



**MINUTES OF
THE APRIL 20, 2023 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:36 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Henry Rice, Oliver Slosser, August Steurer (recused/left meeting at 6:41pm), Bobbie Wasserman.
Members absent: Sean McCarthy.
NB: Leslie Simon is no longer a member of the Committee; she has been replaced by Bobbie Wasserman.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. **Approval of Minutes:** There were no minutes to approve.

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. **Discussion and possible motion on planning cases CPC-2022-8609; ENV-2022-8611
21011 Ventura Blvd., Woodland Hills, CA 91364**
The applicant is proposing to subdivide an existing hotel parcel and construct associated site improvements for the development of a new 6-story self-storage building for household goods on the rear parcel.

Henry Rice is the Case Leader.

Applicant's representative, Sara Houghton ("SH"), presented a review/background/overview/update of the project, which was filed in November 2022. Areas of discussion she covered included, but were not limited to, relocation of the existing pool; the benefits of this storage project; the murals on the angled recesses; use of low transparency glass on the corner of the building; official colors — blue/yellow — of the building; that the company name "Life Storage" did not imply that any deceased bodies/persons would be stored at this facility; building materials would be corrugated metal; murals could be lit; that the ground floor wall would be a mural; management will be outsourced to a nationwide company; and that the building will have security.

Applicant was requested to present a security plan to the Neighborhood Council and it agreed to do so.

Councilman Blumenfield's representative, Seth Samuels ("SS"), stated ed that the area has been submitted for a "no encampment" zone. It would be the first to designate an entire area as such. The area is bounded by Alhama —> Comercio —> Ventura —> Clarendon. SS hopes it will be successful. SS also stated that there are only 2 LAPD patrol cars for Woodland Hills so that a building security plan would need to be submitted to the Neighborhood Council.

PLUM Motion:

As pertaining to Cases CPC-2022-8609 and ENV-2022-8611, having held three (3) courtesy presentations and (1) public live PLUM meeting for the application filed by Brian Kearny of Johnson Development Associates, Inc. hereby finds that:

WHEREAS, the Applicant has requested a split of the existing parcel at 21101 Ventura Boulevard containing a Courtyard at Marriot hotel, and a zone change to C2 for the resulting new rear parcel which will allow construction of a self-storage facility; and,

WHEREAS, the Applicant has requested a Conditional Use Permit pursuant to LAMC Section 12.24 W.50 for a storage building for household goods in the C2 Zone within 500 ft. of R Zoned properties south of Ventura Blvd.; and,

WHEREAS, the Applicant plans to load and unload household goods on the ground floor on the north side of the building mostly within the envelop of the building thus minimizing noise and visual impact to neighboring properties; and,

WHEREAS, the Applicant has requested to allow 80'4" height in lieu the maximum allowed 45' height for the proposed self-storage facility which is compatible with the 71'6" height of the hotel on the front parcel; and,

WHEREAS, solar panels will be installed on the roof and the HVAC mechanical equipment on the roof will be shielded from view from the local streets and the 101 Freeway; and,

WHEREAS, the Applicant has requested to allow 3.44:1 FAR in lieu of the required maximum FAR of 1.0:1 for the building which is reasonable for the floor space needs of a self-storage facility with the foot print of the proposed 6 story facility; and,

WHEREAS, the Applicant has requested relief from potential physical improvements as may be required by the Bureau of Engineering on all streets including Ventura Boulevard, Alhama Drive, and Clarendon Street.

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 and plans to construct a 6 story self storage facility, **receive the support** of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested actions, contingent upon the following conditions:

Conditions:

1. All plans presented on May 10, 2023 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
2. The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.

3. Any further modifications to the site plan and elevation(s)/architecture will be presented first to the WHWCNC for support before submitting them to City Planning.
4. If allowed by the existing Specific Plan, the Applicant shall place a project sign on the project at the beginning of construction of sufficient size that is clearly visible to the street showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership and contact information. The sign shall be removed upon receipt of the Certificate of Occupancy.
5. All excess building materials and construction debris shall be promptly removed from areas on the site outside of the building upon completion of the project.
6. No banners on the exterior of the building or any temporary signage along Ventura Blvd. or the 101 Freeway shall be displayed except for the single construction sign (if allowed).
7. All conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance thereof.

FURTHERMORE, 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 recommendation to **approve** the application presented on May 10, 2023

By motion by Henry Rice, with a second by Oliver Slosser, the motion was approved by a Vote of 6 Ayes (Patterson, Koe, Lipkin, Rice, Slosser, Wasserman), 0 Nays, 0 Abstentions, 1 Recusal (August Steurer — Specific Plan Board).

6. Discussion and possible motion on planning case ZA-2022-2788-CU-SPP-SPR-WDI 22822 Ventura Blvd., Woodland Hills, CA 91364

The applicant is proposing construction of a new 3,342 square foot fast food drive-thru restaurant (In-N-Out) and demolition of existing former bank building.

ITEM 6 CONTINUED; TO BE RESCHEDULED FOR A LATER DATE.

7. Discussion and possible motion on planning case CPC-2022-8820-VZC-CU-ZV-SPE- SPP-SPR; 20401 W. Ventura Blvd., Woodland Hills, CA 91367

The applicant Proposes a new 158,371 gross square foot, 3-story with 2 basement levels, climate controlled, self- storage facility with accessory office and mixed use. Martin Lipkin is the Case Leader.

Applicant's representative, Stacy Brennan ("SB"), provided/reviewed a drone view of the site from a neighborhood home. She reviewed the issues for consideration which were outlined in the Case Report; availability of wine storage as well as the landscaping.

It was suggested that the Applicant consider providing locals a "welcome to the Community discount!"

PLUM Motion with Conditions:

Case CPC-2022-8820-2C/CU/ZV (SPE-SPP-SPR)

Concerning Planning Application CPC-2022-8820-2C/CU/ZV (SPE-SPP-SPR), having held three public PLUM Committee meetings (live and virtual) to build a 158,371 SF storage facility and parking lot on a vacant lot located near the crest of Chalk Hill at 20401 Ventura Blvd and in the Cahuenga Blvd./Ventura Blvd. Specific Plan, featuring five levels of storage containing 1,373 storage units and 1,400 SF space for retail/commercial use on the ground floor facing Ventura Blvd., the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has submitted plans that with several exceptions and variances substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

WHEREAS, Zone change from P-1LD, C2-IDL, and C4-1LD to C2 appears to be warranted at this location; and

WHEREAS, a requested FAR increase from required 1:1 to 3:1, and the request to modify Specific Plan height requirement to 40-feet instead of 30-feet to match other structures on the hill also appear to be warranted; and

WHEREAS, a CUP request to allow storage facility adjacent (500') to residential zone/units will not substantially impact the senior living complex next door; and

WHEREAS, a requested Variance for relief or Specific Plan required parking be reduced from 43 to 22 automobiles because of limited use of automobiles at this facility appears reasonable; and

WHEREAS, the Applicant has stated that solar roof panels and EV charging stations will be built in the initial construction of the facility; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

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 and plans for the proposed project at 20401 Ventura Blvd, Woodland Hills, CA 91367, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Conditions

- 1.) All plans presented on April 20, 2023 at the PLUM Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) PLUM Committee shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans or building or site plan changes without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to, and acceptance of these conditions.
- 4.) 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, plus specifics as to the size, ownership and contact information.

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 the PLUM Committee's findings, determinations and its subsequent supporting recommendation to APPROVE this application as presented to the full Council on May 10, 2023.

By Motion of Marty Lipkin, with a second by Bobbie Wasserman, the motion was approved by a **VOTE of** 6 Ayes (Patterson, Koe, Lipkin, Rice, Slosser, Wasserman), 0 Nays, 0 Abstentions, 1 Recusal (August Steurer—Specific Plan Board).

8. **Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and Committee Business, including discussion of possible locations for in-person meetings.**
The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

There were 2 new cases; one concerned In-N-Out, the other housing.

THE NEXT MEETING OF THE COMMITTEE WILL BE MAY 4, 2023.

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.

8. **Adjournment:** the meeting was adjourned at 8:23 p.m.

Submitted by,
Karen Koe