



**MINUTES OF
THE OCTOBER 19, 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, Karen Koe, Martin Lipkin, Henry Rice, August Steurer, Bobbie Wasserman (arrived at 6:33 p.m.).
Absent Members: Sean McCarthy
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. By motion of Karen Koe, with a second by Martin Lipkin, the PLUM Minutes of October 05, 2023 were approved as corrected by a **Vote of 6 Ayes (Patterson, Fletcher, Koe, Lipkin, Rice, Steurer); 0 Nays; 0 Abstentions.**

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 TBD (To Be Determined), 6464 Canoga Ave., Woodland Hills, 91367. The Applicant proposes a 276 dwelling unit mixed-use multi-family Project in the Downtown District of the WC 2035 Plan Area. The Project will include 271,618 square feet of Floor Area, inclusive of 4,045 square feet of ground floor commercial uses. The Project is seeking a Project Permit Compliance Review and two off-menu density bonus incentives and will restrict 10% of the base density affordable to very low- income Households.**

Case leader Martin Lipkin presented the project. The Applicant proposes to build a new mixed use 8 story building at the corner of Canoga Ave. and Victory Blvd. in the Downtown District of Warner Center with 276 residential units and 4,045 sf of retail space. There are 3 levels of concrete podium parking with five stories of wood frame construction above. The new structure will replace one of the pioneer Warner Center commercial office buildings—the brick office building that housed the former headquarters for Filmmation, which produced early animated TV shows. The building was closed after the 1994 earthquake, and since then has been shuttered because the necessary retrofitting was too extensive and too costly.

Michael Moore and Zach Robbins of Toll Brothers reviewed the project; landscaping; public art; indoor/outdoor elements; dog park (to be located in the public right of way)/dog wash; children's play area; the 4th floor podium; pool; spa; large planting area; BBQs; pizza ovens; the 8th floor fire pit, kitchen, BBQ, movie night; large screen tv. There will be no mitigation for wind, heat.

Architect Jeff Mertzl reviewed the project balconies; building materials; store front system; commercial area; fire access; mitigation of heatscape; possible fencing of dog park; deviation from the FAR table; the height of the building; number of units; conceptual signage (deferred until project is named).

Committee concerns included, but were not limited to, visibility of address; signage; dog park; dog relief area; make-up of units; affordable housing units (“AFH”) being proportional to other units; security/security cameras. The Committee also reviewed the list of concerns/issues raised in the Case Report. Bobbie Wassermann and Joyce Fletcher will create a letter/template for letters regarding the proposed dog park and safety concerns/issues.

6. 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 are two new cases. Henry Rice will be the case leader for the case involving a lot split in Walnut Acres. Bobbie Wasserman will be the case leader for the case involving a small lot subdivision.

Stakeholder Matt Richman would like to become a member of the PLUM Committee. He will be interviewed at the next meeting.

THE NEXT MEETING OF THE COMMITTEE WILL BE NOVEMBER 02, 2023.

7. Adjournment: the meeting was adjourned at 7:45 p.m.

Submitted by,
Karen Koe