



WOODLAND HILLS-WARNER CENTER NEIGHBORHOOD COUNCIL

6351 Owensmouth Avenue, Suite 210, Woodland Hills, CA 91367

Phone: (818) 713-8600 Fax: (818) 713-9866 email: info@WoodlandHillsCouncil.org

Wednesday, June 13, 2007

Board Meeting

**Woodland Hills Academy
20800 Burbank Blvd, Woodland Hills**

MINUTES

Call to Order at 6:43 p.m. Attendance: 19 voting members, quorum established. Also present: 7 alternates and 25 guests.

Minutes. M/S/P. The draft of the May 9th Board meeting minutes was approved.

M/S/P. The draft of the May 19th Mid-Year Council Planning Retreat minutes was approved.

M/S/P. The draft of the May 19th Emergency Board meeting was approved.

Announcements from Councilman Zine's office: CD#3 Aide Sheree Adams presented Gloria Mogul with the Senior Citizen of the Year award. Field Deputy Octaviano Rios reported that code enforcement actions were being pursued against the Red Square nightclub located on Ventura Boulevard, announced the July 4th fireworks show to be held at Warner Park, encouraged participation in the "National Night Out" anti-crime event scheduled for August 8th, and explained the bulky item collection fee proposed for apartment buildings of over 5 units.

Public comment period. Department of Transportation Engineer Ken Firoozmand discussed the traffic problems present around Woodland Hills Elementary School. High School Student Liaison Camron Shahmirzadi described various end-of-the-year events occurring at Taft High School. Wayne Williams from the California Clean Money campaign explained his group's advocacy for full public financing of elections. Mike Gwaltney recommended that shirts purchased by the Neighborhood Council be "Made in the USA." Susan Klenner suggested that the Council's bylaws be posted on the website. Marion Lovelace asked that the Council promote penalties for illegal sign posting. Betty Salverson announced that the City Planning Department had ordered Ivy Academia to cease operations at its Fallbrook Avenue location by August 30, 2007.

Item #1. (WH-07-029). The proposed reorganization of the Council's committee structure was discussed. (No action taken, discussion only.)

Item #5. (WH-07-033). M/S/P. A motion to approve a 195 unit apartment building proposed for 6660 & 6710 Variel Avenue, as described by the applicant, was adopted with two conditions: (1) The Neighborhood Council expresses its desire to the City Council and Planning Department that residential/commercial mixed use projects be encouraged at this location and nearby properties, and (2) That the project's final plans be submitted to the Neighborhood Council's Planning Committee for review. (9 yes votes, 3 no votes, 6 abstentions)

Item #4. (WH-07-032). M/S/P. A motion to approve construction of an office building at 6464 Canoga Avenue, as detailed below, was approved. (14 yes votes, 2 no votes, 2 abstentions).

To support the construction of a 164-foot tall, 11-story commercial-office tower with approximately 160,014 square feet of floor area replacing the existing 4-story commercial/office structure at 6464 Canoga Avenue and support approval for the following variances:

- a) Permit an increase of floor area on the subject property by 25%, which will allow a maximum floor area of 160,014 at an FAR of 1.875:1 (rather than the FAR of 1.5:1 permitted by code).
- b) Permit a 17.5% reduction in the required setback to allow a corner of the building to extend 7 feet into the required 40-foot landscaped setback area along Canoga Avenue.
- c) Permit a 14% increase in the permitted height to allow a height of 164 feet; 149 feet from grade to main roof level with a 15-foot architectural projection (rather than the 145 foot height permitted by code).

A separate motion to specify that no palm trees be permitted on the site was not adopted. (2 yes votes, 6 no votes, 7 abstentions)

Item #6. (WH-07-035). A proposal to add \$1500 to the previously approved power spray, bus shelter cleaning project was tabled.

Item #2. (WH-07-030). M/S/P. A motion to support a proposal granting Neighborhood Councils appeal rights regarding matters appearing before Los Angeles City, as detailed below, was unanimously adopted.

The Woodland Hills Neighborhood Council hereby requests that Councilmember Dennis Zine initiate appropriate amendments to the LAMC that would grant Neighborhood Councils the right to appeal development decisions, such as requests for tentative tract maps, variances, and conditional use permits.

The following LAMC Sections need to be amended:

- Tentative Tract Maps: Amend LAMC Section 17.06 A.3 and 17.06 A.4.
- Parcel Maps: Amend Section 17.54 A.
- Conditional User Permits: Amend Sections 12.24 I and 12.24 M.2.
- Variances: Amend Sections 12.27 H and 12.27 O.

Further that Chair Joyce Pearson draft a letter to Councilman Dennis Zine explaining the Woodland Hills Neighborhood Council's position on this matter.

Item #3. (WH-07-031). A discussion of the "City-Wide Traffic Study and Citizens Advisory Committee" was tabled.

Governance Committee Item. (WH-07-034). M/S/P. A motion to adopt amendments to the Bylaws of the Woodland Hills-Warner Center Neighborhood Council (as presented to the Council and attached to the official copy of the minutes) was adopted unanimously.

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Jim Dawson
Secretary