



Planning, Land Use and Mobility Committee

Preliminary Case Analysis for:
DIR-2016-2889-SPP-SPPA
Project Name is TBD (To Be Determined)

PLUM Hearings: *August 18, 2016*
 September 1, 2016
 February 16, 2017
 March 2, 2017

Planning Case No: DIR-2016-889-SPP-SPPA

Site Location: 6263 Topanga Canyon Boulevard, Woodland Hills, CA 91367
 Westside Ventura Blvd between Erwin St. & Victory Blvd., across from
 Westfield's main entrance.



Project: Demolition of an existing single structure retail building and single phase construction of mixed-use 7-story development consisting of 345,402 s.f. of 347 apartments on floors 1-7, 2 levels of subterranean parking and 40,313 s.f. of ground floor retail and office and upper floor clubhouse/fitness. The project requires Project Permit Compliance (SPP) for Warner Center 2035 Specific Plan (WC2035) and applicant seeks a Project Permit Adjustment (SPPA) to

allow a 24 ft. setback on Topanga Canyon Blvd., a 20% increase from the 20 ft. allowed under WC2035. Proposed restaurant space is 10,559 s.f. Much of any environmental impacts are covered under WC2035 EIR. Applicant also claims an additional 0.5 FAR due to WC2035 Bonus FAR incentive for having all required parking in subterranean structure.

Applicant: Matt Modrzejewski
matt@calhomebuilders - (310) 420-7450
California Home Builders
21510 Roscoe Blvd., Canoga Park, CA 91304

Property Owner: Sharon "Shawn" Evenhaim
shawn@calhomebuilders - (818) 999-9979
The Village at the Valley Condos, Inc.
21510 Roscoe Blvd., Canoga Park, CA 91304

Submitted by: August Steurer, PLUM Committee Member

Project Analysis Summary:

Committee Members are generally favorable although there were concerns expressed by some committee members regarding some of the architectural elevations and whether the site plans comply with the requirements of the WC2035. Many of these concerns have been addressed in follow-up meetings.



View of project from the southeast showing main entrance with project amenities above it and the pedestrian pathway along the southern edge. The massing of the focal corner has been broken down from the rest of the project.

A primary concern was the lack of cross-block circulation.

WC2035, Section 2 – Purpose states:

Buildings are to be designed around Pedestrian-Adapted Pathways and Publicly-Accessible Open Spaces with all sidewalks shaded, comfortable and walkable.

and continues...

- *Establish connectivity networks, including new streets and pedestrian adapted pathways, within and between the established Districts.*
- *Create a network of publicly-accessible open spaces to encourage public gathering and pedestrian activity.*

WC2035, Sec. 6.2.5.1 reads:

Intent.

The regulations established in this subsection are designed to ensure that large Projects on existing large blocks provide adequate pedestrian and vehicular circulation through inclusion of publicly accessible small streets called New Streets. It is envisioned that as development occurs on these lots over the life of the WC2035 Plan, they will be subdivided by New Streets and Pedestrian Adapted Pathways that provide pedestrian access and linkages between PAOS and other uses within the District.

Projects shall also be required to provide pedestrian-oriented walkways and access ways called Pedestrian Adapted Pathways. *Over the life of the WC2035 Plan, these publicly accessible pathways will create a network of circulation points for non-motorized vehicles and pedestrians.*

In response to the concerns of the committee, the site plan was modified by the developer to allow for a public pedestrian passage (although it's not a true PAP) to cross the block from Topanga Canyon Blvd. to Glade Ave. along the southern edge of the property.

One difficulty that the developer is contending with is the requirement to provide access to the controlled intersection that was put in when Westfield's Village at Topanga was built. The previous property owner also owned the adjacent shopping center to the south and according to the applicant the owner put a covenant restriction on the land. This led to the developer placing a plaza entrance with driveway that facilitates this access by passing under the focal corner of the building.



View of project from the northwest showing plaza in front of the "We Work" units fronting Glade Ave.

The expected retail use on Topanga Canyon Blvd. is possibly 1 to 3 restaurants. An unusual

part of this development for apartments is that here will be units for commercial space along the Glade Avenue frontage also, possibly rented to residents for office space. These spaces are intended to be like “We Work” office space. This is akin to work/live units, but the work space is not attached to a specific living unit.

Restaurants will be utilizing patio dining in the front setback/PAOS and the seating is separate from the required PAOS required seating of 36 seats. The plans state that 66 seats are provided.



View from the northeast showing extra northeast corner detailing and north façade articulation added as requested by committee. Also shown is how the southeast focal corner tapers down.

The committee requested that additional refinements be done on the north façade. The northwest corner was considered too bland and that there should be more differentiation of the façade. The developer has made improvements that are satisfactory to the committee.

The southern and eastern façades were found satisfactory to the committee as they provide a variety of interesting articulations and a bold focal point on the southeast corner that complements the architecture found across Topanga Canyon Blvd.

Publicly Accessible Open Space: Required @ 15% Net Site Area is **16,926 s.f.**

WC2035, Section 4 defines PUBLICLY ACCESSIBLE OPEN SPACE {PAOS}. Active or passive open space that is accessible to the public from at least 6 a.m. to 10 p.m., 7 days a week. Examples of such space shall include, but not be limited to, park space, plazas, landscaped setbacks connected to other open spaces, outdoor dining areas, walkways, bicycle ways and parkways associated with public or private streets.

The **total qualified PAOS** listed on Site Data is **17,607 s.f.** plus there is additional nonqualified open space of 2,318 s.f.

WC2035, Sec. 6.2.2.2 reads:

In order for a proposed PAOS to be counted toward the 15% minimum requirements, all of the following requirements shall be incorporated:

Sec. 6.2.2.2.1 - Contiguous. Publicly Accessible Open Space within a project may be adjacent to or interrupted by the public right-of-way, but otherwise shall be contiguous.

Sec. 6.2.2.2.2 - Internally Integrated. PAOS within a Project shall be integrated into the overall design of such Project.

Sec. 6.2.2.2.3 - Externally Integrated. PAOS shall be integrated with neighboring buildings or structures and any existing, or approved, PAOS.

Sec. 6.2.2.2.4 - Accessible to the Public. At minimum, PAOS shall be open to the public from 6 a.m. to 10 p.m., seven days a week.

Sec. 6.2.2.2.6 - Landscaped. At least fifty percent (50%) of each PAOS shall be landscaped.

Sec. 6.2.2.2.7 - Seating. Seating shall be provided at a rate of one seat per every 500 square feet of PAOS provided. Seating may be provided in a variety of traditional (i.e., benches) and non-traditional forms (i.e., planter walls). Seating may be permanent or movable.

WC2035, Sec. 6.2.2.4.3 reads:

*Within the PAOS, at least **one (1) focal point or gathering space with minimum of 500 square feet shall be provided.** This focal point or gathering space must meet the requirements of this section.*

WC2035, Sec. 6.2.2.4.4 reads:

Setbacks required along a public way shall be counted as PAOS.

WC2035, Sec. 6.2.2.5 reads:

Prohibitions. For purposes of this Plan, the following uses shall not be counted toward a Project's PAOS requirement: surface parking areas, open storage areas, **private open space areas not accessible to the general public, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit area, sidewalks and parkways in the public right-of-way** as of the date of adoption of the Plan, and detached or attached utility areas/pads.



Site map showing rooftop amenities and podium courtyards.

The project has notable private open space consisting of:

Podium Courtyard 1 with a pool will have 12,555 s.f. and Podium Courtyard 2 with a pool will have 12,857 s.f. of private space for residents. A Rooftop Deck Amenity provides and additional 4,275 s.f.

The project is not on an Active Street Frontage, so it can have a 20-foot setback. Due to the angling of the front glass façade, the applicant is requesting an adjustment since part of the front façade recesses to 24 feet. The committee feels that this adjustment seems reasonable in that the angled façade adds interest to the building.

WC2035, Section 6.1.2.7.8 reads

Setbacks: *All Projects shall observe a front setback area of no less than 12 feet and no more than 15 feet. Any project not located on an Active Street Frontage shall be permitted a front setback area up to 20 feet. A minimum of 30% of the required setback shall be landscaped.*

The project is providing street trees and a sidewalk with parkway per the WC 2035 requirements..

WC2035, Figure 6, Street Standards – North/South Streets requires that there should be a 10-foot sidewalk and 8-foot parkway.

WC2035, Figure 6 requires the Street trees to be *Ginkgo Biloba* .

The project is claiming extra FAR allowance based on an incentive for subterranean parking. The Base FAR allowed in the Topanga District is 3.0. The FAR of the project is 3.4 under a 0.5 FAR bonus incentive from the WC2035 plan for underground parking for the required spaces.

WC2035, Section 6.2.1.1 reads

Incentivized Uses. *A Project that incorporates one or more of those incentivized Uses set forth in subsections 6.2.1.1.1 through 6.2.1.1.6, inclusive, below shall qualify for one or more of those development bonuses specified in subsections 6.2.1.2.1 through 6.2.1.2.3, inclusive, below. Each incentivized use specified below shall qualify for one (1) bonus only, and the type of bonus shall be approved by the Director. As further explained in Section 6.2.1.2 below, multiple incentivized uses may be combined in a single Project so that their respective bonuses may be aggregated to achieve the maximum amount of bonus within any given bonus type.*

WC2035, Sec. 6.2.1.1.2 reads

Fully Subterranean Parking. *All required parking located in a completely subterranean parking structure that is located below existing grade and complies with all LAMC requirements for subterranean parking.*

WC2035, Section 6.2.1.2.1 reads Intensity Bonus: *An additional 0.5:1 FAR above the base maximum FAR shall be permitted for each Incentivized Use incorporated into a Project. A Project that incorporates multiple incentivized uses shall be permitted to combine development bonuses that are of the same bonus type. For illustrative purposes only, a Project that offers two (2) Incentivized Uses and requests two (2) development bonuses in the "Intensity Bonus" category shall be entitled to an additional 1:1 FAR (i.e. aggregate of two 0.5:1 FAR bonuses) above the base maximum FAR. Notwithstanding the foregoing, no Project in any District shall exceed a FAR of 6.0:1, and **no Project in the Topanga District shall***

exceed a FAR of 4.5:1.

The project has used different materials on the ground floor to differentiate it from the floors above as required by the plan.

WC2035, Section 6.1.2.7.8 reads

Architecture. The ground floor of a building or structure that is three (3) or more stories in height shall have a different architectural treatment than the upper floors of that building.

An unusual part of this project is that there are also 4 hotel units for guests of residents.

Parking: The project provides the Maximum allowed non-residential Parking **80 spaces for all uses with 11 for Electric Vehicles**. The project provides **548 spaces with 50 Electric Vehicle spaces** which exceeds the Minimum 347 required residential Parking. There are also **16 ADA spaces** provided.

At the second committee meeting on the project there was a contingent of concerned stakeholders that were complaining that the project would exacerbate on-street parking in the area. There were also complaints about the height of the project. The committee recognizes that there is already a medical office building of similar height on the adjacent property to the north. An investigation into the parking situation found that the stakeholders who claimed possible harm from the project were not living near the project. There was plenty of vacant on-street parking in their vicinity. Late evening drive through of Glade Ave on weekdays and daytime on weekends found available on-street parking available.

PLUM Motion:

As pertaining to Case DIR-2016-2889-SPP-SPPA, having held four public hearings for the application filed by California Home Builders to build a 7-story, consisting of 345,402 s.f. of 347 apartments on floors 1-7, 2 levels of subterranean parking and 40,313 s.f. of ground floor retail and office and upper floor clubhouse/fitness at 6263 Topanga Canyon Blvd., Woodland Hills, CA 91367 the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed mixed-use residential project that substantially complies with the applicable regulations, findings, standards, and provisions of the Warner Center 2035 Plan; and,

WHEREAS, the project qualifies under Planning Dept. interpretation for a FAR bonus based on subterranean parking; and,

WHEREAS, the committee finds the adjustment of the project's required front setback to be acceptable; and,

WHEREAS, while WC 2035 does not specify active frontage nor any non-residential component for the affected portion of Glade Ave., the project has 4 office-like units for rent by residents or others on the ground floor; and,

WHEREAS, the Applicant has presented parking and landscaping plans that conform to the WC2035 Plan; and,

WHEREAS, the Applicant provides for pedestrian mobility along the southern perimeter; 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 California Home Builders for the proposed project at 6263 Topanga Canyon Blvd., 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 current and future property owner(s) accept responsibility to provide Publicly Accessible Open Space and agree to make reasonable accommodations (including grade adjustments) on the south and north sides of the project to facilitate the future integration of pedestrian access between the project and the adjacent properties (should either or both be redeveloped).
- 2.) All plans presented on March 8, 2017 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.
- 3.) The applicant will not submit any further updated plans without presenting them to the WHWCNC for support.
- 4.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

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 March 8th, 2017.

