



**MINUTES OF
THE NOVEMBER 03, 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 6:38 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Sean McCarthy (joined by telephone at 6:46pm), Henry Rice, Leslie Simon, August Steurer.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** Elizabeth Ene of Councilman Blumenfield's office stated that Reimagine Ventura is reviewing ADA curb wraps. She was requested to provide a list of what's happening and she agreed to do so. She reported that a median at the Porsche dealership would be dangerous to install and that DOT did not recommend it. She also offered that she had spoken to Dennis DiBiase about it. The next step would be to host a Committee meeting about it and she opined that the apartment building/complex across the street would have to agree to the median as it would effect the ingress/egress of their property. Sean McCarthy noted that the median at the 99 cent store is a mess and wanted to make sure that someone would be responsible for the clean up of the median. Martin Lipkin stated that the Porsche dealer agreed to take care of the median.
4. **Approval of Minutes:** There were no minutes to approve.

Items for Discussion and Possible Action

All comment is limited to 1.5 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.**

5. **ZA-2022-4017 (CUW) 21850 Oxnard St., Woodland Hills, CA 91367**
Proposed new rooftop wireless facility with 6 antennas and 12 RRUS.
Application for a Conditional Use Permit for an array of wireless antennas and a wireless telecommunications facility to be located at 21859 W. Oxnard Street, Woodland Hills, on top of the Marriott Hotel.

Case leader Sean McCarthy presented the project. Jeremy Siegel, the Authorized Agent of DISH, spoke regarding the project and adding a 5G network. He immediately corrected the Agenda and stated that there were to be 3 antennas, not 6. He also stated that the antennas would be fully screened.

Sean McCarthy opined that this is the only location where this DISH system can be placed. Sean then presented the following Resolution/motion regarding the project.

MOTION:

The Planning, Land Use and Mobility committee of the Woodland Hills - Warner Center Neighborhood Council (WHWCNC), having held one remote meeting via ZOOM on the DISH Wireless WTF request and has made the following finds and recommends the support of the Board of the WHWCNC as follows:

WHEREAS, DISH Wireless proposes installing a wireless facility consisting of 3 new FRP Screen Box for 3-panel antennas divided into three sectors, twelve 12 remote radio units (RRUs) – four located at each sector installed on the existing rooftop. The antennae's associated equipment will be on an equipment platform on the rooftop, and

WHEREAS, Existing service is insufficient to meet existing demand by customers in the West Valley due to overloaded existing facilities resulting in interrupted service, dropped calls, or complete denial of service during peak usage hours, and

WHEREAS, The LAMC authorizes the Zoning Administrator to grant Conditional Uses, allows conditional use of Wireless Telecommunications Facilities, and

WHEREAS, Dish satisfies LAMC Sec: SEC. 12.21.20 that sets Wireless Telecommunication Facilities (WTF) Standards, qualifying for a conditional use that allows for antennas located on an existing transmission tower on a parcel zoned C4 and meet by-right criteria, and

WHEREAS, The location meets the minimum distances to habitable structures required by the FCC. The antennas will be painted matte in a non-reflective color to match the existing transmission tower where they will be installed. The proposed antennas meet setback requirements from all abutting streets, residential uses, and all zones, and

WHEREAS, DISH RF emissions are regulated by the FCC to ensure public safety standards based on peer-reviewed scientific studies, including the Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH), and

WHEREAS, DISH Wireless analyzed several alternate locations as candidates for a DISH WTF, and the subject location is the only location that has the requisite space, power, and telco utility availability on site, as well as land-lord interest in leasing space to DISH Wireless for a new WTF, and

WHEREAS, The site is of adequate size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility in that all setbacks are met, and it has access to power and telephone connections, and

WHEREAS, The use and development will be compatible with the intended character of the area and are similar to other rooftop approvals elsewhere in the City, and

WHEREAS, DISH Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and the CPUC, governed by the Telecommunications Act of 1996 and other applicable laws.

THEREFORE, BE IT RESOLVED, That the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by DISH Wireless for the proposed Conditional Use Permit at the Warner Center Marriott located at 21850 W. Oxnard Street, Woodland Hills, CA 91367, receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested actions. Further, the Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings

and its subsequent supporting recommendation to approve this application as presented on November 9th, 2022.

The Committee comments included, but were not limited to the following, screening of the antennas from view; maintenance of the screening; warranty of the screening; design; field equipment.

Thereafter, by motion of Sean McCarthy, with a second by Don Patterson, and a **Vote of 5 Ayes, 2 Nays, 0 Abstentions, the motion passed.**

6. ADM- 2022-4764 6366-6410 Canoga Ave., Woodland Hills, CA 91367

Request for administrative clearance to change and remodel an existing office building into a hotel and restaurant within the existing footprint with a slight increase in height.

Case leader Martin Lipkin presented the project. Applicant's Representative, Brad Rosenheim, presented a courtesy status report regarding the site and building locations. This is a 1980s building which is dated and in need of an upgrade. He then reviewed the previous changes/proposed site change from the 2020 approved plans. It is still intended that a building will be built. However, the commercial/business environment has become very poor. They are looking for alternative designs/usage for the building/property. It is an existing building that can be revised. The intent is to create a 240 room hotel with a ground floor restaurant, with 223 parking spaces. There will be 42,080sf of PAOS, the E end will be gated and there will be security from 10pm to 6am.

There was no public comment.

The Committee comments included, but were not limited to, justification for the hotel [3 large hotel operators are interested in the site]; concern re another hotel; need S and E elevations; same degree of styling make it look like a Motel 6; felt it was a good revision of the building but poor use of the land; awareness of the environmental effects on Woodland Hills; viability of the hotel; effect on BJ's restaurant; visuals unclear color palette looks dated; suggested rethinking the design so it looks like the 1960s design [it is designed to reflect a residential tower]; connectivity with neighboring sites; creating/preparing a landscape plan; LEED silver status and liquor licenses.

PLUM Motion with conditions

Case No. ADM-2022-4764 (Administrative Review)

As pertaining to Cases ADM-2022-4764 and ENV-2008-3471-EIR at 6400 Canoga Avenue, Woodland Hills, 91367, having held one public meeting for the application filed by 6400 Change Owner, LLC for the change of use and vertical and horizontal additions to an existing 3-story, 45-foot tall, 141,303 sf Atrium office building, and remodeling it for a conversion to a hotel and restaurant that will rise to 4-stories in one portion of the building, increase square footage to 152,619 sf, and have 240 guest rooms, a ballroom, and a restaurant activating Canoga Avenue, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the commercial requirement(s) of the Downtown District will continue to be met by turning existing commercial office space into commercial hotel and restaurant space; and

WHEREAS, the proposed site plan will maintain the same building footprint and parking facilities currently being used to accommodate 340 cars in the existing 3-story elevated parking structure and on the existing surface parking lot.; and

WHEREAS, a total of 79 new bike spaces will be provided; and

WHEREAS, a new 5,575 sf (indoor) restaurant that includes outdoor dining space on the north and west facing sides will be constructed activating that area of Canoga Avenue; and

WHEREAS, the applicant has agreed to the “request” to constructively work with all future adjacent redevelopment projects to facilitate the mandate Specific Plan requirement for connectivity and mobility between projects through the block; and

WHEREAS, the Applicant has agreed to provide a landscaping plan and planting palette to the WHWCNC PLUM Committee and WHWCNC Board, and to the CD-3 and City Planning before final City approval is rendered; and

WHEREAS the Applicant has agreed to attempt to fulfill the “requests” that the WHWCNC Board is making in lieu of formal Conditions because this is an Administrative Review application;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Sandstone Properties receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “requests”:

Requests

Because Administrative Clearance approvals do not allow any Conditions of Approval, The WHWCNC is listing the following items as “requests” because questions or issues sometimes arise within City Planning or with the public, and these “requests” can help resolve those questions. Additionally, the Applicant has suggested that they would return to PLUM or the WHWCNC Board as a courtesy with landscape plans and any changes to the design once the permitting process has commenced.

- 1) All plans presented November 9, 2022 at the Board of the WHWCNC shall be dated as such and, upon revision of the revised plan package reflecting the Revised Site Plan included herein, shall be re-submitted to Planning as an (updated) project plan application submittal.
- 2) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3) The Applicant will place a project sign on the project under construction which is clearly visible to the street showing a rendering of the proposed/approved project building(s), plus specifics as to the size (number of units), ownership and contact information.
- 4) Additionally, all “requests” herein shall be printed on one of the Project Summary pages.
- 5) Appropriate liquor licenses shall be obtained for the restaurant, bar areas and all other areas where liquor will be served. If liquor is to be served on the restaurant patio(s), the necessary railing/fencing must be installed.
- 6.) The owner/developer shall work through the CD-3 to establish agreements and rules with adjacent property owners to insure that perpetual connectability to and through their properties is maintained as required in the WC 2035 Specific Plan.

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 Councilmember Bob Blumenfield of its findings and subsequent recommendation to APPROVE this application presented on November 3, 2022.

By motion of Marty Lipkin, with a second by Sean McCarthy, by a **Vote of 6 Ayes, 1 Nay, 0 Abstentions, the motion passed.**

7. ENV-2022-6081-EAF 22736 W. Victory Blvd., Woodland Hills, CA 91367

Demolition of existing self-service car wash and construction of a new drive-thru self-service car wash.

RESCHEDULED TO NEXT MEETING.

8. 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.

For next meeting: In-N-Out; Mulholland wireless; car wash.

New case: Affordable Housing near Bowlero — Leslie and Marty will take the case.

START SENDING MOTIONS TO DON PATTERSON **BY FRIDAY BEFORE THE PLUM MEETING.**

Karen will miss meetings which conflict with UCLA Basketball home games and will email the list of dates to Don.

THE NEXT MEETING OF THE COMMITTEE WILL BE NOVEMBER 17, 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.

9. Adjournment: the meeting was adjourned at 8:19 p.m.

Submitted by,
Karen Koe