



AGENDA - FULL COUNCIL MEETING

Wednesday, March 8, 2017, 6:30 p.m.

American Legion Hall

5320 Fallbrook Ave, Woodland Hills, CA 91367

Stakeholders and the public are permitted to address the Council on any item on the Agenda prior to the Board taking an action on said item. It is requested speakers complete a "Speaker Card" and hand it to the Chair.

Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Board's subject matter jurisdiction on other matters not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 20 minutes. Each speaker is limited to two minutes, unless waived by the presiding officer of the Council.

The opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, or representatives of any venue hosting a meeting of the Neighborhood Council Board, or affiliated committees.

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Approval of Minutes: February 2017

1. Organization, Operation, Policies, & Procedures:

Public Announcements:

- LAPD Topanga Division
- Office of Councilman Bob Blumenfield
- Office of other Local and State Officials and Other Public Announcements and Presentations

Public Comment Period (on items not on the agenda): (2) minutes per speaker

Organization, Operation, Policies, & Procedures, Officer Reports:

President, Joyce Fletcher – NC mail and telephone log

Vice-President - Dennis DiBiase

Treasurer - Heath Kline

Secretary - Linda Kouy-Ghadosh

Parliamentarian - Aaron Williams

2. Items for Board discussion and possible action:

Item No. (1) – Karen DiBiase, Chair – Environmental Committee

(16-124) Santa Susanna Field Laboratory Clean-up

Discussion and possible action:

Motion for the WHWCNC Board to approve a letter from the WHWCNC Environmental Committee to Ms. Stephanie Jennings, NEPA Document Manager SSFL Area IV EIS, U.S. Department of Energy, 4100 Guardian Street, Suite 160, Simi Valley, CA 93063; related to the clean-up of Santa Susana Field Laboratory.

Letter:

Re: Summary of EIS about clean-up of Santa Susana Field Laboratory

Dear Ms. Jennings,

The WHWCNC applauds your decision to consider several methods of “cleaning up” in the EIS for remediation of Area IV and the Northern Buffer Zone of the SSFL, formerly occupied and used by the Atomics International Division of North American Aviation, Inc.

We have been concerned and worried about the clean-up that was required under the 2010 Administrative Order of Consent (AOC) which stipulated a clean-up to background and no other clean-up considered. We were concerned about the environmental impact of hauling one million cubic yards of presumably toxic soil through our neighborhoods, past our schools, exposing us and our children to material from the trucks that might be blown off on windy days.

As a neighborhood council of the City of Los Angeles, we reaffirm our position taken in 2015 for a ‘risk based’ cleanup of the NASA area. Applying the same level of clean-up to Area IV should be considered in order to protect the natural resources, wild life, and neighboring communities from excessive transportation of soil for remediation.

We also support your intention of changing the terms of the AOC to allow the decision to be made on the total environmental impact rather than just one very strict one, “background.” We also note that in the draft EIS the statement appears that clean-up to background is practically impossible because various carcinogenic carbon-chlorine and related compounds have migrated far down into the soil and into the ground water of the site. Removal of the contamination is not feasible and the terms of the AOC cannot be carried out.

The WHWCNC supports the removal of soil that presents a risk to human health, which includes radioactive material. We support the removal of soil and chemicals that are above a risk-based level. We support clean-up on site where possible in order to reduce the number of truck-loads affecting near-by communities and highways. We support the continuing monitoring of the ground water and the on-site treatment of TCE and PCE plumes.

We also recognize that the decision behind the AOC was a story published in a local newspaper about a serious accident at the SRE nuclear reactor in 1959. The published story compared the accident with an accident at a reactor at Three Mile Island in Pennsylvania several years later. The story was based on reports prepared at the time by employees of Atomics International and published in the open literature. The SRE incident was the result of foreign material getting into the sodium coolant and partially blocking flow in some of the tubes containing fuel rods. Some of the fuel elements were damaged and leaked radioactive material into the sodium coolant. As a result, very little radioactive material escaped into the environment. In contrast the Three Mile Island accident involved an

unintended lowering of the cooling water in a reactor that was shut down but the fuel elements were still very radioactive. At TMI, the hot fuel elements were exposed to the atmosphere and a large amount of radioactive material was released. The writer of the newspaper article about the SRE didn't understand the difference between the two reactors, one cooled with sodium and one with water.

It is a relief, then, to read the newly proposed summary EIS in which several alternate clean-ups are to be considered. The selection is to be made on considering not only the environment of the SSFL area but also, the environment of the residents of Woodland Hill and of communities that surround the former Area IV site. We look forward to seeing the final EIS and the decision as to how to proceed.

Item No. (2) – Karen Koe, Chair and Marty Lipkin, Vice Chair – PLUM Committee
(16- 125) Case No. DIR-2016-2889-SPP-SPPA -- CA Home Builders
6263 Topanga Canyon Blvd., Warner Center 91367

Discussion and possible action:

California Home Builders proposes development of a single phase, mixed-use project located at 6263 Topanga Canyon Boulevard. The proposed development is in the Topanga District (bounded by Topanga Canyon Boulevard on the east, Glade Avenue on the west, commercial uses to the south, and office uses to the north.) The Project will consist of 347-residential units with 345,402 square feet of residential floor area. The Project also includes 40,313 square feet of non-residential uses including shared office space, restaurant(s), leasing office, and a gym and clubhouse for residential use.

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 sf. of 347 apartments on floors 1-7, 2 levels of subterranean parking and 40,313 sf. 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 8, 2017. PLUM Vote: Aye: 8 No: 0 Abstain: 0 (Motion carried)

Item No. (3) – Karen Koe, Chair and Marty Lipkin, Vice Chair – PLUM Committee
(16-126) Case No. 2016-3855-SPP
Variel Apartments— North Village District, Warner Center
6606 Variel Ave., Canoga Park, 91303

Discussion and possible vote:

Application from Evolution Strategic Partners, LLC for demolition of existing manufacturing building and development of a 7-story, 308,009 sf residential building with 277 apartments and 4 work/live units at 6606 Variel Avenue on a 1.88- acre lot in the North Village District.

(Revised) Motion:

As pertaining to Case DIR-2016-3855-SPP, having held four public hearings for the application filed by Evolution Strategic Partners, LLC to build a 7-story, approximately 308,009 sf residential building at 6606 Variel Ave., Canoga Park, CA 91303, the Planning, Land Use and Mobility Committee hereby finds that:

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

WHEREAS, the Applicant will pay the Mobility Fees as specified in the Warner Center 2035 Plan and make any street improvements required by the Bureau of Engineering and the Department of Transportation; and,

WHEREAS, no incentivized uses and bonuses are applied for; and,

WHEREAS, the project meets the required front yard setbacks; and,

WHEREAS, while WC 2035 does not specify active frontage for the affected portion of Variel, the project has 4 work/live units when the WC 2035 Plan does not require any non-residential component in the North Village district; and,

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

WHEREAS, the Applicant provides for pedestrian/bicycle mobility around the entire perimeter; and,

WHEREAS, the project's location is in the RIO "outer core" complying with requirements of the Los Angeles River Improvement Overlay District (RIO);

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 from Evolution Strategic Partners, LLC for Variel Apartments at 6606 Variel Ave., 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 side of the project to facilitate the integration of pedestrian access between the project and the adjacent property to the east (should the property to the east be redeveloped).
- . 2.) All private exterior living unit balcony guardrails visible to the public shall be constructed with perforated metal panels or frosted/opaque glass panels.
- . 3.) 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.
- . 4.) The applicant will not submit any further updated plans without presenting them to the WHWCNC for support.
- . 5.) Additionally, all conditions 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, the City Planning Commission and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation to approve this application as presented on February 8, 2017.

PLUM Vote: Aye: 11 No: 0 Abstain: 0 (Motion carried)

Item no. (4) – Dennis DiBiase and August Steurer, Co-Chairs – WHIP Committee (16-127) Community Impact Statement - Council File Number: 15-1022-S2– Online Voting Pilot for Neighborhood Council Elections

A Community Impact Statement regarding Department of Neighborhood Empowerment recommendations to City Council for Neighborhood Council Elections that have the potential to affect the Neighborhood Council in a negative manner.

Discussion and possible action:

Motion: The Woodland Hills Warner Center Neighborhood Council (WHWCNC) Board of Directors **does not support portions of the motion related to Council File 15-1022-S22** relative to the Online Voting Pilot for Neighborhood Council Elections. The stance of the neighborhood council regarding each part of the motion is as follows:

1. Instruct the Department of Neighborhood Empowerment and the Office of the City Clerk to continue the build out of Neighborhood Council Voter registration and online voting platform to be available for 2 Neighborhood Council subdivision elections (Herman Neighborhood Council and Skid Row Neighborhood Council) in 2017 and to be completed for the 96 -98 Neighborhood Councils in time for the 2018 elections.
 - The Woodland Hills- Warner Center Neighborhood Council conditionally supports this portion, Item 1 in concept but withholds final decision making regarding this item until a review of the final platform is made available to the WHWCNC 120 days prior to the election of 2018.
Justification- The details of the platform will determine its success and as representatives of the stakeholders of Woodland Hills- Warner Center our review of the platform before implementation will provide us the ability to determine if this system is the best way to enable stakeholder participation in the election process.

2. Instruct the Department of Neighborhood Empowerment to require picture identification along with self-affirmation of stakeholder type (live, work, own real property or substantial and on-going community interest stakeholder) to register to vote in order to make the voting process easier and for the voting age to be set by the Neighborhood Councils to be between 12 and 16 years old for their elections and selections of citywide in order to encourage youth participation.
 - The Woodland Hills- Warner Center Neighborhood Council supports the portion of Item 2 of the motion regarding the minimum voting age to be between and including 12 to 16 years of age. The WHWC Neighborhood Council minimum age will be 16 years old. **The WHWCNC does not support self-affirmation for stakeholders to register to vote.**
Justification- Stakeholders should bring proof that they qualify to vote in any of the categories required including living, working, owning real property or having substantial and on-going community interest in Woodland Hills- Warner Center. The required methods of proof should be made clear and concise. Self-affirmation can bring into question the validity of election results especially when initiated by opposing sides of the election or opposing sides of a community issue.

3. Instruct the Department of Neighborhood Empowerment to work with the Neighborhood Councils and the Board of Neighborhood Commissioners to change the individual voting requirements if necessary, the applicable Neighborhood Council board structures so that there are no more than 3 ballot types are required for the Neighborhood Council elections or selections in 2018.
 - **The Woodland Hills- Warner Center Neighborhood Council does not support this portion, Item 3, of the motion.**
Justification- Woodland Hills is a large area with over 75,000 residents. The neighborhoods vary greatly within its borders including Warner Center (a regional core), hillside neighborhoods on both the north and south sides of the 101 freeway, the Valley's main street Ventura Boulevard, two large distinctive RA zone neighborhoods and the primarily single family neighborhood on LA's western border. It is critical to continue the 7 NC districts of separate representation that define the areas plus an at-large position. Currently half of the

representatives of the districts are elected at each two-year election interval serving four year terms. This requires at least four ballots per election. The limiting of ballot types would cause a restructuring of the WHWCNC that would be detrimental to its stakeholders.

4. Instruct the Neighborhood Councils to set aside at least 20% of their yearly funding in election and selection years to notify stakeholders of candidates filing and of the election and to support any election day costs for location, refreshments, and volunteers. This funding would be in addition to the election outreach that will be conducted by the Department of Neighborhood Empowerment if such funding is allocated.
 - **The Woodland Hills- Warner Center Neighborhood Council does not support this portion, Item 4, of the motion.**
Justification- The allocation of Neighborhood Council Funds should be left to the Neighborhood Councils and not mandated by outside authorities and should only be limited by the current rules and regulations already in place. Election costs vary year to year based on selected election locations, advertising and refreshment costs, number of stakeholders running for board seats and the need for volunteers.
5. Instruct the Office of the City Administrative Officer to identify \$342,000 in funding for the following election outreach and expansion of the online voting platform this current year to begin as soon as possible:
 - a. \$150,000 for the continued build-out of online platform
 - b. \$90,000 for Printing and Binding
 - c. \$67,000 for As-Needed Staffing
 - d. \$35,000 for Office and Admin
 - The Woodland Hills- Warner Center Neighborhood Council supports this portion, Item 5, of the motion.

3. Funding Items:

Item no. (5) – Treasurer, Heath Kline

(16-128) Approval of Monthly Expense Reconciliation [MER] for February 2017

Discussion and possible action:

Motion to approve the WHWCNC Budget for Fiscal Year 2016 - 2017 Monthly Expense Reconciliation [MER] for February 2017. Motion may be amended to include other necessary budget items (2 pages posted with this agenda.)

Item no. (6) Heath Kline, Treasurer

(16-130) Approval of \$750.00 Payment to One Generation for WHWCNC 2017 outreach participation at the One Generation Spring 2017 Senior Symposium

Discussion and possible action:

Motion for approval of a \$750.00 check payment to One Generation for WHWCNC outreach participation at the May 20, 2017 Senior Symposium event, including a dedicated booth, collateral materials and pre-event outreach & promotion. [Budget Line 90]

Item no. (7) Heath Kline, Treasurer

(16-131) - PLUM Committee Request to renew its \$110 annual subscription for 2017 to LA City Municipal Code Change Updates

Discussion and possible action:

Motion for the WHWCNC Board to approve a \$110.00 payment to American Legal Publishing to renew for 2017 the PLUM Committee's subscription to Los Angeles Municipal Zoning Code Supplement Service.
[Budget Line 141]

4. Board Member Area Reports:

Area 1 – Dennis DiBiase, Karen DiBiase, Linda Kouy-Ghadosh, Larry Kraus
Area 2 – Diane Walton, Sean McCarthy, Raymond Cole, Brian Drapkin
Area 3 - Nancy McLean, Herbert Madsen, Martin Lipkin
Area 4 – Don Patterson, Albert Saur
Area 5 – Dorothy Keotz, Wayne Lipschitz, Richard Hollander, Mercy Alpert
Area 6 – Pat Patton, Gordon Murley, Heath Kline, Gilbert Yablon
Area 7 – Aaron Williams, Joyce Fletcher, Marie Pierre, Peter Fletcher
At Large – Sheppard Kaufman

5. Committee Reports:

Animal Services Committee–Dorothy Koetz and Linda Kouy-Ghadosh, Co-Chairs
Beautification Committee – Sean McCarthy, Chair
Budget Committee - Heath Kline, Chair
Community Outreach Committee – Peter Fletcher, Chair
Community Services - Joyce Fletcher and Mercy Alpert, Co-Chairs
Education Committee – Aaron Williams, Chair
Environmental Committee – Karen DiBiase, Chair
Governance Committee – Don Patterson, Chair
Outreach Committee - Peter Fletcher, Chair
PLUM I Committee - Karen Koe, Chair and Martin Lipkin, Vice-Chair
Public Safety Committee – Sheppard Kaufman, Chair
WHIP Committee – Dennis DiBiase and August Steurer, Co-Chairs
Ad Hoc Senior Services – Linda Kouy-Ghadosh and Al Saur, Co-Chairs
Ad-hoc Website Redesign Committee – Peter Fletcher, Chair
Ad-hoc WHWCNC Newsletter – Dennis DiBiase, Chair
Ad-hoc Westfield Promenade 2035 Project – Joyce Fletcher, Chair

Agenda may be amended prior to the Board meeting to include further items:

Announcements:

The next Board meetings will be held on Wednesday, April 12, 2017 at the American Legion Hall, 5320 Fallbrook Ave, Woodland Hills, CA 91367. Meeting dates for or the upcoming 2016/2017 year; the proposed Board meeting dates are: TBD (Date, Time, location subject to change or cancellation. Please check the www.whcouncil.org website)

Adjournment of meeting:

Disabilities Act Notification: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the bases of disability and upon request will provide reasonable accommodation to

ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (818) 756-9628, (818) LA HELPS.

Brown Act Notification: In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all the board in advance of a meeting may be viewed at the www.whcouncil.org calendar page. Agendas for meetings will be posted here and at specific locations 72 hours in advance of the scheduled meeting. Meetings are subject to change and the WHWCNC website www.whcouncil.org should be checked frequently. If you would like a copy of any record related to an item on the agenda, please contact: l.kouyghadosh@whcouncil.org