



**MINUTES OF THE JUNE 4, 2020 MEETING OF THE  
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL  
PLANNING, LAND USE AND MOBILITY COMMITTEE  
VIA VIRTUAL MEETING TELECONFERENCING ("ZOOM")**

**Members present:** Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer.

1. **Call to Order:** The meeting was called to order by Chairperson Lauren Coffman @ 6:46 pm.
2. **Public Comment:** Sean McCarthy commented on the current unrest occurring in the City of Los Angeles.

Community member John Sandy Campbell commented on the incorrect Agenda that was sent to the Community from ENS. She also commented that she had been told by DONE that meetings were not to show faces of participants but stated she was happy that she could see the members of this committee. She also agreed with the comments expressed by Sean McCarthy.

3. **Approval of Minutes:** the following minutes were reviewed:

- a. December 5, 2019 — Motion by Karen Koe with a second by Marty Lipkin, the revised minutes were approved by a **Vote of 7 Ayes, 0 Nays**.
- b. December 19, 2019 — Motion by Karen Koe with a second by Sean McCarthy, the minutes were approved by a **Vote of 7 Ayes, 0 Nays**.
- c. January 9, 2020 — Motion by Lauren Coffman with a second by August Steurer, the minutes were approved by a **Vote of 7 Ayes, 0 Nays**.
- d. February 6, 2020 — Motion by Lauren Coffman with a second by Peter Fletcher, the minutes were approved by a **Vote of 7 Ayes, 0 Nays**.
- e. February 20, 2020 — Motion by Lauren Coffman with a second by Peter Fletcher, the minutes were approved by a **Vote of 7 Ayes, 0 Nays**.
- f. March 5, 2020 — Motion by Lauren Coffman with a second by Sean McCarthy, the minutes were approved by a **Vote of 7 Ayes, 0 Nays**.

**5. Fry's Electronic site at 6100 Canoga Avenue**

Presentation for a proposed project on the above referenced location, by Architects Orange, now known as AO Architects.

The following persons made the COURTESY presentation of the project: Jerry Davis, Matt Dzurec, Michael Heinrich, Mike Kaplan, Paul Maksy, Geoffrey Simpson.

This project is referred to as The District at Warner Center. It is modeled after The District at Scottsdale in Scottsdale, AZ. Mr. Davis introduced the project by providing a brief background of the Kaplan Companies, the owner/developer of the proposed project. A pdf copy of the presentation was emailed to Peter Fletcher for dissemination to the Committee.

The project is located within the downtown district of the Warner Center Specific Plan. The area was analyzed for one year then Architects Orange Architects ("AOA") was engaged. AOA creates communities and then seeks to integrate it into the community. It is believed that this is a significant project for Warner Center. It is centrally located and seeks to connect the community. It is hoped that the project will transform Canoga Avenue and will fit within the Specific Plan. The site covers 9 acres but the project covers 8.76 acres.

The project is a Master Planned project currently designed to have 2 residential buildings; 1 hotel and 66,000 sq. ft. of PAOS. Building 1 will have 439 units including 28 high rise; there will be 721 parking spaces. Building 2 will have 443 units including 28 high rise; there will be 726 parking spaces. Building 3 will be a 204 key hotel; there will be 93 parking spaces which will be all valet. The FAR will be 3.19:1. Mid rise building heights will be 79'7". The high rise building height will be 141'0". The hotel building height will be 141'9". AOA is hoping to create a beautiful urban environment.

Members of the Committee then provided their comments regarding the project as presented. Comments included, but were not limited to, the conclusion of Fry's occupancy of the site; the proposed traffic signal; the PAOS and accessibility thereof; the proposed market; the proximity to existing buildings surrounding the project; possible alternate uses of the hotel site in conjunction with concern that there are too many hotels planned for Warner Center; lack of planned commercial space; matching adjacent grades of adjacent properties; the Anthem Blue Cross property; the orientation of the buildings to the open space; having more variety in the design of the project, especially trying to make the buildings look more iconic; sight lines into the center of the property; activating the ground floor as much as possible; amount of State affordable housing; lighting of site at night; drawing people to actually live/work there; and, most importantly, how does the project add to the Community, how does it become a space that is usable by the City for the community.

**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.**

The Committee was reminded that case reports need to be sent out in a timely manner so people have time to read and review them before the meeting.

The Committee reviewed the PLUM Project Schedule/Updated 6.2.20.

There are 5 new cases. August will take Item 13; Sean will take Item 14; Henry will take Item 15; and Marty will take Item 16.

**8. Adjournment** — the meeting was adjourned at 9:51 p.m.

Submitted by,  
Karen Koe