



**MINUTES OF THE JUNE 18, 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 @ 6:38 pm.
2. **Public Comment:** August Steurer reported on items discussed at the last Plan Check meeting.  
  
Elizabeth Ene, of Councilmember Blumenfield's office, reported on an item calendared for the CPC on June 25, 2020.  
  
Peter Fletcher reported that the SOS appeal is scheduled to be heard on June 23, 2020 at 10am. Peter has the dial-in info: 669-254-252, Meeting ID # 160 535 8466 #.
3. **Approval of Minutes:** the minutes of the meeting of June 4, 2020, by motion of Karen Koe with a second by Peter Fletcher, were approved by a **Vote of 7 Ayes, 0 Nays**.
4. **AA-2019-7668-PMLA 23014 W. Erwin Street, WH 91367**  
**Pursuant to LAMC Section 17.50, applicant requests a preliminary parcel map to subdivide 1 parcel into two in a RA-1 zone. Demolish portion of existing single family residence to meet side yard setback requirement.**

Applicant's representative Laura Hanson presented the project. Applicants Rebecca and Brian Lyon also spoke on behalf of their project, offering their reasons for requesting the subdivision of their property.

Donna Scheule, President of the Walnut Acres Neighborhood Association ("WANA"), spoke in opposition to the project. She stated that lots should not be subject to lot splits as it decreases property values and destroys the neighborhood's animal keeping rights. She opined that flag lots make bad neighbors. Donna was joined by 13 other WANA neighborhood members who were equally vocal in their opposition to this project; each made similar comments in opposition. Many noted that the requested change in the lot was not in keeping with the character of the neighborhood.

Committee members also offered their comments on the project. The majority of the members made comments in opposition to the proposed flag lot and the need to preserve the nature of the Walnut Acres neighborhood. It was expressed that Walnut Acres is a unique community in the West Valley, that it should be preserved and not sacrificed to the whims of people moving into the neighborhood. Case leader Henry Rice noted that Walnut Acres has opposed lot splits since 2006 and that none have been approved since.

As there were problems encountered by members of the public attempting to call in to participate in the discussion on this matter, the Committee voted to continue voting on the motion on this matter until the next Committee meeting.

Applicant's representative, Laura Hanson, commented that the project had met the requirements of the zoning code of maintaining the required lot size of 17,500 sq. ft. for a RA-1 zoned property. However, they needed to address the mid-point lot width requirement. She will come back in August to resubmit the parcel map. The Applicants, Rebecca and Brian Lyon, were very disappointed at the response of their neighbors.

5. **ZA-2018-7428-ELD-SPP-MCUP 5500 N. Canoga Avenue, 91367" Mixed use elder care development proposing 1,269,592 sq. ft. of floor area including approx. 566 independent living dwelling units, 129 guest rooms providing memory care, assisted living, and skilled nursing care and amenities, as well as restaurant/retail use on 17.62 acres of the 58.9 acre site. Exist. office/industrial uses to remain on the remaining approx. 41.28 acres.**

Case leaders Marty Lipkin and August Steurer presented the project.

Applicant's representative, Troy Osbourne, made opening remarks about the project. This is Spieker's 6th project in California. Spieker has made changes to the project, putting retail along Burbank Blvd. and Canoga Avenues. Phase 1 and 2 will be independent living; Phase 3 will be the health center; and Phase 4 will be the medical/office bldg.

Marty questioned Troy as to where was the greater articulation of the bldgs. He felt that the flat roofline was boring, and asked what had happened to the sky bridges. August appreciated the withdrawal of the elder care application as well as the master CUP application.

Committee members commented on that there should be more excitement, variety in design; that Phase 4 looks like a sky needle with no place to go; that the project is sadly lacking in PAOS/green space; and disappointment that the project is not hinged on reality.

Applicant's representative, Brad Rosenheim, pointed out that the project would create a 4th exit lane from the freeway, which would be a dedicated right turn lane, onto Canoga Avenue; that this project's towers are 2/3 larger than the Warner Center Towers, where Brad's offices are located; and that the Applicant would be willing to make agreements with Northrup regarding access to the property.

Applicant was asked to make refinements to its renderings, design and send them to Marty and August. Applicant will come back July 2, 2020.

6. **ZA-2019-5326 22503-22527 Ventura Blvd, WH, 91367**  
**Pursuant to LAMC section 12.24-W17, a conditional use to permit a drive-thru fast food establishment located in the C4 Zone within 500 feet of an R Zone. Pursuant to LAMC section 12.24-W27, a conditional use to allow deviations from LAMC section 12.22-A23 commercial corner development to (1) allow hours of operation Sunday through Thursday from 10:30 AM to 1:00 AM and Friday through Saturday from 10:30 AM to 1:30 AM, and (2) allow 14% window transparency on the exterior walls and doors fronting Capistrano Avenue pursuant to LAMC Section 11.5.7C, Specific Plan compliance with the Ventura Cahuenga Boulevard Corridor Specific Plan pursuant to LAMC Section 16.05, site plan review for a change of use to drive-through fast food establishment resulting in more than 1,000 daily trips as determined by the department of transportation.**

Applicant's representative, Sara Houghton, stated that the biggest take away from the first presentation was going back to DOT. The site plan was carefully reviewed; there are now 2 entries and 1 exit lane.

Committee members offered comments to the redesigned project. Among the Committee's concerns were the layout of the parking lot, spaces; that the circulation of the cross-traffic across the driveway might cause a large number of traffic accidents; that the bldg. design is very bland, boxy, uninspired and that In-N-Out missed an opportunity to bring/build a more iconic bldg. to Woodland Hills; concern for design that causes pedestrians to cross exit lanes; the desire to see a larger outdoor patio that wrapped the bldg. onto Ventura Blvd.; and a request that In-N-Out design a building that is a destination for the Woodland Hills community.

Case leader Peter Fletcher will draft a motion for this project for the July 2, 2020 meeting.

7. **Future Agenda Items**  
**Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.**
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.**

There was no Project Schedule Update to review.

There will be 3 projects on the Agenda for July 2: 2 houses (Peter, August) and 1 CUB — Gasolina (August)

Lauren discussed the posting of Executive Summaries of Case Reports 72 hours before the PLUM meeting. There should be no opinion in it; just an overview. Case leaders commentary can be sent to the Committee.

9. **Adjournment:** the meeting was adjourned by Chairwoman Lauren Coffman at 11:02pm.

Submitted by,  
Karen Koe