



**MINUTES OF
THE DECEMBER 07, 2023 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE**

1. **Call to Order:** the meeting was called to order by CO-Chairperson Martin Lipkin at 6:36 p.m.
2. **Roll Call/Members present:** Joyce Fletcher (arrived at 6:39pm), Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, Matthew Richman, August Steurer, Bobbie Wasserman.
Absent members: Don Patterson.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. By motion of Karen Koe, with a second by Martin Lipkin, the PLUM Minutes of November 02, 2023 were approved as corrected by a **Vote of 7 Ayes (Koe, Lipkin, McCarthy, Rice, Richman, Steurer, Wasserman); 0 Nays; 0 Abstentions.**

Items for Discussion and Possible Action

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.:**

5. **Discussion and possible motion on planning cases ZA-2023-6534-ZAA; AA- 2023-6519-PMLA; and ENV-2023-6520-CE. 22840 Calvert St., Woodland Hills, CA 91367. The applicant proposes to subdivide a single family parcel to two parcels. The applicant seeks an adjustment to permit a 20-foot mid-point lot width in lieu of 70-feet in the RA zone (flag lot condition).**

Steve Nazemi ("SN"), the Civil Engineer on the project, presented the project to the Committee.

Committee comments included, but were not limited to, feeling blindsided by this presentation because it was to focus on subdividing the two lots, not plans for houses with ADUs which appear to be uncharacteristic for the neighborhood; animal keeping rights; lack of justification for variance of code; not willing to assist SN to violate community's rights; sewer lines.

Approximately 11 members of the surrounding Walnut Acres community provided public comment on this project. Comments from the public included, but were not limited to, opposition to the lot split; the ruination of animal keeping rights; proposed buildings dwarfing the existing buildings/structures next door; there have been no approved lot splits in Walnut Acres since 2006; the 120 foot lot can not be split because it will not be 70 feet wide at the mid-point; just say "no!:" keep Walnut Acres the way it was intended; and area is zoned RA-1, animal keeping rights must be preserved and privacy issues are just too great; project should not be allowed.

Further Committee comments included, but were not limited to, urging the community members to attend Community Plan meetings to voice their concerns; urging realtors to advise prospective buyers to investigate/learn about the requirements/restrictions to properties; the foolishness of the owner to pursue this project as it is obvious the owner has no intention of living on the property, rather just wants to develop the property for sale; project does not meet legal requirements; the existing Ordinances and the Specific Plan govern the area; going to Council member Bob Blumenfield to request project be withheld from the City's Planning Department; and that this project does a disservice to this Community.

A Community member asked PLUM to prepare a Community Impact Statement in regard to the issues discussed. Joyce Fletcher will write a Board Recommendation in this regard.

Case leader Henry Rice then presented the following motion:

PLUM MOTION

As pertaining to Cases AA-2023-6519-PMLA and ZA-2023-6534-ZAA, having held 1 public PLUM in person meeting for the application to permit subdivision of the parcel at 22840 Calvert St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, and the application for Zoning Administrator adjustment to allow 20 ft. lot width, at the midpoint of the proposed rear lot, in lieu of the required 70 ft. minimum lot width, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, based on the Preliminary Parcel Map provided by the applicant, as part of the application, the proposed lot split does not involve a parcel landlocked by topography; and,

WHEREAS, the Preliminary Parcel Map provided by the applicant, as part of the application, shows 2 lots conforming to zoning regulations for minimum area. However, the rear flag lot is 20 ft. wide at the midpoint and thus does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (LAMC) Article 2, Sections 12.03 (lot width definition) and 12.07. C. 4, ("RA" Suburban Zone Standards minimum width requirement); and,

WHEREAS, the applicant intends to construct two (2) single family dwellings, totaling 10,720 sq. ft. on the property; and,

WHEREAS, the proposed lot split and subsequent development can impinge on the animal keeping privileges of adjoining property owners authorized by the RA-1 zoning regulations, and thus deprive owners of the value of the RA-1 zoning which they chose; and,

WHEREAS, the proposed lot split will result in a nonconforming flag lot increasing the density, in a very low density residential community as designated by the General Plan, and thus deprive Walnut Acres owners of the value of the RA-1 zoning; and,

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WHEREAS, the proposed lot split and nonconforming flag lot will potentially create privacy issues and conflicts with adjoining residents, and will potentially depreciate the value of adjoining properties; and,

WHEREAS, flag lots change the character of the Walnut Acres community and have the potential to destroy the character and semi-rural atmosphere of the entire Walnut Acres RA-1 zoned community thus depriving Walnut Acres owners of the value of the RA-1 zoning; and,

WHEREAS, flag lots, hidden from the street, tend to promote neighborhood disturbances and criminal activity; and,

WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,

WHEREAS, most existing flag lots in the Walnut Acres community pre-date and do not comply with the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations, and thus set no precedent for these applications; and,

WHEREAS, according to the SB 9 Fact Sheet, issued by California Department of Housing and Community Development, dated March 2022, parcels located in agricultural zones, thus RA-1 zoned properties, are not subject to SB 9 mandates; and,

WHEREAS, the applicant presented no justification that will allow the Zoning Administrator to take away rights from adjacent property owners without rezoning the property, and,

WHEREAS, due to the numerous negative impacts of flag lots on the Walnut Acres community, especially on the three properties adjoining the project site, and the immediate neighborhood over stressed by 3 existing pre-2006 flag lots within 500 feet of the project site, an adjustment of the width of the proposed rear lot from 70 ft. to 20 ft., at the midpoint, creating another nonconforming flag lot, is not warranted; and,

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the application for subdivision of an RA-1 zoned parcel at 22840 Calvert Street into two lots creating a flag lot, and the application for Zoning Administrator adjustment for midpoint lot width nonconformance **not receive** the support of the Board of the Woodland Hills - Warner Center Neighborhood Council.

AND FURTHERMORE, 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 recommendation to **not support** these applications presented to the WHWCNC Board on 12-13-2023.

NB: Prior to the vote being taken on the motion, Mr. McCarthy raised an objection to the motion being written/presented in this manner, rather than in a neutral manner. After a brief discussion among the Committee members the motion proceeded and a vote was taken.

Thus, by motion of Henry Rice, with a second by Joyce Fletcher, the **motion to NOT SUPPORT the project was passed by a Vote of 7 Ayes (Fletcher, Koe, Lipkin, Rice, Richman, Steurer, Wasserman), 0 Nays and 1 Abstention (McCarthy).**

6. **Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and Committee Business, including discussion of possible locations for in-person meetings.**
The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

There are no new cases. Bobbie Wasserman has the only open case.

THE NEXT MEETING OF THE COMMITTEE WILL DECEMBER 21, 2023.

7. **Adjournment:** the meeting was adjourned at 8:19 p.m.

Submitted by,
Karen Koe