



**MINUTES OF
THE OCTOBER 20, 2022 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCE**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:33 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Henry Rice, Leslie Simon (joined the meeting at 6:45 pm), August Steurer.
Members Absent: Sean McCarthy.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. **Approval of Minutes:** By motion of August Steurer, with a second by Henry Rice, the minutes of October 06, 2022 were approved as written by a **Vote of 4 Ayes, 0 Nays, 1 Abstention.**

Items for Discussion and Possible Action

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.**

5. **Presentation on updated plan for the redevelopment of the 20401 Ventura Blvd., Woodland Hills, CA 91364 (Self Storage Facility)**
The committee will hear a presentation and provide initial feedback on an updated plan for the redevelopment of 20401 Ventura Blvd., Woodland Hills, CA 91364. The proposed redevelopment is a self-storage facility. **No action will be taken as a result of this presentation.**

Case leader Don Patterson introduced the case. Applicant's Representatives, Margo Conley, President of Development, and Stacy Brenner, BANNER Storage Group, LLC, presented the updated redevelopment plan.

The property is a 53,433sf rectangular lot bounded/next to the 101 Freeway to the north and Ventura Blvd. to the south. The current site plan has been submitted to the City. The proposed zoning is C2.

The proposed building will be 158,161 gross square feet with 2 subterranean levels. It will be 38' high with 22 parking spaces, for which a variance will be sought as 43 parking spaces are required. It will be open 9am to 7pm daily; it will not be open 24 hours. Believed Community benefits are: all loading will be inside the building; the building will be solar ready; and it will have high end security with 24 hour surveillance.

Banner Storage Group (“Banner”) is a family owned business and has been involved in the evolution of self-storage property types. First generation = pre-1990s; second generation = 2000s; and third generation = 2010->current time. Users are 30% small business customers, 60% female and 70%+ renters of single family homes. Banner believes there are no storage facilities within 1 mile of this site, 5 within 2 miles and only 2 are climate controlled. Other Banner facilities are located in Koreatown, Alameda, Rocklin, CA and Miami, FL.

There was no public comment.

The PLUM Committee then offered its comments which included, but were not limited to, the request for reasons as to why 2 subterranean levels would be for parking, why not storage; accessibility for local moving vans to access the facility; reality of views of the facility; the need to see elevations for all 4 sides of the facility, including SE looking NW as well as view from the 101 freeway; solar readiness; concern, with another storage project approx. 1 mile away, about facility driving away commercial business; building should be pedestrian friendly; location not being pedestrian friendly; why bike parking — 24 interior long term, 16 exterior short term — is required by the City; concern regarding the large apartment complex across the street and there being no tenants in their retail spaces.

It was suggested Banner contact Elizabeth Ene of Councilman’s Blumenfield’s office to ask Planning to back off from design aspects of this facility. Ms. Ene opined that Planning is usually flexible and agreed that they should have better design on all 4 sides of the building. Further, it was offered that some Committee members have served on PLUM for 20+years, that they know the process and that design studio architects have no design on reality!

6. Review of New Cases to be placed on next meeting agenda, 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.

Martin Lipkin will present In-N-Out on November 17, 2022.

Don Patterson will review the wireless facility at the Motion Picture Fund.

Leslie Simon is working on 4339 Canoga Avenue but does not see any issues. To assist Leslie, Don Patterson will scrutinize the project and focus on that which the City is asking us to respond.

The detox project will be heard on November 3, 2022; if not, there will be no meeting. However, Marty Lipkin stated that a review of the hotel at 6400 Canoga was scheduled for November 3, 2022. So there will be a meeting that day.

6036 Variel was a project taken by Lauren Coffman but no project packet has been found.

New cases:

- (1) 22736 Victory Blvd. car wash — Don Patterson will take the case.
- (2) 21751 Topanga Canyon = Pinstripes = bowling alley in the old Sears building — August Steurer will take the case.
- (3) 6600 Topanga = CUB — the Committee will pass on this case.

THE NEXT MEETING OF THE COMMITTEE WILL BE NOVEMBER 3, 2022.

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.

7. **Adjournment:** the meeting was adjourned at 8:12 p.m.

Submitted by,
Karen Koe