



**MINUTES OF
THE SEPTEMBER 07, 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 6:30 p.m.
2. **Roll Call/Members present:** Don Patterson, Joyce Fletcher (has joined the Committee), Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, Bobbie Wasserman.
Absent member: August Steurer.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** Scott Silverstein reminded the Committee that it represented the community, not the Councilman.
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 case ZA-2023-2536-MCUO, 5780 Canoga Ave., Woodland Hills, 91367. The applicant seeks a master CUB for the onsite sale and dispensing of a full-line of alcohol for on-site consumption in conjunction with five existing food service venues with outdoor seating. The hours of operation are proposed to be 6:00 am to 2:00 am daily.**

Case leader Sean McCarthy read the motion.

MOTION

As pertaining to Case ZA-2023-2536-MCUP, having held two public meetings, August 3, 2023, and September 7, 2023, to consider adding 61 outdoor seats and remodeling The Food Court and a Master Conditional Use Permit Beverage (MCUB) for the sale and dispensing of a full line of alcohol for on-site consumption pursuant under LAMC section 12.24-W.1, at 5 existing restaurants located at 5780 Canoga Ave, Woodland Hills, CA 91367, and is within the WC Commerce District. The Food Court is a 10,422 sq ft, one-story building that meets all the Warner Center 2035 Plan requirements. The operating hours are from 6 AM to 2 AM daily. The Applicant requests approvals and permits from the Los Angeles Department of Building and Safety for an additional 61 exterior seats to the existing 353 seats, bringing the total of seats to 414. The Committee finds that:

WHEREAS, The Warner Center Commerce District is the most jobs rich. The Food Court Project provides quality, convenient dining for residents and employees; and,

WHEREAS, The Food Court reduces vehicle trips by providing the office park employees with convenient dining options; and,

WHEREAS An Al Fresco Dining Ordinance passed the Los Angeles City Council, streamlining the pathway in the Zoning Code for restaurants to continue or create outdoor dining areas; and,

WHEREAS The redesign and addition of 61 outdoor dining area seats will activate the office park; and,

WHEREAS A Master C.U.B. would allow restaurant tenants to sell and serve alcohol; and,

WHEREAS The food court meets all parking requirements by providing 102 parking spaces with additional parking in an adjacent parking garage; and,

WHEREAS Applicant requests authorization for a Master Conditional Use Permit covering all five restaurants in the Food Court for the sale of a full line of alcohol; and,

WHEREAS Applicant's proposed location for alcohol service is located entirely on private property and has exclusive control over all premises where alcohol is served; and,

THEREFORE, the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Bolour Associates and Canoga Ranch Holding Company for the MCUP for a remodel, and upgrade to the Food Court, including the expansion of outdoor seating and MCUB for a Master Conditional Use Beverage cover all 5 restaurants at 5780 Canoga Ave, WOODLAND HILLS, CA 91367 receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested actions contingent upon the following alcohol conditions.

CONDITIONS:

1. Each restaurant owner shall make an application separate from the Applicant to the State of California and Los Angeles Police Department regarding their issuing an alcohol license.
2. All personnel acting as managers or servers at the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).
3. The Petitioner(s) shall be responsible for maintaining free of litter in the area and adjacent to the premises over which they have control.
4. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
5. No intoxicated person or persons observed publicly drinking shall be admitted to the location.
6. The parking spaces allotted to the Applicant on the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
7. No illuminated (i.e., neon) or alcohol advertising or digital signage will be in the windows or the business storefront.
8. Signs shall be posted in English and the predominant language of the facility's clientele, if different, that California State Law prohibits the sale of alcoholic beverages to persons under 21.
9. The Applicant shall provide the Zoning Administrator a copy of each license suspension thereof or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage

Control upon such issuance.

10. No smoking of tobacco or recreational/medical marijuana products, including cigarettes, cigars, hookah, vape, or water pipes, either inside the location or on any outdoor patios.
11. All exterior public spaces (front, side, and rear) will be illuminated with sufficient lighting for the police to identify all persons standing outdoors at night.
12. The business operator shall install video surveillance cameras and monitors inside the premises and cameras outside, which show the outside frontage area, to the satisfaction of the Police Department before the exercise of the grant. The business operator shall submit evidence of compliance to the Zoning Administrator. The business operator shall maintain the video for at least two weeks and make it available to the Police Department upon request.
13. That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the Zoning Administrator reserves the right to impose additional corrective conditions if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property or to revoke or amend this authorization if conditions are not met, or operation of the site continues to constitute a nuisance.
14. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
15. No live entertainment, amplified music, or dancing shall be permitted on the premises at any time.
16. These Conditions of Approval shall be always retained on the property and shall be produced immediately upon the request of a Police Officer. The manager shall be made aware of the Conditions and inform their employees. The manager shall also maintain an emergency contact number for the property owner.
17. No person under 18 shall serve or sell alcohol.

FURTHER, 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 its subsequent supporting recommendation to approve this application as presented on 09/13/2023.

By motion of Sean McCarthy, with a second by Martin Lipkin, **the motion was approved by a Vote of 7 Ayes (Patterson, Fletcher, Koe, Lipkin, McCarthy, Rice, Wasserman); 0 Nays; 0 Abstentions.**

6. **Discussion and possible motion on planning case ADM-2022-6861-CU-DB-SPP- PSH-SIP-PHP-HCA 23036-23060 W. Ventura Boulevard, Woodland Hills, CA 91367. The applicant proposes construction, use and maintenance of a new 8- story, 100% affordable residential building with 100 units, including 25 permanent supportive housing unit, over 3-stories of partial subterranean parking.**

Applicant's Representative Sara Houghton as well as Applicant Greg Comanor presented the project. The business was founded at UCLA. There is an affordable housing shortfall of 499,430 units. Rents are increasing 8-10% a year. The vast majority is work force housing. It is a rent restricted project. The project is entitled. Based on the current rendering the building is 5 stories tall and, for security, can only be accessed through the entrance.

Committee comments included, but were not limited to, location of trees on the property; the expected total occupancy; parking spots and the lack of an appropriate number of spaces; infrastructure changes; PAOS; areas for animals; view of project from freeway; safety of left turns from project; failure of presentation to address severe under parking of location; lack of community services nearby; failure to address Del Valle St.; failure to address the building height; and the lack of a grade school to accommodate possible new students which would exacerbate the situation.

Public comment was received from approximately 36 members of the community. Their comments included, but were not limited to, issues concerning the project being out of touch with the community; affordable housing being located where services are available; that the project should be relocated to Warner Center; the sense of safety has been detrimentally effected; that the neighborhood should not be “trashed;” a thorough EIR and traffic study should be done; that the existing community is a family oriented community; lack of consideration of people for whom the building is to be built; lack of visitor parking; unsafe driving conditions; ingress/egress from project; impact on the crime rate; impact on existing businesses which are across the street on Ventura Blvd.; lack of communication with the local community; horrible decrease in property values in surrounding neighborhood; unhealthy air quality and effects on kids, seniors; and project does not better the community.

Additional Committee comments included, but were not limited to, the impact of State laws; the ratios of housing units to people to parking; the current configuration of the project receiving a grade of “F;” issue of development and link to crime has only superficially been addressed; project should be smaller; a lot more work needs to be done to reduce the impact to the community and to accommodate parking; consider “what can we live with?”; and look at something more in tune with the community. It was also suggested that the Applicant take all the comments and have a conversation, a “heart-to-heart” with the community.

7. 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 is 1 new case. It is for a CUP for Pascal Patisserie. Joyce Fletcher will be the case leader.

THE NEXT MEETING OF THE COMMITTEE WILL SEPTEMBER 21, 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 9:00 p.m.

Submitted by,
Karen Koe