



**MINUTES OF
THE SEPTEMBER 30, 2021 SPECIAL MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCE**

1. **Call to Order:** the special meeting was called to order by Chairperson Lauren Coffman at 6:32 p.m.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher , Karen Koe, Martin Lipkin, Lisa Meyer, Sean McCarthy, Don Patterson, Henry Rice, August Steurer.
3. **Public Comment:** Elizabeth Ene of Councilman Blumenfield's office raised 2 issues: first, the City's meeting on redistricting was tonight as well as the vote on the map; and second, the Ventura-Cahuenga Corridor Plan community input program will be having 3 meetings in October and November.
4. **Approval of Minutes:** By motion of Lauren Coffman, with a second by Sean McCarthy, the minutes of **SEPTEMBER 2, 2021** were **approved by a Vote of 8 Ayes, 0 Nays, 1 Abstention.**
5. **DIR-2020-5379-SPP-VHCA; AA-2020-5375-PMLA 6100 North Canoga Avenue, 91364**
Presentation
Construction of a phased mixed-use development comprised of two mixed-use buildings with 852 dwelling units and a commercial building with a hotel. Project proposes 1,154,178 SF of floor area for a 3:01 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; 2 project Permit Compliance Review for a phased, unified mixed-use development within the Warner Center Specific Plan, Downtown District.

The Applicant's full team of representatives was present and conducted a walk through of the updated/revised project. They focused on the new site plan, the PAOS, Icon Park and connectivity.

Public comment focused on the wind tunnel effect created by the positioning of the hotel and the south tower, as well as traffic safety issues created by locating Icon Park next to the driveway.

Committee comments focused on/included, but were not limited to, the architecture, massing of buildings, use of reflective paint coatings, the Live/Work units, surface parking, community access to the PAOS, LAFD access to the PAOS, information regarding building materials, use of solar, landscaping/trees, water features, use of area designated for hotel prior to building of hotel, location of traffic signal, the formation/presentation of a realistic building schedule, signage and whether Applicant intends to build and keep or build and sell project.

Applicant's team provided responses to some of the comments which included, but were not limited to, hotel is part of their business plan, they believe it is a viable plan, security gates will be provided, that the phasing of the project will be on a rolling construction project, Applicant Kaplan plans to build and entitle the project. They will look into the use of cool streets, paint coatings, an alternate site plan for the hotel site and signage.

ITEMS 6 AND 7 WERE DISCUSSED TOGETHER.

- 6. 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.
- 7. Future Agenda Items**
Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.

The Committee reviewed the PLUM Project Schedule / Updated 9.29.21.

For 10/7: Items 1, 3 and 9.

For 10/21: Items 4, 10 and the DRB presentation.

For 11/4: Items 5, 7 and tentatively Item 6.

NB: The full discussion of all Agenda items can be found at www.whcouncil.org/PLUM and is located on the PLUM webpage. For a complete review of the Committee's discussion on each item see the corresponding video of the discussion which is incorporated herein by this reference and made a part hereof as though set forth in full.

THE NEXT MEETING WILL BE OCTOBER 7, 2021.

- 8. Adjournment:** the special meeting was adjourned at 9:17 p.m.

Submitted by, Karen Koe