is becoming a medical office bldg. Medical and dental will be allowed if there are problems with renting space.

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.

Lauren received package from Westfield regarding changes to 2035 Plan. Can only have 10,000 people in bldg. Leave open air stadium; if for baseball, will have to change shape of stadium. Will be letter between WHHO and Westfield ("Unibail-Rodamco-Westfield"). Not a stadium, is an entertainment center. 3 levels of parking, 1 ground level of retail. Marty informed Committee of changes to project while reviewing package materials, renderings. Will be 150 low income units; is 10% of units. 54 units devoted

to stakeholders - which are persons who live and work in Warner Center. Are going up 7 stories but can add 25' height (Dennis found loophole re addition of height). Want to have Design group between Westfield, WHHO and at least 2 members from Neighborhood Council ("NC"). Didn't ask for reps from NC or PLUM because NC did not file an appeal. Sad to lose high-rise bldgs. but hopefully will agree to leave rest of bldgs. alone. Does not like fact that NC was not able to weigh in on appeal.

9. **Adjournment:** the meeting was adjourned at 9:33 p.m.

Submitted by,

Karen Koe