



**MINUTES OF THE DECEMBER 03, 2020 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCING ("ZOOM")**

1. **Call to Order:** the meeting was called to order by Chairperson Lauren Coffman at 6:30 pm.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer.
3. **Public Comments:** The December 17, 2020 PLUM 1 meeting has been cancelled. Lauren will prepare a Notice of Cancellation, which will then be posted on the website.
The next meeting of this committee will be January 7, 2021.
4. **Approval of the Minutes:** the minutes of the PLUM meeting of NOVEMBER 19, 2020, by motion of Lauren Coffman, with a second by Henry Rice, were approved by a **Vote of 7 Ayes, 0 Nays, 0 Abstentions.**

Agenda Items 10 and 11 were taken out of order.

10. **Future Agenda Items Combined with Agenda Item 10**
Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.
11. **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.

From now on, the number of Applicants who may be visibly included in the meeting shall be limited to four (4) persons. Others may be available but will not be visible.

The Promenade 2035 project will be included/discussed on/at the January 7, 2021 meeting.

Lauren will email the Woodland Hills Streetscape Plan to members for discussion at the January 7, 2021 PLUM 1 meeting.

There are no new cases/projects.

The Committee reviewed the PLUM PROJECT SCHEDULE/UPDATED 12.1.20.

For January 7, 2021: Items 3 (motion re changes to project); 7; and 10 as well as the two aforementioned items.

5. **DIR-2020-5379-SPP-VHCA; AA-2020-5375-PMLA 6100 North Canoga Avenue, 91364 Construction of a phased mixed-use development comprised of two mixed-use buildings with 880 dwelling units and a commercial building with a hotel. Project proposes 1,157,396 SF of floor area for a 3:02 floor area ratio. Present use: commercial. Proposed use: Apartments, work-live, retail, hotel. Action requested: Parcel map to subdivide the site into three ground lots; Project Permit Compliance Review for a phased, unified mixed-use development within the Warner Center Specific Plan, Downtown District.**

Case leaders Martin Lipkin and Sean McCarthy presented the project. The presentation was then turned over to Applicant's representative Michael Heinrich. Mr. Heinrich spoke on behalf of the project and presented a slide show of the project highlighting the new/changes to the project. The focus was on the 3 distinctive architectural styles of the 3 buildings as well as how the project integrates into the PAOS. Marty Lipkin requested the slide show presentation be emailed to him.

The Committee then presented its comments on the presentation which focused on the PAOS; the Canoga Avenue frontage; the residential area, especially the woonerf and PAOS; the boxy design of the buildings; that there is nothing that invites the community in to discover what's inside; disappointment in the site design; misuse of the live/work aspects of the project; rethinking of the entire PAOS; that the design is neither accessible or inviting; the lack of affordable or live/work housing; and the hotel turnaround being problematic.

In response, Mr. Heinrich stated that the goal is to create/design buildings that meet the market; he believes their spaces are elegant and simple.

Public comment was received from 4 persons who each spoke on behalf of the carpenters' union and the desire that the project use union trained and educated carpenters.

6. **DIR-2020-6544-SPP 21733 W. Ventura Blvd, 91364nog Establishment of Master Sign Program for Multi-Tenant Shopping Center**

Case leader Lauren Coffman presented the project/case report. The Committee then offered its comments on the project.

Lauren then presented/read the motion. The motion was seconded by August Steurer.

PLUM Motion

As pertaining to case DIR-2020-6544-SPP and ENV-2020-6545-CE, having held one virtual public PLUM meetings for the application filed by the applicant Scott Bailey / SignMasters, concerning the request for a Master Sign Program for the Warner Plaza Shopping Center located at 21733 – 21857 Ventura Blvd, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the project is located in the Ventura - Cahuenga Boulevard Specific Plan area and therefore is subject to the signage guidelines provided in that specific plan; And

WHEREAS, the proposed signage program strictly complies with the requirements of the Ventura - Cahuenga Boulevard Specific Plan signage requirements; And

WHEREAS, a Master Signage Program will provide a shorter process for tenants of the Warner Plaza Shopping Center to permit new sign requests as they will only need approval from the building management instead of also needing design approval from LA City Planning. A sign permit from the City of LA will still be required; And

WHEREAS, the management of the Warner Plaza Shopping Center currently reviews and requires all new signs to comply with their current signage program, which is the same as the proposed Master Signage Program; And

WHEREAS, the proposed Master Signage Program will include limitations on all temporary banner signs

announcing openings, etc. and provide enforcement of such, as per the Ventura – Cahuenga Boulevard Specific Plan signage program; And
WHEREAS, the management of the Warner Plaza Shopping Center will enforce the duration of time allowed for promotional signage; And

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings stated herein, finds that the submitted application submitted by the applicant Scott Bailey / SignMaster **receive the support** of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested action.

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 Council member Bob Blumenfield of its findings, and its subsequent recommendation to **SUPPORT** this application as presented on December 9, 2020.

By a Vote of 7 Ayes, 0 Nays, 0 Abstentions, the motion to support was passed.

7. **ZA-2018-7428-ELD-SPP-MCUP 5500 N. Canoga Avenue**
Courtesy Presentation for changes to project – Previously approved by WHWCNC Board
Original project description: 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 Martin Lipkin and August Steurer introduced the project. Applicant's representative Brad Rosenheim presented the changes to the project. There has been a decrease in the number of parking spaces but the project is still overparked. The scale of the office building has been reduced from 34 stories down to 26 stories; from 1,136,343 SF down to 802,317 SF. The ratio of residential to commercial is 53.3% to 46.7%.

Martin Lipkin and August Steurer will write a motion to acknowledge and accept these changes. The motion will be presented to the Committee at the January 7, 2021 meeting.

8. **DIR-2020-0882-DRB-SPP-MSP 4505 San Blas Avenue, WH 91364**
Review of and vote on Motion:
New 3 story project is located in the Girard Tract and the outer Mulholland Scenic Parkway Corridor. The project is subject to the Baseline Hillside Ordinance, Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.

Case leader August Steurer will present the motion on the project at the January 7, 2021 meeting.

9. **DIR-2020-1334-DRB-SPP-MSP 4924 N. Llano Drive 91364**
Review of and vote on Motion:
Project permit compliance review for the construction of a new approximately 4,261 SF single family dwelling. The project is subject to the Baseline Hillside Ordinance and the Mulholland Scenic Parkway Specific Plan.

Case leader Sean McCarthy gave a brief overview of the project, then presented the motion on the project. The motion was seconded by Martin Lipkin. The motion was then amended.

MOTION:

The Planning, Land Use, and Mobility committee (PLUM) having held three virtual public PLUM meetings regarding a request for a project permit compliance review for the construction of a new approximately 4,461 SF single-family dwelling at 4924 N. Llano Drive, Woodland Hills, CA 91364. Three meetings were held on August 27, November 19, and December 3, of 2020. The following are the findings and recommendations of the PLUM committee.

WHEREAS, the Applicant has designed and substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan and The Baseline Hillside Ordinance; and

WHEREAS, the Applicant has agreed to implement and will note on their plans, suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the Applicant has responded to the PLUM committee's request for additional architectural drawings that enhance the community; and

WHEREAS, the Applicant has provided a rain barrel water capture plan in response to the PLUM committee's request; and

WHEREAS, the Applicant has agreed to a landscape plan, especially screening the 10 foot retaining wall with species of plants listed on Applicant's plans; and,

WHEREAS, the Applicant has plans for a construction material staging and receiving area on his adjacent property and remediating the lot following construction; and

WHEREAS, the Applicant has committed to providing a construction workers' parking plan; and

WHEREAS, the Applicant has agreed to abide by and include all of the Mulholland Design Review Board requirements, and print MDRB requirements on applicant's project construction plans; and

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, Kamal Singh, for the new construction of a three-story residence of 4,261 SF with a 2 car 400 sq. ft garage at street level with a lower deck and pool 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. All plans presented on at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) on December 9, 2020 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.

2. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions. Further, the Applicant and owner shall also include all recommendations made by the Mullholland Review Board on his construction plans.

Conditions Continued

3. The Applicant and owner will not submit any significant changes, further updated plans or changes without first presenting them to the WHWCNC for support.

4. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete or conducting work that will disrupt traffic flow for more than 5 minutes.

THEREFORE Be it resolved that the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to **support** the application presented to the WHWCNC Board on December 9, 2020.

By a Vote of 6 Ayes, 1 Nay, 0 Abstentions, the motion to support was passed.

Thereafter, Chairperson Lauren Coffman announced that the Llano Drive project went to the Design Review Board (“DRB”) yesterday, December 2, 2020. The Applicant was asked to provide information as to what had happened at the DRB. Mr. Singh stated that he submitted the project in the same manner as he had submitted it to PLUM; that the DRB liked it and approved it.

12. Adjournment: the meeting was adjourned at 9:45 p.m.

Submitted by,
Karen Koe