



AGENDA – WHWCNC FULL BOARD MEETING

Wednesday, August 9, 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: June 14, 2017, July 12, 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
Vice-President - Dennis DiBiase
Treasurer - Heath Kline
Secretary - Linda Kouy-Ghadosh
Parliamentarian - Aaron Williams

Presentation

City of Los Angeles - Emergency Management Department Mona Curry and Crisanta Gonzalez

Emergency Management Department presentation on disaster preparedness. The presentation will be led by Mona Curry the current Valley Bureau Emergency Manager and new Valley Emergency Manager - Crisanta Gonzalez. The twenty-minute presentation will include a power point/video presentation and Q & A.

Presentation

Homeless Connect Day - October 19, 2017 – Jenny Portillo

On October 19, 2017, Woodland Hills will host a Homeless Connect Day at the Prince of Peace Church at 5700 Rudnick Ave. The Homeless Connect gives people experiencing homelessness direct access to nonprofit and government services all in one place, cutting out the red tape and problems with access and transportation they often encounter when they try to get assistance.

Welcome Jenny Portillo, Senior Field Deputy from Bob Blumenfield's Office, who will provide information on the services available for our homeless individuals in the community.

2. Items for Board discussion and possible action:

Item No. (1) PLUM Committee, Karen Koe – Chair, Martin Lipkin – Vice Chair **(16-194) DIR-2017-2-DRB-14SP** **21055 Topochio Dr., 91364**

Discussion and possible action:

As pertaining to Case DIR 2017-2--DRB-SPP-14SP, having held two public meetings for the application filed by Jeon & Chun Development, LLC, to build a 3-story 2,795 square foot residence, an enclosed 451 sq. ft. two car garage and three onsite, uncovered parking spaces located at 21055 Topochico Drive, in the Girard Tract, Woodland Hills, CA 91364 the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed single-family residence project that substantially complies with the applicable regulations, findings, standards, and provisions of the Girard Tract Specific Plan, the Mulholland Scenic Parkway Specific Plan and the Baseline Hillside Ordinance; and

WHEREAS, the project is requesting a Residential Floor Area increase of 20% by compliance with a Front Façade Step-back Option; and

WHEREAS, the project has revised the garage door to be opaque glass; and

WHEREAS, the building wood siding stain color and the stucco colors have been revised to be compatible with colors found in the Santa Monica Mountains landscape, as suggested by the color wheel in the Mulholland Scenic Parkway Guidelines and represented in three revised color renderings; and

WHEREAS, the exterior lighting specified and submitted in product manufacturer cut sheet format will provide shaded, non-obtrusive, glare-free path lighting; and

WHEREAS, a specification for an animal barrier to prevent animals from living in the spaces under the building has been submitted in manufacturer product cut sheet format and represented in the elevations and is acceptable to PLUM; and

WHERE AS, a specification for glass and aluminum guard rails has been submitted in manufacturer product cut sheet format and is represented in the colored renderings and is acceptable to PLUM;

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 by Jeon & Chun Development, for the proposed project at 21055 Topochico Drive, Woodland Hills, CA 91364., 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 plans presented on August 9, 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.
- 2.) 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 July 20, 2017.

Item No. (2) PLUM Committee, Karen Koe – Chair, Martin Lipkin – Vice Chair
(16-195) ZA 2016-3102-ZAD ENV-2016-3103-CE
21438 Marchena Street, 91364

Discussion and possible action:

As pertaining to Case No. ZA 2016-3102-ZAD, having held a PLUM public meeting for the application, to build a 2-story 2, 2139.26 square foot residence, an enclosed 400 square foot two car garage and located 21438 Marchena Street, Woodland Hills, CA 91364 the Planning, Land Use and Mobility Committee hereby makes the following recommendation:

1. The PLUM committee recommends the Zoning Administrator **NOT APPROVE** a new 2,2139.26 sq. ft. (2) story single family dwelling, with a 2-car garage, to be built on Lot 2115 Tract 6170, as it is not, at this time, in substantial compliance with all requirements and conditions of the Hillside Ordinance.
Furthermore, The Applicant failed to provide renderings of proposed exteriors – exterior design/materials/colors, landscape/lighting plan, hillside irrigation/drainage, retaining walls and proposed sewer lines.
2. Therefore, the PLUM Committee **cannot approve** a height increase to 42 feet and two inches.
3. **The PLUM Committee DENIES relief from Section 12.21 C 10 (1) (2) :**
Lot fronts on a street unimproved to less than 20 feet wide.
 - a) The PLUM Committee recommends the entire street be improved to (20) feet wide by the City of Los Angeles and that DOT perform a site inspection and make necessary improvements.
 - b) The Applicant make all required improvements to his property to (20) feet wide and other frontage improvements as deemed necessary by City Planning.
 - c) The Applicant use materials on the frontage, driveway and other City Planning required improvements as the Zoning Administrator and City Planning deem necessary and appropriate.
4. **The PLUM Committee DENIES relief form Section 12.21C 10 (i) (3) :**
Vehicular access from the lot to the boundary of hillside area is not on a street continuously improved to a minimum of twenty feet wide.
 - a. The PLUM Committee recommends, prior to construction, the utility pole that is currently in the right of way, and in a section of the unimproved street less than 20 feet wide, be removed from the current location and placed in a location not on the street. The utility pole currently blocks access to a portion of a sub-standard street and creates a hazard to cars and homeowners.
 - b. The PLUM Committee recommends there be an evaluation done by the Fire Department to determine if the street is a safety hazard and recommend improvements. Also, the Fire Department should determine if there is a current usable fire hydrant in the immediate area that will provide fire protection as a fire truck may not have access to the homes on the street, as this empty lot can currently be used for a fire truck turnaround, but will

- no longer be available for this use. If there is no fire hydrant one should be installed prior to construction.
- c. The PLUM Committee recommends the substandard drop off on the hillside at the end of the street have a barrier installed that is to City Code requirements, as the drop off is a hazard for both cars and pedestrians.
 - d. Garage and Parking requirements must meet the requirements of the Hillside ordinance.
The PLUM Committee recommends the driveway and garage be built to allow adequate on-site parking for residents and guests, as there is no room for any type of street parking which would create a hazard for surrounding homeowners.

5. The PLUM Committee DENIES a request that the applicant reduce side set-backs to 5 feet.

The site abuts other homes, the street is very short and narrow, and the house will be 42 feet tall. Normal setbacks will allow a reasonable amount of open space, air circulation and light between homes. And provides the same for the homes immediately below the property.

6. The PLUM Committee requests the Zoning Administrator require the Applicant provide specific site plans depicting the location of the garage and allowance for ancillary on-site parking in compliance with the Hillside Ordinance.
7. The PLUM Committee requests the Zoning Administrator require the Applicant provide site plans depicting landscape design, irrigation, drainage plans and address possible green building requirements.
8. The PLUM Committee recommends Applicant pursue an option to sewer easement that connects to Dumetz Street sewer line.

Item No. (3) Community Outreach Committee, Peter Fletcher - Chair (16-196) NC Website

Discussion and possible action:

Motion for the NC Board to approve \$500.00 from the 2017/2018 NC Budget to pay Port Town Websites to move the NC Website onto the Bluehost servers.

Item No. (4) Treasurer, Heath Kline (16-197)

Discussion and possible action:

Update and discussion related to the NC Budget and spending.

4. Board Member Area Reports:

- Area 1 – Dennis DiBiase, Karen DiBiase, Linda Kouy-Ghadosh
- Area 2 – Sean McCarthy, Raymond Cole, Brian Drapkin, Paul Lawler
- Area 3 - Nancy McLean, Herbert Madsen, Martin Lipkin, Eva Morris-Huffman
- Area 4 – Don Patterson, Albert Saur, Cameron Gil
- Area 5 – Dorothy Keotz, Richard Hollander, Mercy Alpert
- Area 6 – Pat Patton, Heath Kline, Gilbert Yablon, Lauren Coffman
- Area 7 – Aaron Williams, Joyce Fletcher, Peter Fletcher, Marie Pierre
- At Large – Sheppard Kaufman

5. Committee Reports:

- Animal Services Committee–Dorothy Keotz and Linda Kouy-Ghadosh, Co-Chairs
- Beautification and Environmental Committee – Sean McCarthy and Karen DiBiase – Co-Chairs
- 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 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

Announcements:

The next Board meetings will be held on Wednesday, September 13, 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