

### Voting Members

#### Co-Chairs

August Steurer, (P)  
Dennis DiBiase (P)  
Jonathan Krausche (P 6:55)

Marty Lipkin (P)  
Herb Madsen (P)  
Nancy McLean (P)  
Pat Patton (P 'till 8:00)  
Henry Rice (P)  
Steve Santen (P)  
Karen Koe (P 7:02)  
Joyce Fletcher (P)

### Alternate Members

Robert Fedor (P)  
Kathy L. Davis (P 7:02)  
Lois Curran-Klein (Hiatus)

### Ex Officio Members

Pamela Aronoff (P)  
Scott Silverstein (A)

### Visting Board Member

Joyce Pearson  
(Left after 3A)

(P) = Present  
(A) = Absent  
(E) = Excused  
(W) = Work Excused  
(I) Excused Illness

New Volunteer Members are needed with an interested in planning and/or architecture.

## Planning, Land Use & Mobility Committee

### Minutes for Meeting Held

**Tuesday, November 1, 2011 at 6:30 PM**

**Woodland Park West Retirement Facility**  
Ground Floor Meeting Room at Rear of Building  
21711 Ventura Boulevard, Woodland Hills, CA 91364

*Approved on November 15, 2011*

1. Call to Order at 6:42 PM.
2. **Public Comment** on matters of committee jurisdiction not on the agenda.

***No one wished to speak.***

### 3. Hearing/Planning Issue Items:

#### A. **ZA-2011-1916(CUE)**

Thai Chaba

23305 Mulholland Drive, Woodland Hills, CA 91364

Discussion and possible action on a request to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,328 square-foot restaurant.

***Discussion of prepared motion with recommended conditions was conducted with some amendments to clarify concerns of the applicant. Motion to approve amended motion by Joyce Fletcher.***

***Motion Approved unanimously with abstention by Jonathan Krausche. Approved Motion is attached.***

#### B. **AA 2011-905-PMLA**

20367 W Delita Dr., Woodland Hills CA 91364

Continued discussion from October 18, 2011 and presentation of report by neighbors regarding review of preliminary Four-lot Parcel Map.

***Presentation made by Henry Rice on status of investigation. Report given by neighbor Doug Lasky and presented to committee members. Issue continued to next meeting with report from Henry on inquiries to Building and Safety regarding need for compliance with Hillside Baseline Mansionization Ordinance. Rice is to prepare draft interim committee report for submission to Board and Planning Department.***

**C. APCSV 2011-2558 SPP, SPE**

Former site of Vacant Coffee Kiosk drive-through  
19923 Ventura Blvd., Woodland Hills CA 91364  
Project Permit Compliance, Exceptions for 45 ft height, 79.6% lot coverage and 1.102 FAR.

***Due to miscommunication, applicant was not present. Item continued until a future date to be determined when applicant and case team ready.***

**D. Former site of Daily News**

Not yet submitted to city. Probable Conditional Use Permit  
21221 Oxnard St., Woodland Hills CA 91367  
Possible continued discussion applicant proposes an approximately 124,000 sf. Merchant mart (indoor swap meet).

***Discussion continued with applicant regarding possible issues for the proposed change of use. Main issue was parking. Board Member Pamela Aronoff identified herself as an adjacent property owner and recused herself from committee discussion but she did communicate with the applicant contact information and her concerns regarding parking in the area. No action taken, issue continued to future meeting to be determined.***

**E. VTT 69943-1A  
CPC-2011-0382**

The Village at Westfield Topanga  
6360 Topanga Canyon Boulevard, 21700-21870 W. Victory Blvd, 21919-21945 W. Erwin St.,  
6351 Owensmouth Avenue, all in Woodland Hills, CA

Discussion regarding further involvement with Westfield to improve the project and possible action regarding nature of community Impact Statement to City Council.

***Discussion of taking further action on the project as a result of the approval of the City Planning Commission was considered. No action was taken in regards to submission of a Community Impact Statement. Dennis DiBiase mentioned possibility of new discussion with Westfield to work on remaining issues. The consensus of committee was that August Steurer, Dennis DiBiase, Pam Aronoff and Board Chair Scott Silverstein may work on any issues with Westfield as long as transparency is maintained with reports back to the committee.***

4. Case assignments/Status reports

A. Marty Lipkin, Dennis DiBiase and Jonathan Krausche to follow up on item 3C – A Medical Building seeking 3 variances. **[APCSV 2011-2558 SPP, SPE]**

B. Herb Madsen to follow up with Asaka Restaurant regarding coninuance of CUB **[ZA 2011-2515-CUB]**.

C. Karen Koe and Robert Fedor with assistance of Dennis DiBiase and August Steurer if needed to take on Eldercare Project on Fallbrook Ave. **[ZA-2011-2679-ELD-SPR]**

5. Minutes review – Minutes were not available for review

6. Adjournment