

COMMUNITY IMPACT STATEMENT

Woodland Hills – Warner Center Neighborhood Council

Council File: CF 25-1083

Re: SB 79 Local Implementation — Support for Citywide Implementation Option C1

Position: Support with Conditions — Citywide Implementation Option C1

Background

On October 10, 2025, Governor Newsom signed Senate Bill 79 (Wiener), the *Abundant and Affordable Homes Near Transit Act*, into law, with an effective date of July 1, 2026. On November 4, 2025, the City Council adopted a motion (CF 25-1083) instructing the Department of City Planning and other departments to prepare reports on SB 79's provisions and options for local implementation.

On November 17, 2025, the PLUM Committee directed the Department to develop recommendations consistent with Approach C — a Delayed Effectuation strategy paired with a new upzoning ordinance. The City Council adopted those recommendations on December 2, 2025. On February 18, 2026, the Department of City Planning transmitted its follow-up report exploring citywide impacts and specific upzoning options. That February 18 report is the operative Planning Department document before the Council.

Why This Matters to Woodland Hills – Warner Center

Warner Center is specifically identified in the Planning Department's analysis as one of a handful of station areas where existing zoning capacity is already concentrated and where current development permissions may meet or exceed SB 79 thresholds. This means that under a full, unmodified SB 79 implementation, Woodland Hills and Warner Center face substantial rezoning pressure in lower-density residential areas adjacent to the Warner Center transit corridor.

The Planning Department found that 60% of the City's SB 79 TOD zones are comprised of majority low-density sites, and that 57% of TOD zones are made up of majority lower-opportunity areas — meaning SB 79 disproportionately impacts neighborhoods with higher rates of segregation and poverty.

Critically, the bill also affects Very High Fire Hazard Severity Zones (VHFHSZs), with 16% of all TOD zones intersecting VHFHSZs, including three station areas located entirely within a VHFHSZ. Portions of the Woodland Hills community fall within designated VHFHSZs, making fire safety a directly relevant concern.

The Planning Department's Upzoning Options Under Approach C

The February 18, 2026 report presents three upzoning options, all structured to enable a citywide delayed effectuation of SB 79 until approximately 2030:

Option 1 (CT Expansion / C1): Corridor Transition incentives for single-family and low-density sites in Opportunity Stations, allowing 4–16 units at 2–3 stories, with an incremental FAR up to 2.9:1.

Option 2 (TOIA Expansion — Rail Only / C2): Transit Oriented Incentive Area incentives for single-family and low-density sites near operational rail, allowing up to 7 stories and FAR up to 4.5:1, plus Option 1 benefits.

Option 3 (TOIA Expansion — All Stations): Extends TOIA incentives to all Opportunity Stations, not just rail, at the same height and FAR as Option 2.

WHWCNC's Position and Rationale

The Woodland Hills – Warner Center Neighborhood Council supports the citywide implementation approach most consistent with Option 1 / C1 for the following reasons, grounded in the Planning Department's own analysis:

1. **Fire Safety:** The Planning Department explicitly identifies VHFHSZs as a basis for delayed effectuation. Substantial portions of Woodland Hills lie within those zones. Concentrating new high-density development in fire-prone hillside-adjacent areas before adequate infrastructure review poses an unacceptable public safety risk.
2. **Proportionate Scale of Density:** Option 1's 3-story, 4–16 unit scale represents a meaningful increase in housing capacity without the neighborhood disruption of 7-story buildings that Options 2 and 3 would permit near all transit stops, including bus-only stops.
3. **Equity in Implementation:** The Planning Department recommends exempting lower-opportunity areas from upzoning. A more targeted, incentive-based approach avoids concentrating displacement pressure in already-vulnerable communities.
4. **Preserving the Warner Center Specific Plan:** Warner Center is governed by the Warner Center 2035 Specific Plan, a carefully negotiated community planning framework. Indiscriminate upzoning under Options 2 or 3 risks undermining that plan before its full implementation.
5. **Time for Infrastructure Analysis:** SB 79 raises serious questions about the capacity of existing city infrastructure to accommodate substantial new density, given the City's existing challenges in maintaining and modernizing its systems. A measured, phased approach allows time to assess utility, traffic, and school capacity impacts.

Conditions of Support

WHWCNC conditions its support on the following requirements:

6. **Incentive Designation:** The proposed density changes must be explicitly defined as an incentive program, not a rezoning or upzoning. This distinction ensures the incentives may be withdrawn if SB 79 is amended or repealed.
7. **Setback Preservation:** All existing setback requirements of the underlying zoning must be maintained without exception.
8. **Direct Outreach:** All affected property owners and residents must receive mailed notification of the proposed changes, ensuring robust community outreach that extends beyond digital-only communications.
9. **Fire Hazard Zone Protection:** Areas within Very High Fire Hazard Severity Zones must be excluded from any upzoning until a fire safety and evacuation infrastructure analysis is completed.
10. **Warner Center Specific Plan Compatibility:** The Warner Center 2035 Specific Plan must be reviewed for compatibility before any TOD zone designations take effect in the Warner Center corridor.

Submitted on behalf of:

Woodland Hills – Warner Center Neighborhood Council

Council File CF 25-1083

March 2026

Planning, Land Use and Mobility Committee



CASE REPORT

Verizon Wireless – VZW “Archwood”

ZA 2025-1291-CU

at Westfield Topanga Mall

to be located on the side of the parking garage

The Applicant is requesting approval to install a Verizon unmanned wireless communication facility mounted within new Verizon screened boxes located on the exterior of the top floor of the parking garage/structure located at Westfield Topanga Mall. The boxes are described as follows:

- (4) new Verizon 6’-9” tall panel antennas ENCLOSURES
- (4) new Verizon 1 1/2 feet tall CBRS panel antennas
- (4) new Verizon 2 1/2 feet tall C-Band panel antennas
- (8) new Verizon radio units
- (4) new Verizon ray caps
- (1) new Verizon GPS antenna

Also mounted within a new Verizon equipment enclosure on the rooftop:
(3) new Verizon equipment cabinets
(1) new Verizon 27KW natural gas stand-by DC generator

And connections as required for power, fiber and gas service

The 4 screened boxes are 6'-9" feet tall and 14'-0" ~ 26'-0" feet wide and 2'-6" deep and will be mechanically fastened to the garage exterior wall.

Location: The project is located at: 21725 W Victory Blvd. Westfield Topanga Mall, parking structure, Lot 4 of Tract 51448, por..Lot 1&5. Tract 51448 Parcel # 2139-004-045

Applicant PLUM Presentation: **December 18, 2025**
 Representative: Peter J. Blied
 Plancom, Inc., for Verizon Wireless

Applicant: Verizon Wireless
 c/o Peter J. Blied, Plancom, Inc., for Verizon Wireless
 15505 Sand Canyon Avenue Building D
 Irvine, CA 92618
 (714) 262-0651 peter.blied@plancominc.com

Representative: Peter J.Blied

LA City Planner: Shane Strunk, (213) 675-6022

PLUM Case Leader: Matt Richman

The Proposed Verizon project called "Archwood" consists of (4) Cellular antenna's enclosures location on the 5th floor of the parking structure (roughly 65'-7" above grade)

The roof top parking areas have existing solar panels that cover car parking spaces. The new antennae will be mounted on the exterior façade projecting off the 5th floor parapets and mostly visible from the Owensmouth (east elevation) & Victory Blvd (south elevation), and Vanowen (north elevation)

The West elevation is mostly screened by the Topanga Mall structures and set back from the streets.

Each antenna faces a different direction for a North, South, East West exposure.

Each antenna roughly measures 6'-9" tall x 2'-6" deep and vary in width (the smallest being 14'-0" wide, and the largest being 26'-0" wide.). Each antenna enclosure will drop down roughly 36" below the parapet above which will be structural wrapped in a FRP soffit exposed by the floor below.

The antennas are structurally mounted on the façade of the parking structure wrapped in a FRP (fiberglass reinforced plastic) solid panel matching the concrete structures color and exterior details.

Each antenna enclosure house (3) electrical antenna devises with room for expansion as needed for future cell demand.

Each enclosure also has (3) radio units mounted inside the parking floor surround by steel bollards for protection. These radio unit do not encroach into the parking spaces as they are set back and mounted on the parapet wall.

Each antenna will be exposed to the exterior elements projecting off the façade 2'-6" with a top and bottom lid that is made of a "FRP Fiber-gate" concealment lid for ventilation, water dissipation and security. All the FRP materials will match the exterior colors of the structure.

The all the electrical wiring will be run inside exposed conduits mounted on the ceiling of the floor below, traveling towards central equipment room roughly 20'-0" long x 14'-0" wide (irregular shaped). This control room (located on the 5th floor, covered by existing solar panels), will house multiple electronic equipment & battery backup devise with an open top and surrounding 8'-0" tall walls. The location of this room is on a non-parking island and will not encroach into any parking spaces, or traffic circulation.

PLUM Board Motion:

As pertaining to Verizon Wireless, "Archwood" Project, Case Number: ZA 2025-1291-CUW the "Archwood" project, located at 21725 W Victory Blvd, 91367, and having held three public meetings for the application filed by Verizon Wireless for the installation of a Verizon unmanned wireless communication facility mounted within new Verizon screened boxes located on the east side exterior of the top floor of the parking garage at the Westfield Topanga Mall, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Warner Center 2035 Specific Plan; and

WHEREAS, the applicant has obtained permission for installation from the property owner Westfield Topanga Owner LP.

WHEREAS, given the installation is on the top floor of the parking garage, faces easterly and all antennas and equipment will be screened from public view

WHEREAS, the installation does not eliminate garage parking spaces nor create hazardous conditions for cars nor pedestrians

WHEREAS, the applicant has agreed to the following conditions:

PLUM Conditions:

1. Verizon will quickly remove all graffiti that could appear on the screens or on the utility installation on the roof of the parking garage.
2. Verizon will maintain the screens in a manner that eliminates any safety issues for cars and pedestrians.
3. The installation may not be used for advertisements or the display of logos.

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans submitted by Verizon Wireless receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

PLUM Vote: Yes – Marty Lipkin, Joyce Fletcher, Matt Richman, August Steurer, Bobbie Wasserman, Henry Rice No 0 Abstain 0 Ineligible 1

Planning, Land Use and Mobility Committee



CASE REPORT

The Boulevard Apartments: 20600 Ventura Bl., 91364 ENV-2025-3894-CE CPC-2025-3893-ZC-SPPE-SPPC

Applicant / Owner: Acacia Capital: Brandon Behringer
Architect: Andrea Montalbano, Dorman & Associates
Representative: Sharon Douglas [Company: Douglas Development]
PLUM Case Leader: Martin Lipkin

The Boulevard Apartment complex was vetted and approved by the WHWCNC Board and by City Planning in 2016 for construction of a mixed-use project on Ventura Blvd. near the crest of “Chalk Hill.” When construction, the building featured 5 commercial spaces facing Ventura Blvd. that were proposed for small commercial businesses like a coffee shop, hair salon and other types of neighborhood outlets that could attract customer both from within the apartment complex, and also from pedestrians and vehicles on Ventura Blvd. However, after 9+ years of operation, only one or two businesses ever commenced operation in the front-facing commercial spaces, and eventually

they moved out due to the lack of foot traffic in the area, competition from more accessible businesses in near-by shopping centers, and a continuing downward trend in retail and service businesses throughout the City of Los Angeles.

After 10 years of having the 5 commercial units in the building remain empty and unused, the building owners noted that Los Angeles was in need of more housing opportunities and not more neighborhood commercial space and proposed to convert the 5 front-facing units opening onto Ventura Blvd. into residential apartments.



On January 16, 2025, Property owner Acacia Capital requested that the five (5) spaces on the western-most corner of approx. 10-year old structure be re-classified and converted from retail/commercial-intended space to five (5) new residential spaces that include 2nd-floor mezzanine lofts, access from a rear hallway instead of the street, and removal of doorways to the sidewalk.

This motion to adopt those changes in use confirms that the request(s) and reasoning for the requested changes were fully explored and weighed by the 2026 WHWCNC PLUM Committee. The Applicant has asked that the WHWCNC write a letter to Planning if the motion is approved.

WHWCNC PLUM Board Motion:

As pertaining to the Boulevard Apartments' located at 20600 Ventura and the applicant, Acacia Acacia Capital's request for a formal change-of-use reclassification from retail to residential/live-work, and the partial re-configuration of five (5) currently empty retail spaces in the western-most corner of the 10-year old structure be re-classified and converted from retail/commercial-intended space to five (5) residential/live-work spaces that included 2nd-floor (mezzanine) lofts at the

market rates currently charged to the other building tenants in similar-sized apartments.

After having held three public meetings in 2025 and 2026 for the application filed by Acacia Capital, the property owner and manager, for the request to change the five front units along Ventura Blvd. and initially earmarked for commercial use—but which have either never been utilized by commercial tenants, or have had tenants leave due to the lack of commercial traffic at this location, the WHWCNC Planning, Land Use and Mobility Committee PLUM) hereby finds that:

WHEREAS, the developer/owner of the Boulevard Apartments site did fulfill the original requirements of the Ventura Blvd. Specific Plan at the time of the project’s initial conception and subsequent development, and offered the five (5) spaces for commercial/retail use; and

WHEREAS, the the building construction was completed and residential spaces were almost fully leased, while over the same 9-year period since the structure was completed in 2016, only one or two of the five commercial/retail spaces were subsequently leased--with occupying businesses eventually moving out due to a lack of retail traffic in the area; and

WHEREAS, the five empty commercial spaces are being re-designed to incorporate 2nd (mezzanine) floor lofts for additional living room, and have had new residential appliances and features installed so that the units conform with required residential apartment requirements; and

WHEREAS, the change from commercial to residential space will not eliminate garage parking spaces intended for apartment occupants (45 spaces are available), and rear hallways will give occupants of the five new apartment spaces easy access to their garage stalls; and

WHEREAS, there will be no significant exterior material or architectural changes to the existing building, and only the existing front set of steps originally intended for commercial access will be removed and a new planter installed,

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans submitted by Acacia Capital for a change of use and limited re-design of The Boulevard Apartments receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

Committee Vote: Yes – Joyce Fletcher, Marty Lipkin, August Steurer. Matt Richman, Bobbie Wasserman, Henry Rice No 0 Abstain 0 Ineligible 1

Example of a Neighborhood Council NPG to Support an Organization/Project With Broader Service

Olympic Park Neighborhood Council (OPNC) NPGs (2025)

In March 2025, the Olympic Park Neighborhood Council approved multiple NPGs that supported community organizations and activities:

- \$2,781 to the Longwood Area Neighborhood Association for a community block party open to the public.
- \$4,750 to Beautify LA for sustainable beautification projects (gardening, cleaning, art supplies for community events).
- \$1,500 for the LAFD Battalion 11 Appreciation Dinner.

While OPNC and its stakeholders are based in the Olympic Park neighborhood of Los Angeles, Beautify LA and similar groups sometimes operate citywide or serve multiple areas — possibly including adjacent unincorporated parts of Los Angeles County — as part of their broader mission. The grant was still approved because the benefit (beautification, community engagement) applied to the NC's constituency.

Findings:

- A nonprofit doesn't strictly have to be headquartered within the exact council boundary (or even strictly inside city limits), so long as the project or service funded clearly benefits LA City residents.
- Neighborhood Councils and the City Clerk's NC Funding Program insist on public benefit — but they do not file detailed headquarters verification for every nonprofit if the benefit to the community is clear.

In January 2026, the San Jose City Council unanimously voted to establish "ICE-free zones" by prohibiting U.S. Immigration and Customs Enforcement (ICE) from using city-owned properties—including 11 city garages, parking lots, and 75 libraries and community centers—as staging areas or operational bases. The policy aims to protect immigrant communities.

Key details of the San Jose "ICE-free zones" policy:

- **Prohibited Areas:** The policy bans ICE from utilizing city-owned parking areas, community centers, and

libraries, ensuring these locations cannot be used for immigration enforcement.

- **Implementation:** Signs designating these locations as ICE-free zones will be posted, and gates will be installed where necessary to prevent unauthorized access.
- **Reporting:** City employees are required to report any identified ICE activity on these properties to their supervisors.
- **Context:** This action mirrors policies passed by Santa Clara County, aimed at reducing fear among immigrant communities

and blocking federal agents from using local infrastructure for operations.

- **Additional Protections:** The council also passed, or is in the process of passing, measures requiring immigration agents to be unmasked and clearly identified during operations.

The policy specifically targets the use of public resources for federal civil immigration actions.

The Berkeley City Council has taken action to create "**ICE-free zones**" by directing the city manager to identify city-owned properties and draft a policy that restricts their use for federal immigration enforcement activities. This is part of a broader effort across Alameda County and other Bay Area cities.

The Alameda County Board of Supervisors recently voted to formally adopt an ICE-free zone policy and a county-wide response plan. This measure prohibits federal immigration agents from using county-owned properties, including buildings, parking lots, and non-

public areas, for staging operations, surveillance, or processing detainees.

The Berkeley City Council also passed a separate resolution in January 2026 that calls for the abolition of ICE and an end to aggressive enforcement operations, standing in solidarity with other cities experiencing heightened federal enforcement activity.

It is important to note that law enforcement officials have cautioned that these local policies cannot prevent ICE from making arrests on public county property if they have a valid judicial warrant. The local measures are primarily

intended to limit the use of city and county resources and property for federal immigration purposes and to build trust within immigrant communities.

Subject Re: NPG Question
From Ana Cardoso
<ana.cardoso@lacity.org>
To: Juliet Schwarz
<juliet.schwarz@yahoo.com>
Date Feb 2 at 8:00 AM

Good morning Juliet,

The organization's physical address does not need to be within the City of Los Angeles as long as they serve within your NCs boundaries.

Thank you,



Ana Cardoso |

Neighborhood Council

Funding Program,

Funding Representative

City of Los Angeles |

Office of the City Clerk

General Tel: [213-978-](tel:213-978-1058)

[1058](tel:213-978-1058)

Direct Tel: [213-978-1692](tel:213-978-1692)

General

Email: [Clerk.NCFunding@](mailto:Clerk.NCFunding@lacity.org)

lacity.org

iacity.org

Connect with the

Clerk:



TO LEARN MORE ABOUT THE NEIGHBORHOOD FUNDING PROGRAM. CLICK [HERE](#).

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City of Los Angeles



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President – Jon Mann
Vice President - Karen DiBiase
Treasurer – Heath Kline
Secretary – Joyce Fletcher
Parliamentarian – August Steurer

EmpowerLa
200 N. Spring Street
www.wmpowerla.org

BOARD RETREAT MINUTES

Woodland Hills-Warner Center Neighborhood Council
January 31, 2026
9:00am – 3:00pm
Porsche Dealership
In their Community Room
20539 Ventura Blvd. Woodland Hills CA, 91364
IN PERSON MEETNG

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Joyce Fletcher, Secretaria al 818-639-9444 or j.fletcher@whcouncil.org para avisar al Concejo Vecinal.

***PUBLIC INPUT ON AGENDA ITEMS** – The public may address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. *Public comment is limited to (2) minutes per speaker.*

***PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - Comments from the public on other matters not appearing on the agenda *that are within the Board's jurisdiction* will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

General Public Comment is limited to (2) minutes per speaker and 20 minutes total unless adjusted by the presiding officer of the board.

Notice: Candidates running for elections in LA and California: Individual candidates may not speak about their candidacy as this is prohibited by: The California Supreme Court in *Stanson v. Mott* (1976) 17 Cal.3d 206 at 217 provided the general guiding principle prohibiting the use of public funds and resources in election matters: "A fundamental precept of this nation's democratic electoral process is that the government may not take sides in election contests or bestow an unfair advantage on one of several competing factions. NC board members may attend candidate forums that are not sponsored by the NC or provide a forum where **ALL candidates are invited, are present and are provided equal time to speak.**

AGENDA

Call to Order: at 9:00am by Jon Mann
Pledge of Allegiance – by members of the board.

Roll Call: Present: Karen DiBiase, Geoffrey Hobson, Shelly Schwartz. Julian Tu, Reina Cerros-McCaughey, Jon Mann, Susan Roberts, August Steurer, Harout Aristakessian, Martin Lipkin, Janyce Pink, Megan Jacoby, Heath Kline. Kate Kennedy, Joyce Fletcher, Juliet Schwarz. Michelle Delgado, Melanie Kirschbaum

Absent: Dean Mathew, Mary Jo Rizvi, Danny Mulvihill, Harris Cohn. Marc Shapiro

Present: Vincent Autiero, EmpowerLA

9:00AM – 9:15AM

Healing and Guided Meditation with Lisa O'Laughlin

9:15AM – 10:AM

Speakers: Scott Stanley, General Manager – Porshe Woodland Hills, Diana Williams, CEO - West Valley Warner Center Chamber of Commerce, Danielle Vicente, Field Deputy, County Supervisor Lindsey Horvath.

10:AM – 10:15AM

Small Group Discussion 1

Board member recommendations for building quality board dynamics.

**10:15AM – 11:AM – Discussion with Topanga Police Department – Officer Brittney Gutierrez
Issues within the community.**

**11:AM – 12:30PM – Discussion with Congressman Brad Sherman – Issues within the community.
Awards & Recognition Ceremony and Group Photo**

12:30PM – 1:30PM

Lunch

1:30PM – 3:PM

Presentation: “Strategies for Cooperative Interactions” with Liza Katsman

1:30PM to 1:55PM

Small Group Discussion #2 – Team building activity - Working together as a team.
Reflection and finding quiet time prior to speaking and acting when working together.
Without reflection, poor group dynamics will repeat themselves.

1:55PM – 2:20PM

Small Group Discussion #3

Common throughout the groups: Learning to follow rules and listening to each other.
Try to get to know each other better. Actively support each other’s goals. Don’t just show up, have an opinion and leave. Look for opportunities to connect.

2:20PM – 2:45PM

Small Group Discussion #4

Is it opinion or fact?

Stop to think and provide “active listening”.

Commitment to show up for each other.

Humanize: being respectful, tone, and recognizing that each person is unique.

2:45PM – 3:00PM

Closing Remarks & Adjournment – Jon Mann thanked everyone for attending.

Announcements:

The next Regular Board meeting will be held on February 11, 2026. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for year 2025 -2026: Full Board meetings are held on the second Wednesday of every month at 6:30pm. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change.

Adjournment of Meeting: at 3:pm by Jon Mann

*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis 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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least (3) business days (72 hours) prior to the meeting you wish to attend by contacting Secretary, Joyce Fletcher, email j.fletcher@whcouncil.org or the Department of Neighborhood Empowerment at (213) 978-1551
EmpowerLa@LACity.org

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact President, Jon Mann email j.mann@whcouncil.org

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.

- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

- **A copy of this agenda is also physically posted in the plexiglass case fixed to the front door of Fire Station 84 located at 21050 Burbank Blvd., Woodland Hills, CA 91367**

*RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org



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200 N. Spring Street
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MINUTES

**Woodland Hills-Warner Center Neighborhood Council
FULL BOARD MEETING
January 14, 2026
6:30pm – 9:30pm
City of Los Angeles Fire Station 84
In the Community Room
21050 Burbank Blvd., Woodland Hills CS, 91367
IN PERSON MEETING**

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AGENDA

Call to Order: at 6:39pm by Jon Mann

Pledge of Allegiance – by the board members.

Roll Call: Present - Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, August Steurer, Dean Mathew, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Janyce Pink, Megan Jacoby, Danny Mulvihill, Heath Kline, Kate Kennedy, Juliet Schwarz

Absent: Geoffrey Hobson, Reina Cerros-McCaughey, Susan Roberts, Harris Cohn, Joyce Fletcher, Michelle Delgado, Marc Shapiro, Melanie Kirschbaum, Paul Scola

Board Members

Area 1 – Karen DiBiase, Geoffrey Hobson, Shelly Schwartz

Area 2 – Julian Tu, Reina Cerros-McCaughey, Jon Mann, Susan Roberts

Area 3 - August Steurer, Dean Mathew, Harout Aristakessian,

Area 4 – Paul Scola, Martin Lipkin, Mary Jo Rizvi, Janyce Pink

Area 5 - Megan Jacoby

Area 6 – Danny Mulvihill, Heath Kline, Harris Cohn

Area 7 – Kate Kennedy, Joyce Fletcher, Juliet Schwarz, Michelle Delgado

At Large - Marc Shapiro, Melanie Kirschbaum

Public Announcements:

Office of Councilmember Bob Blumenfield (5 minutes each)

Office of Local and State Officials – if available (5 minutes each)

Other Local Agencies – if available (5 minutes each)

General Public Comment, by the Public, on Non-Agenda Items:

General Public Comment is limited to (2) minutes per speaker and 20 minutes total.

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. Approval of Minutes

December 10, 2025 Regular Board Meeting

Motion to approve: Heath Kline Second: Marty Lipkin

Vote: Yes - Roll Call: Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, August Steurer, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Janyce Pink, Megan Jacoby, Danny Mulvihill, Heath Kline, Kate Kennedy, Juliet Schwarz

No 0 Abstain: Dean Mathew Ineligible 0

January 8, 2026 Special Board Meeting

Motion to approve: Heath Kline Second: Marty Lipkin

Roll Call: Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, August Steurer, Dean Mathew, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Janyce Pink, Megan Jacoby, Danny Mulvihill, Heath Kline, Kate Kennedy, Juliet Schwarz, Dean Mathew

No 0 Abstain 0 Ineligible 0

B. Officer Reports

President – Jon Mann

Vice President – Karen DiBiase

Treasurer- Heath Kline

Secretary – Joyce Fletcher

Parliamentarian – August Steurer

2. Items for Discussion and Possible Action:

Item No. (1) Heath Kline, Treasurer

(26-0102) Motion to Approve the December MER

For discussion and possible action:

(5 minutes)

Motion to approve the December 2025 Monthly Expenditure Report [MER] (12 pages)

See posted support documents.

Roll Call Vote

Motion to approve: Heath Kline Second: August Steurer

Roll Call Vote: Yes - Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, August Steurer, Dean Mathew, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Janyce Pink, Megan Jacoby, Danny Mulvihill, Heath Kline, Kate Kennedy, Juliet Schwarz

No 0 Abstain 0 Ineligible 0

Item No. (2) Community Services Committee - Joyce Fletcher, Chair

(26-0103) Motion to Approve Funding for WHWCNC Pole Banner Replacement and Permitting

For discussion and possible action:

(10 minutes)

The WHWCNC has (8) double faced banners on (8) utility poles on Ventura Blvd. The banners are permitted through the City on an annual basis.

Two double faced banners on two poles have been destroyed by the recent storms.

Motion for the board to approve up to \$2, 500 from the 2025/2026 WHWCNC Outreach Budget (Line Item 65-Banners) for the following invoice submitted by A3Visual / AAA Flag and Banner Company. See attached invoice for \$2,197.90 which does not include shipping.

Design and Printing of (2) replacement double banners on (2) poles. \$512.00
Replacement of hardware on two poles, \$195.00
Cost to remove and replace the double banners on (2) poles. \$880.00
Cost for A3Visual to process permits through the City and the City Council for (8) poles for year May 2026 to May 2027. \$450.00
Pre-Flight File Fee: \$20.00 - Tariff surcharge: \$25.60 - Tax: \$115.30 - plus estimated shipping.
Committee Vote: 3 Yes: Fletcher, DiBiase, Roberts No 0 Abstain 0

Support Documents

See attached Invoice and Photographs of the damaged banners. (7 pages)

Motion to approve: Karen DiBiase Second: Julian Tu

Roll Call Vote: Yes - Karen DiBiase, Shelly Schwartz, Julian Tu, Jon Mann, August Steurer, Dean Mathew, Harout Aristakessian, Martin Lipkin, Mary Jo Rizvi, Janyce Pink, Megan Jacoby, Danny Mulvihill, Heath Kline, Kate Kennedy, Juliet Schwarz
No 0 Abstain 0 Ineligible 0

Item No. (3) Homeless & Social Justice Advocacy Committee – Juliet Schwarz Chair

(26-0104) Motion to Grant a \$2,500 Non-Profit Grant (NPG) to Loving Hands Children’s Home

For discussion and possible action: (10 minutes)
Initially discussed and approved to move forward at the Homeless & Social Justice Advocacy Committee meeting on Dec 2, 2025. Motioned by Juliet Schwarz. Seconded by Dean Mathew. Vote passed. 5 yes. 0 no. 0 abstain.

WHEREAS, the WHWCNC is committed to supporting organizations that provide essential services and promote the welfare, safety, and development of children and families within the community; and

WHEREAS, Loving Hands Children’s Home is a recognized non-profit organization dedicated to providing care, shelter, education, and support services to vulnerable and at-risk children; and

WHEREAS, Loving Hands Children’s Home has demonstrated a continued need for financial assistance to sustain and expand its programs and services; and

WHEREAS, the proposed Non-Profit Grant (NPG) aligns with the goals, mission, and funding priorities of the WHWCNC;

NOW, THEREFORE, BE IT RESOLVED, that the WHWCNC hereby approves the granting of a Non-Profit Grant (NPG) in the amount of [insert amount] to Loving Hands Children’s Home; and

BE IT FURTHER RESOLVED, that the funds shall be used exclusively for approved programmatic and operational purposes consistent with the grant application and WHWCNC funding guidelines; and

BE IT FURTHER RESOLVED, that Loving Hands Children’s Home shall comply with all reporting,

update our internal working detailed budget accordingly.

See posted support document (1 page)

Roll Call Vote

Motion was withdrawn by Heath Kline.

**Item No. 6 Nuccio and Tristen Marler; LA Department of Sanitation
(26-0107) Presentation from the Los Angeles Department of Sanitation**

Discussion and possible action:

(15minutes)

Presentation and Q & A were provided.

3. Area Reports – (10 minutes)

Area 1 – Karen DiBiase, Geoffrey Hobson, Shelly Schwartz
Area 2 – Julian Tu, Reina Cerros-McCaughey, Jon Mann, Susan Roberts
Area 3 - August Steurer, Dean Mathew, Harout Aristakessian
Area 4 – Paul Scola, Martin Lipkin, Mary Jo Rizvi, Janyce Pink
Area 5 - Megan Jacoby
Area 6 – Danny Mulvihill. Heath Kline, Harris Cohn
Area 7 – Kate Kennedy, Joyce Fletcher, Juliet Schwarz
At Large – Marc Shapiro, Melanie Kirschbaum

4. Committee Reports - (10 minutes)

Budget Committee – Heath Kline, Chair
Arts and Culture Committee – Harout Aristakessian
Community Services Committee – Joyce Fletcher, Chair
Community Outreach Committee – August Steurer, Chair
Education and Youth Committee – Shelly Schwartz
Environmental & Beautification Committee – Karen DiBiase, Chair
Governance Committee – Officers
Homelessness and Social Justice Advocacy Committee – Juliet Schwarz, Chair
PLUM Committee – Martin Lipkin and Joyce Fletcher. Co-Chairs
Public Safety and Transportation Committee – Megan Jacoby
WHIP Committee – Heath Kline and August Steurer, Co-Chairs

Announcements:

- The Board will hold a training, capacity building, and planning retreat on January 31, 2026. Please visit the calendar page at whcouncil.org for the complete details and to confirm the location date and time.
- The next Regular Board meeting will be held on February 11, 2026. Please visit the calendar page at whcouncil.org for the complete details and to confirm the location, date and time.

Meeting dates for year 2025 -2026: Full Board meetings are held on the second Wednesday of every month at 6:30pm. Check the NC website calendar for a complete list of committee and board meetings. Meeting locations, dates and times are subject to change.

Adjournment of Meeting:

*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis 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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least (3) business days (72 hours) prior to the meeting you wish to attend by contacting Secretary, Joyce Fletcher, email j.fletcher@whcouncil.org or the Department of Neighborhood Empowerment at (213) 978-1551 EmpowerLa@LACity.org

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact President, Jon Mann email j.mann@whcouncil.org

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At the Congress of Neighborhoods, we believe in the power of community to create positive change. By supporting the Congress, you're investing in initiatives that empower our neighborhoods, promote civic engagement, and foster a sense of belonging among Angelenos.

Thank you to all that have contributed so far! Your support is invaluable in making this event a success. We invite those who haven't yet contributed to join us in this important endeavor.

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L.A. CITY COUNCIL MEMBER
DISTRICT 14



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Other donation inquiries may be sent to info@neighborhoodcongress.la.



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\$1,000-4,999

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- Half-page ad in the print/digital program
- Recognition during the Chair's Opening Session remarks

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- Opportunity to host Exhibitor Fair Table

Diamond Sponsor

\$10,000

- All Platinum Benefits plus:
- Opportunity to develop and facilitate networking or workshop session
- Logo included in all event collateral, website

Gifts In-Kind Also Welcome

Contact info@neighborhoodcongress.la for details.

homepage, print/digital program, signage

- Logo included in pre- and post-event emails to registrants



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Los Angeles Congress
of Neighborhoods
Dept. of Neighborhood
Empowerment

200 N Spring St
Los Angeles, CA 90012

info@neighborhoodcongress.org

Neighborhood Council Funding Program
APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Woodland Hills Warner Center NC

SECTION I - APPLICANT INFORMATION

1a) Valley Cultrural Foundation 51-0172702 CA 06/19/1975
Organization Name *Federal I.D. # (EIN#)* *State of Incorporation* *Date of 501(c)(3) Status (if applicable)*

1b) 21600 Oxnard St Woodland Hills CA 91367
Organization Mailing Address *City* *State* *Zip Code*

1c) _____
Business Address (If different) *City* *State* *Zip Code*

1d) **PRIMARY CONTACT INFORMATION:**
Joellen Ammann 818-704-1358 joellen@valleycultural.org
Name *Phone* *Email*

2) **Type of Organization- Please select one:**
 Public School *(not to include private schools)* **Attach Signed letter on School Letterhead** or 501(c)(3) Non-Profit *(other than religious institutions)* **Attach IRS Determination Letter**

3) _____
Name / Address of Affiliated Organization (if applicable) *City* *State* *Zip Code*

SECTION II - PROJECT DESCRIPTION

4) **Please describe the purpose and intent of the grant.**

The funds will be help support the Valley Cultural Foundation community programs. The programs include 10 summer concerts and the July 4th event.

5) **How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)**

Funds will be used to supply the NC with a table, tent chairs and 3 parking passes for the community outreach team to come and table the each (10) concert. The logo will be put on put on our website, marekting materials and all digital flyers.

SECTION III - PROJECT BUDGET OUTLINE

You may also provide the Budget Outline on a separate sheet if necessary or requested.

6a)	Personnel Related Expenses	Requested of NC	Total Projected Cost
	NA	\$	\$
		\$	\$
		\$	\$

6b)	Non-Personnel Related Expenses	Requested of NC	Total Projected Cost
	Table, Tent, Chjirs, Electricity	\$2500.00	\$150,000
		\$	\$
		\$	\$

7) Have you (applicant) applied to any other Neighborhood Councils requesting funds for this project?

No Yes If Yes, please list names of NCs: _____

8) Is the implementation of this specific program or purpose described in Question 4 contingent on any other factors or sources or funding? (Including NPG applications to other NCs) No Yes If Yes, please describe:

Source of Funding	Amount	Total Projected Cost
	\$	\$
	\$	\$
	\$	\$

9) What is the TOTAL amount of the grant funding requested with this application: \$2500.00

10a) Start date: 06/06/26 10b) Date Funds Required: 06/01/26 10c) Expected Completion Date: 08/23/26
 (After completion of the project, the applicant should submit a Project Completion Report to the Neighborhood Council)

SECTION IV - POTENTIAL CONFLICTS OF INTEREST

11a) Do you (applicant) have a current or former relationship with a Board Member of the NC?

No Yes If Yes, please describe below:

Name of NC Board Member	Relationship to Applicant
Joyce Fletcher	Board Member of YCF

11b) If yes, did you request that the board member consult the Office of the City Attorney before filing this application?
 Yes No ***(Please note that if a Board Member of the NC has a conflict of interest and completes this form, or participates in the discussion and voting of this NPG, the NC Funding Program will deny the payment of this grant in its entirety.)**

SECTION V - DECLARATION AND SIGNATURE

I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated. I further affirm that I have read the documents "What is a Public Benefit," and "Conflicts of Interest" of this application and affirm that the proposed project(s) and/or program(s) fall within the criteria of a public benefit project/program and that no conflict of interest exist that would prevent the awarding of the Neighborhood Purposes Grant. I affirm that I am not a current Board Member of the Neighborhood Council to whom I am submitting this application. I further affirm that if the grant received is not used in accordance with the terms of the application stated here, said funds shall be returned immediately to the Neighborhood Council.

12a) Executive Director of Non-Profit Corporation or School Principal - REQUIRED*

Joellen Ammann Director of Operations [Signature] 02/25/2026
 PRINT Name Title Signature Date

12b) Secretary of Non-profit Corporation or Assistant School Principal - REQUIRED*

Joyce Fletcher Secretary [Signature] 02/25/2026
 PRINT Name Title Signature Date

* If a current Board Member holds the position of Executive Director or Secretary, please contact the NC Funding Program at (213) 978-1058 or clerk.ncfunding@lacity.org for instructions on completing this form

Address any reply to: P.O. Box 2350, Los Angeles, Calif. 90053

Department of the Treasury **A**

LA-EO-75-2095

TAX I.D. # 51-017270d

District Director

Internal Revenue Service

Date: DEC 8 1975 In reply refer to: M. Wendelburg
L-391, Code 26E0G2:D:

Determination Section (213) 688-4887 PS

Valley Cultural Center-Warner Park
Corporation
20931 Oxnard Street
Woodland Hills, California 91364

Accounting Period Ending: December 31
Form 990 Required: Yes No
Advance Ruling Period Ends: December 31, 1977

FILE BY
1 APR 1977

Gentlemen:

Based on the information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization of the type described in section 509(a)(2).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization so long as you continue to meet the requirements of the applicable support test. If, however, you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, in the event you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. In addition, if you submit the required information

within the 90 days. grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section 509(a)(2) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(2) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(2) organization.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code

You are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. You are not liable for the taxes imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions concerning these taxes please let us know.

If your sources of support, or your purposes, character, or method of operation is changed, you should let us know so we can consider the effect of the change on your status. Also, you should inform us of all changes in your name or address.

If the yes box at the top of this letter is checked, you are required to file Form 990, Return of Organization Exempt From Income Tax, only if your gross receipts each year are normally more than \$5,000. The return is due by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, for failure to file the return on time

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Sincerely yours,

W. H. Conroy
District Director

Internal Revenue Service

Date: September 26, 2005

VALLEY CULTURAL CENTER
21550 OXNARD ST STE 470
WOODLAND HLS CA 91367-7116



Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Ms. Dalton 31-07967
Customer Service Specialist

Toll Free Telephone Number:
8:30 a.m. to 5:30 p.m. ET
877-829-5500

Fax Number:
513-263-3756

Federal Identification Number:
51-0172702

Dear Sir or Madam:

Thank you for submitting the information shown below. The changes indicated do not adversely affect the exempt status of your organization. The exemption letter previously issued continues in effect. We have updated our records to reflect the name as indicated above.

Please advise us of any future change in the character, purpose, method of operation, name, or address of your organization. Such notification is a requirement for retaining exempt status.

Thank you for your cooperation.

Sincerely,

Janna K. Skufca, Director, TE/GE
Customer Account Services

Item: Amended Articles of Incorporation



Entity Status Letter

Date 9/17/2020

ESL ID 9617374597

Why You Received This Letter

According to our records, the following entity information is true and accurate as of the date of this letter.

Entity ID 0748957

Entity Name VALLEY CULTURAL CENTER

- 1. The entity is in good standing with the Franchise Tax Board.
- 2. The entity is **not** in good standing with the Franchise Tax Board.
- 3. The entity is **currently exempt** from tax under Revenue and Taxation Code (R&TC) Section 23701.9.
- 4. We do not have current information about the entity.
- 5. The entity was administratively dissolved/cancelled on _____ through the Franchise Tax Board Administrative Dissolution process.

Important Information

- This information does not necessarily reflect the entity's current legal or administrative status with any other agency of the state of California or other governmental agency or body.
- If the entity's powers, rights, and privileges were suspended or forfeited at any time in the past, or if the entity did business in California at a time when it was not qualified or not registered to do business in California, this information does not reflect the status or voidability of contracts made by the entity in California during the period the entity was suspended or forfeited (R&TC Sections 23304.1, 23304.5, 23305a, 23305.1).
- The entity certificate of revivor may have a time limitation or may limit the functions the revived entity can perform, or both (R&TC Section 23305b).

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State of California



Ch

SECRETARY OF STATE

I, **BILL JONES**, Secretary of State of the State of California, hereby certify:

That the attached transcript of ^{*2*} page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of



Bill Jones

Secretary of State

17506
ENDORSED - FILED
IN THE OFFICE OF THE
SECRETARY OF STATE
OF THE STATE OF CALIFORNIA
NOV 25 1998
BILL JONES, SECRETARY OF STATE

CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION

The undersigned certify that:

1. They are the president and the secretary, respectively of VALLEY CULTURAL CENTER-WARNER PARK CORPORATION, a California corporation.

2. Article I of the Articles of Incorporation of this corporation is amended to read as follows:

I. The name of this corporation is Valley Cultural Center, a non-profit corporation.

3. Article II of the Articles of Incorporation of this corporation is amended to read as follows:

II. The purpose of this corporation is:

- (a) The presentation of musical concerts to the general public in Warner Center Park and elsewhere.
- (b) The development of a center for cultural activities in the performing and visual arts for the benefit of the residents of the San Fernando Valley.
- (c) The furtherance and continuance of performing and visual art activities in the San Fernando Valley.

4. Article III of the Articles of Incorporation of this corporation is amended to read as follows:

- III. (a) This corporation is organized and operated exclusively for public and charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code.
- (b) Notwithstanding any other provisions of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.
- (c) No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

5. Article IV of the Articles of Incorporation of this corporation is hereby deleted.

6. Article V of the Articles of Incorporation of this corporation is amended to read as follows:

V. The property of this corporation is irrevocably dedicated to educational, literary and charitable purposes, and no part of the net income or assets of this organization shall ever inure to the benefit of any director, or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for educational, literary or charitable purposes and which has established its tax exempt status under Section 501 (c)(3) of the Internal revenue Code.

7. Article VI of the Articles of Incorporation of this corporation is amended to read as follows:

VI. This corporation shall have no corporate members.

7. Article VII of the Articles of Incorporation of this corporation is amended to read as follows:


VII. The principal office of this corporation for the transaction of business is located in Los Angeles County.

8. The foregoing amendments of Articles of Incorporation has been duly approved by the board of directors.

9. The corporation has no members

We further declare under penalty of perjury under the laws of the State of California that the matter set forth in this certificate are true and correct of our own knowledge.

DATE: 11-20-98


STANLEY R. ARNOLD, President


GLENDA PATTON, Secretary



CITY OF LOS ANGELES TAX REGISTRATION CERTIFICATE

THIS CERTIFICATE IS GOOD UNTIL SUSPENDED OR CANCELLED

BUSINESS TAX

ISSUED 5/13/2019

ACCOUNT NO	FUND/CLASS	DESCRIPTION	STARTED	STATUS
0000972757-0001-4	L049	Professions / Occupations	12/8/1975	Active

VALLEY CULTURAL CENTER
 VALLEY CULTURAL FOUNDATION
 21600 OXNARD ST STE 125
 WOODLAND HILLS CA 91367-4977

ISSUED TO

21600 OXNARD STREET SUITE #125
 WOODLAND HILLS, CA 91367-4977



ISSUED FOR TAX COMPLIANCE PURPOSES ONLY
 NOT A LICENSE, PERMIT, OR LAND USE AUTHORIZATION

ISSUED BY:

Clare Bantel
 DIRECTOR OF FINANCE

"No registration certificate or permit issued under the provisions of the Business Tax ordinances of the LAMC, or the payment of any tax required under the provisions of the Business Tax ordinances of the LAMC shall be construed as authorizing the conduct or continuance of any illegal business or of a legal business in an illegal manner."

NOTIFY THE OFFICE OF FINANCE IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - Office of Finance, P.O. Box 53200, Los Angeles CA 90053-0200
 IMPORTANT - READ REVERSE SIDE

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, on page 2.

See Specific Instructions on page 3.

<p>1 Name of entity/individual. An entry is required. (For a sole proprietorship or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Valley Cultural Foundation</p>	
<p>2 Business name/disregarded entity name, if different from above.</p> <p>Valley Cultural Center</p>	
<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input checked="" type="checkbox"/> Other (see instructions) 501 C 3</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 4):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>21600 Oxnard ST #128</p>	<p>Requester's name and address (optional)</p>
<p>6 City, state, and ZIP code</p> <p>Woodland Hills Ca 91367</p>	
<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). Do not report the employer identification number (EIN) of a sole proprietorship or disregarded entity. For a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your EIN. If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
5 1 - 0 1 7 2 7 0 2	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct; and
5. I am exempt from information reporting as a U.S. digital asset broker within the meaning of Regulations section 1.6045-1(g)(4)(i)(A)(1) (other than a registered investment adviser). I claim exempt status under Regulations section 1.6045-1(c)(3)(i)(B)(12).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person </p>	<p>Date 01 / 05 / 2026</p>
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Planning, Land Use and Mobility Committee



CASE REPORT

Wisteria at Warner Center – Vertical Zone 4 Signage (DIR-2026-682-DI; Permit 25048-20000-01185) 5490, 5500, 5600 N Canoga Street, Woodland Hills, 91367

The Applicant may be requesting a Director’s Interpretation to clarify the WC 2035 Plan Sign Ordinance relative to identification signage in Vertical Sign Zone 4 on mid-rise buildings, per LAMC 13B.4.6. On January 14, 2015, the Director of Planning issued an interpretation of the Sign Ordinance clarifying that parapet identification signage, as is proposed by the Applicant, is permitted in Vertical Sign Zone 4 for mid-rise buildings via a Director’s sign-off. The Applicant has been advised by Los Angeles City Planning (LACP) that despite the existing Interpretation, which has been utilized in the approval of identification signage in Vertical Sign Zone 4 for mid-rise buildings on six other sites in Warner Center, a new Director’s Interpretation is necessary due to internal LACP procedural errors.

Relative to the proposed signage, the Applicant proposes the installation of two identical wall signs which includes 5” deep fabricated aluminum halo lit logo and letters. Specifically, these are two building mounted signs, 17’ wide by 88 1/2” tall (125 sq ft). The signs will be illuminated 24/7;

specific placement is proposed along Canoga Avenue and along the southern building façade of the Project, as demonstrated in the associated plans; no residential buildings are in direct line-of-site).

The signs will be mechanically fastened to exterior wall with 1"x1-1/2" acrylic standoffs/spacers and 6 1/2" long zinc plated #14 self-tapping screws w/ 5 1/2" embed. All penetrations sealed with EverGuard Water Block high viscosity sealant. Additionally, there will be 16-gauge steal sheathing behind the sign, which will not be visible.

The project location is at 5490, 5500, 5600 N Canoga Blvd, bordering Canoga/Burbank: at the Southeast corner. Site has existing buildings. Signage will be located in two locations on the parapet of the main building, along Canoga Avenue and on the southern building facade. Permit address is 5500 N Canoga Blvd., Woodland Hills, CA 91367.

Note that the SPI report is completed. Wisteria's legal description is Tract P M 2005-1466 Lot A, Assessor Parcel Number: 2149016027. The total lot area is 767,760 sq ft.

Note there is a related City Plan Case: DIR-2018-7428-SPP.

PLUM Presentations: October 16, 2025 (Courtesy only)

WHWCNC Board: TBD

Applicant: Warren Spieker
Wisteria at Warner Center CCRC LLC
1940 Levante Street
Carlsbad, CA 92009
(760) 704-6260, spiekerw@continuinglife.com

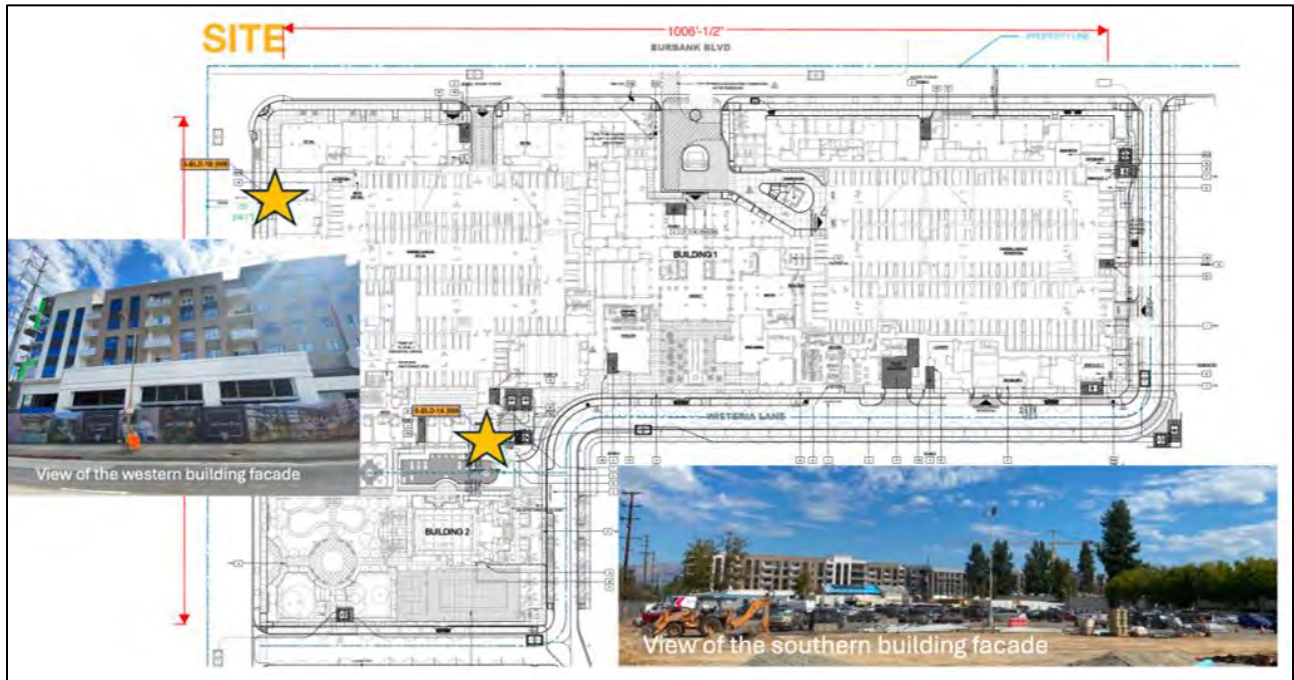
Representative: Sarah Golden/Brad Rosenheim
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite 630
818-716-2778, sarahg@raa-inc.com

LA City Planner: Shane Strunk, 213.675.6022

PLUM Case Leader: Bobbie Wasserman, bobbiewasserman@gmail.com; tel: (917)747-6879

HISTORY:

This is the formal case study for signage only. Applicants have been invited for a courtesy presentation.



Project Background:

Wisteria at Warner Center is a multi-phase continuing care senior residential community currently under development at 5500 N. Canoga Avenue, on a 17-acre site at the northeast corner of Canoga Avenue and Burbank Boulevard. The project is the largest senior living developments approved under the Warner Center 2035 Specific Plan.

At full build-out, Wisteria is approved for:

- 486 Independent Living residences
- 65 Assisted Living units
- 20 Memory Care units
- 76 Skilled Nursing beds
- Over 1 million square feet of residential, medical, dining, amenity, and service space
- A campus-style layout organized around internal courtyards, paseo-style walkways, and structured internal vehicle circulation

Design work is by KTG Architecture + Planning, known for mixed-use, urban-infill projects throughout the region. The building massing is mid-rise with a combination of flat roof podium sections and articulated façades meant to emulate a residential village rather than an institutional facility. Marketing language and visual studies emphasize "walkable resort community," "lifestyle-first design," and "public-facing plazas."

While marketed as a private residential community, Wisteria occupies a high-visibility site at a major gateway into the Warner Center district. Its exterior façade, signage, and nighttime lighting

will be experienced not only by residents, but by thousands of daily drivers, pedestrians, and future Warner Center residents.

The architectural / urban design approach seeks to connect the project with the broader context: integrating pedestrian connections, courtyards, public-facing edges, and visual openness toward its surroundings. Because the project is large, vertically emphasized, and highly visible, elements such as signage, lighting, façade articulation, and building scale will be focal points in reviews, especially in the context of the Warner 2035 Plan's emphasis on high-quality design and cohesive urban character.

The applicant is Spieker Senior Development Partners, which has developed multiple upscale retirement campuses in California. Their positioning is that of high-service, equity-based senior communities, typically with strong lifestyle amenities. Community members may expect a long-term, well-resourced operator, but may also raise questions around community integration, long-term maintenance obligations, emergency traffic impacts, and local hiring or neighborhood outreach.

Signage Conditions: Extracted from DIR-2018-7428-SPP

General Sign Controls

- Multiple temporary signs in windows/building walls are not permitted. (AES-4)
- All signs must be well maintained; remove unused mounting, patch/restore surfaces, keep copy free of damage/graffiti; sign structures must be kept safe and in good repair; no visible razor/barbed wire; no visible service ladders/platforms; remove obsolete signs and repair facades. (AES-7 a–g)
- Materials/attachment methods for all proposed signage require approval from LAFD and LADBS. (AES-8)

Lighting & Illumination

- Exterior/project lighting must be designed to minimize light trespass and focus onto the site; use shielding so sources are not visible from adjacent residential uses. (AES-10, AES-14)
- Lighting shall comply with LAMC §93.0117: no more than 2 foot-candles of intensity or direct glare at any residential property. (AES-11)
- Buildings/signage shall not use highly reflective materials (e.g., mirrored glass), and shall not include large reflective surfaces that could reflect light from signage into surrounding areas; no high-brightness special-effects lighting above levels allowed for permitted signage; no design that creates auto headlight-related glare near glare-sensitive uses. (AES-12, AES-13)

Pre-Permit Lighting Design & Post-Occupancy Testing

- Before issuance of a building permit for signage displays, a lighting design expert must prepare plans/specs identifying maximum luminance levels; City and expert must review and monitor installation/testing for compliance. (AES-16)

- Within 6 months after C of O, applicant/expert must perform a field compliance test at the most exposed light-sensitive receptors using a calibrated light meter; compare “sign on/off” readings to confirm compliance. (AES-17 – protocol specified)

Performance Caps & Controls for Displays

- Max power density: signage displays limited to 12 watts per sq. ft. (Title 24 2008). (AES-18)
- Fully dimmable and on programmable timers; must include an automatic ambient light sensor; intensity not to exceed 0.3 foot-candles above ambient (in addition to other restrictions). (AES-19)
- Max total lumen output: ≤ 20 lumens per sq. ft. (AES-20)

Submittals

- Submit a conceptual signage & lighting design plan to Planning to establish project lighting standards/guidelines. (AES-27)

PLUM Conditions for Applicant Clarification Prior to Recommendation

The following items are required under DIR-2018-7428-SPP. PLUM requests that the applicant provide written acknowledgment and supporting documentation for the following before the NC issues a letter of support or recommendation on the signage permit.

Signage Design & Illumination

- Hours of illumination: 24/7
- Illuminated signs are dimmed with internal controls. Illumination on/ off is controlled with a day/night timer or astronomical timer (provided by others).
- Brightness levels: The LED light is diffused as it is mounted to reflect into the sign itself and then out the back wall of the sign, creating a halo effect. Using “halo” lighting; no applicable calculation for lumen output.

Visibility & Freeway Impact

- It’s noted that the signage will have freeway visibility, has there been a line-of-sight or visual simulation submitted showing the sign from Canoga Ave, Burbank Blvd, and freeway lanes? The signage placement is denoted in the above image (page 3).

Operational Considerations

- Emergency lighting protocols: Signs are not tied to emergency power. They will turn off upon power loss.

PLUM Board Motion:

As pertaining to Wisteria at Warner Center Permit 25048-20000-00960 located at 5500 N.

Canoga Blvd, Woodland Hills, CA 91367, held one public meeting for the application filed by Weidner CA for the placement of two illuminated signs for Wisteria at Warner Center, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Warner Center 2035 Specific Plan; and

WHEREAS, the applicant shall submit written acknowledgment of compliance with mitigation conditions AES-7 through AES-20 of DIR-2018-7428-SPP, including illumination schedule, photometric compliance, wattage and lumen caps, and freeway visibility considerations, prior to NC Board transmission to Planning; and

WHEREAS, given the project's visibility and public-facing architectural frontage at a Warner Center gateway, signage illumination and maintenance are of community interest and subject to PLUM advisory input per Warner Center 2035 Specific Plan design stewardship goals;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Weidner CA receive APPROVAL of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

Motion: Bobbie Wasserman

Second: Marty Lipkin

Vote: 6-0

Aye: 6

Nay: 0

Abstain: 1 (ineligible to vote at this time)

Planning, Land Use and Mobility Committee



CASE REPORT

**Case No: AA-2026-140-PM and ENV-2026-141-CE
21300 Oxnard Street, Woodland Hills CA. 91367**

Project Description

The applicant, 21300 Oxnard Master Site LP proposes the subdivision of the Subject Property from one ground lot to two ground lots. The Subject Property is located at 21300 Oxnard Street (between Canoga Avenue and Variel Avenue) in the Commerce District of the Warner Center 2035 Plan. The entire lot is comprised of 100,649 square feet and upon completion of the Subdivision, Parcel 1 will include 65,749 square feet and Parcel 2 will include 34,900 square feet. There are no construction requests in conjunction with approval of the parcel map subdivision request.

The project currently being built on the site consists of two low-income apartment buildings that have been previously approved by City Planning:

Case # ADM-2023-6353-DB-SPP-HCA-WC-ED1

Applicant: Kasey Burke [Company: 21300 Oxnard Master Site LP]

Representative: Sarah Golden [Company: Rosenheim and Associates, INC]

Location: The project is located at: 21300 Oxnard Street

Applicant PLUM Presentation: **February 5, 2026**
 February 19, 2026

Applicant: Kasey Burke [Company: 21300 Oxnard Master Site LP]

Representative: Sarah Golden [Company: Rosenheim and Associates, INC]

LA City Planner: Phillip Bazan and Iris Wan

PLUM Case Leader Report: Joyce Fletcher

LA City Planning has previously approved the applicant Kasey Burke [Company: 21300 Oxnard Master Site LP] to build two low-income apartment buildings on a lot located at 21300 Oxnard Street.

The two buildings contain a combined total of 301 studio, one, two, and three-bedroom dwellings, as well as parking for 229 vehicles.

The apartments will be restricted as 100 percent affordable housing, with 10 percent of the total units reserved for [very low-income households](#), 20% set aside for moderate income households and 80% set aside for low income households. This corresponds to households making between \$26,490 and \$125,120 per year.

The development replaces a two-story commercial building and parking, and is split into two phases. The initial component, consisting of 173 apartments, occupies the southern portion of the site, while the 128-unit second phase will front Oxnard Street to the north.

The first apartment building has been financed and is currently being built on the site. It has been determined that the two proposed apartment buildings need to have separate financiers.

Therefore, the financiers for each apartment building request the lot to be split so that each building and lot is separately owned and financed, insuring separate responsibility and maintenance of each building and lot.

The subdivision of the lot also allows the developer to best seek and provide uncompromised funding for each apartment building.

The subdivision will not change the previously approved design of the development project that was previously found to be in compliance with the General Plan, Community Plan and Specific Plan.

PLUM Board Motion:

As pertaining to the applicant, 21300 Oxnard Master Site LP, request to subdivide the Subject Property from one ground lot to two ground lots. The Subject Property is located at 21300 Oxnard Street (between Canoga Avenue and Variel Avenue) in the Commerce District of the Warner Center 2035 Plan. The entire lot is comprised of 100,649 square feet and upon completion of the Subdivision, Parcel 1 will include 65,749 square feet and Parcel 2 will include 34,900 square feet. There is no construction request that is in conjunction with approval of the parcel map subdivision request.

Therefore the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans will not change from the previously approved application Case No. ADM-2023-6353-DB-SPP-HCA-WC-ED1 which adheres to the requirements of the General Plan, Community Plan and Specific Plan, and

WHEREAS, the two-phase development remains a 100% affordable project at various income levels, and

WHEREAS, the applicant has obtained funding and has built one low-income apartment building on the site, and

WHEREAS, the applicant in good faith seeks to locate funding to build the second low-income apartment building on the site, and

WHEREAS, new funding is subject to 21300 Oxnard being subdivided into two lots.

The PLUM Committee approves the sub-division at 21300 Oxnard with the following conditions:

PLUM Conditions:

1. The applicant must comply with Case # ADM-2023-6353-DB-SPP-HCA-WC-ED1 City Planning determination letter and conditions.
2. The WHWCNC must be notified of any major changes to the design and plans for the project.

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans submitted by Kasey Burke [Company: 21300 Oxnard Master Site LP] receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

PLUM Vote: Yes 6 No 0 Abstain 0 Ineligible 0

Planning, Land Use and Mobility Committee



TRIAD Group

OSO 17382330

6200 CANOGA AVENUE | WOODLAND HILLS, CA 91367



CASE REPORT
ZA-2025-5184-CUW - Verizon Wireless Facility
OSO Project – ID: 17382330
6200 Canoga Avenue
Woodland Hills, CA 91367
Parcel Number - APN:2149-001-035

Location: 6200 Canoga Avenue, Woodland Hills Ca 91367

PLUM Presentation: **February 19, 2026**
Representative: Jeremy Siegel – Triad Group
Mobile: 714-366-8047
Jeremy.Siegel@triadgroup.com

Applicant: **Verizon Wireless**

Property Owner: Gelb Enterprises, LP
Lisa Gelb - Lisa@GelbGroup.net
6200 Canoga Avenue, 91367

Representative: Jeremy Siegel – Triad Group

LA City Planner: Shane Strunk, (213) 675-6022

PLUM Case Leader: Matt Richman

Project Description: Proposed (2) new cellular antenna enclosures with (1) equipment room roughly 7’-9” high located on the existing rooftop of a 78’-6” tall 4-story (109,992 square feet) office building located on the corner of Canoga Ave. & Erwin St., Woodland Hills, CA 91367

- (Built in 1978, APN#2149-001-035)

CLASS 2 CONDITIONAL USE WIRELESS (CUW) FOR A NEW ROOFTOP FACILITY.

The Proposed Verizon project called “Oso” consists of

- (2) new Cellular antenna enclosures located on existing roof top (7’-9” tall) roughly 85’-6” above grade (293/sf of roof area)
- The existing roof area is flat with side parapet walls 3’-0” tall enclosing multiple solar panels occupying 90% of roof)
- Antenna #1 (19’-0”x21’-0”x 7’-0” tall) irregular shape, located at “South/West” corner of the façade.
- Antenna #2 (10’-0”x12’-0” x 7’-0” tall) square shape, located on top of Mechanical penthouse, located “North/East” central portion of roof.
- Equipment room (28’-0”x7’4”x7’-9” tall) rectangular shape, located on side of penthouse on main flat roof, located “North/East” side of roof. (220/sf)
- All enclosures are made of FRP material, screening the equipment, while matching the color of the building’s exterior
- Antenna #1 is designed as an extension of roof parapet (Glass & Metal) matching the building’s exterior, blending materials which make its appearance un-noticeable from the viewer outside
- Antenna #2 is designed as an extension of the Upper Penthouse material, which is painted stucco, not visible from the outside as its location is centered on the roof.

- Additional wire “routing cable tray” will be hidden behind the Antenna and Mech. Room enclosures (385/sf)
- Total area occupied by Cellular equipment (approximately 898/sf) of roof area
- This Roof Top Facility is unmanned, and not for human habitation, which is exempt from ADA requirements.

PLUM Board Motion:

As pertaining to Verizon Wireless Project, Case Number: **ZA-2025-5184-CUW** the “OSO” Project, located at 6200 Canoga Avenue, 91367, and having held two public meetings for the application filed by Verizon Wireless for the installation of a Verizon unmanned wireless communication facility mounted within new Verizon screened boxes located on the roof top of the office building located at 6200 Canoga Avenue the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Warner Center 2035 Specific Plan; and all enclosures are made of Fiberglass Reinforced Plastic material, screening the equipment, while matching the architecture and the color of the building’s exterior, and blending materials which make its appearance unnoticeable from the viewer outside, and

WHEREAS, the applicant has obtained permission for installation from the property owner Gelb Enterprises, LP. and

WHEREAS, given the installation is on the roof top of an office building, and all antennas and equipment will be screened from public view, and

WHEREAS, the installation does not eliminate parking spaces, office space nor interfere with or create hazardous conditions for cars nor pedestrians, and

WHEREAS, the applicant has agreed to the following conditions:

PLUM Conditions:

1. Verizon will quickly remove all graffiti that could appear on the screens or on the utility installation on the roof of a four-story office building.
2. Verizon will maintain the screens in a manner that eliminates any safety issues for tenants, cars and pedestrians.
3. The installation may not be used for advertisements or the display of logos.
4. Verizon will contact the WHWCNC PLUM Committee should any changes be made to the project that could impact the neighborhood such as height, size and visual aspects.

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans submitted by Verizon Wireless “OSO” Project receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

PLUM Vote: Yes 6 No 0 Abstain 0 Ineligible 1

Planning, Land Use and Mobility Committee



CASE REPORT

Wisteria at Warner Center - Master Alcohol Permit

(DIR-2018-7428-SPP; City Planning Form No. CP-7773, 12/19/24)

21200-21340 Burbank Blvd & 5490-6500 Canoga Avenue, Woodland Hills, 91367

The Applicant, Wisteria Warner Center CCRC, LLC (“Applicant”), is seeking a Main Conditional Use Permit – Master Alcohol Permit to allow up to six ground-floor, public-serving tenancies to offer the sale and dispensing of alcohol (the “Project”) ancillary to previously approved retail and restaurant uses located within the Independent Living Building (“Building 1”) of the Wisteria Warner Center Continuing Care and Retirement Community (“CCRC”). The CCRC is located on an approximately 17.63-acre site at the southeast corner of Canoga Avenue and Burbank Boulevard (“Subject Property”),

within the Commerce-SN Zone and the Commerce District of the Warner Center 2035 Specific Plan (“WC 2035 Plan”).

The Applicant requests a Main Conditional Use Permit – Master Alcohol Permit (Class 2) pursuant to Los Angeles Municipal Code Sections 12.24.W.1 and 13.B.2.2 to allow six previously approved restaurant and retail tenancies to offer alcohol service as follows: four tenancies would provide a full line of alcoholic beverages for on-site consumption with limited off-site carryout sales; one tenancy would offer beer and wine for on-site consumption; and one tenancy would allow a full line of alcoholic beverages for off-site sales with associated on-site tasting.

The Project site consists of approximately 17.63 acres (767,760 square feet) located at 5490, 5500, and 5600 North Canoga Boulevard, at the southeast corner of Canoga Avenue and Burbank Boulevard (APN 2149-016-027; Tract PM 2005-1466 Lot A), within the Commerce-SN Zone and the Commerce District of the Warner Center 2035 Specific Plan area. The proposed alcohol service would remain ancillary to approved restaurant and retail uses serving the mixed-use senior living community.

PLUM Presentations: February 19, 2026

WHWCNC Board: TBD

Applicant: Warren Spieker
Wisteria at Warner Center CCRC LLC
1940 Levante Street
Carlsbad, CA 92009
(760) 704-6260, spiekerw@continuinglife.com

Representative: Sarah Golden/Brad Rosenheim
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite 630
818-716-2778, sarahg@raa-inc.com

LA City Planner: Shane Strunk, 213.675.6022

PLUM Case Leader: Bobbie Wasserman, bobbiewasserman@gmail.com; tel: (917)747-6879

Project Background

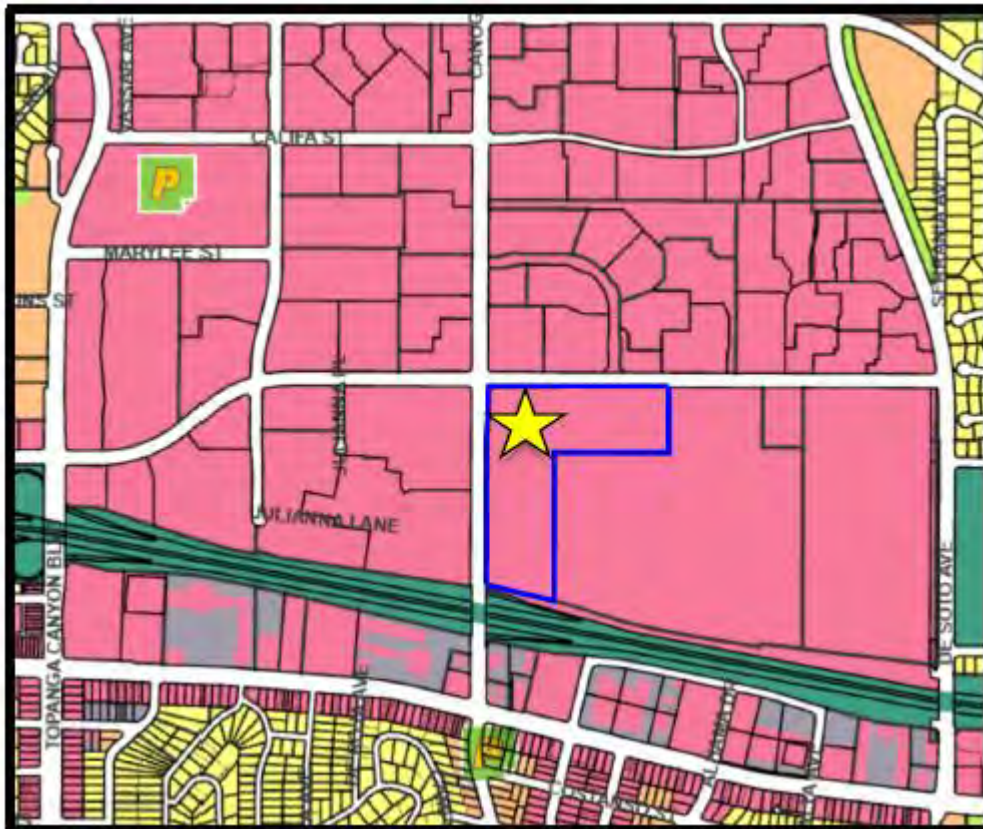
The Wisteria Warner Center Continuing Care and Retirement Community (CCRC), previously approved under City Planning Case No. DIR-2018-7428-SPP, is a multi-phase mixed-use senior living development currently under construction.

The overall Project includes four phases of development, with Phase I and Phase II allowing for construction of the primary Independent Living Building (“Building 1”) and an ancillary pool building.

Building 1 will contain 498 senior independent living units along with associated amenity spaces and approximately 24,586 square feet of ground-floor retail and restaurant uses designed to serve both Project residents and the surrounding community. The ground-floor commercial component includes 12 total retail and restaurant tenancies located at the corner of Canoga Avenue and Burbank Boulevard.

The current request pertains to a maximum of six of these tenancies and seeks authorization for ancillary alcohol service within previously approved commercial spaces. Specifically, four tenancies totaling up to 11,132 square feet of interior floor area, with up to two outdoor patios totaling 1,620 square feet, would offer a full line of alcoholic beverages for on-site consumption with limited off-site carryout sales; one tenancy of up to 2,302 square feet would offer beer and wine for on-site consumption; and one tenancy of up to 2,302 square feet would allow full-line alcohol sales for off-site consumption with associated on-site tasting.

Alcohol service is proposed between 11:00 a.m. and 2:00 a.m., with approximately 150 to 200 employees anticipated on site at any given time and 24-hour security staffing provided. The alcohol component is intended to remain ancillary to the primary restaurant and retail uses and to support a high-quality, family-oriented mixed-use environment serving both residents and the broader Warner Center community.



Additional Information / Findings Summary

The Applicant's Additional Information and Findings indicate that the requested Master Conditional Use Permit would authorize ancillary alcohol service within previously approved ground-floor restaurant and retail spaces associated with the mixed-use Continuing Care Retirement Community. The findings state that the proposal is intended to activate the Burbank Boulevard and Canoga Avenue frontage, enhance pedestrian-oriented uses, and support neighborhood-serving dining consistent with the Warner Center 2035 Specific Plan's mixed-use development framework.

The application asserts that the project's location, scale, and operations are compatible with surrounding commercial, residential, and institutional uses and reference prior approvals under DIR-2018-7428-SPP, on-site security staffing, and operational conditions designed to maintain public safety. The findings further state that the request conforms to the General Plan, Community Plan, and Specific Plan policies supporting Regional Center development, that ABC licensing thresholds do not indicate an undue concentration of alcohol uses within the census tract, and that the proposed ancillary alcohol service would not adversely affect nearby residential communities or neighborhood welfare.

Previous Cases Associated with the Property

The City's Zoning Information and Map Access System (ZIMAS) identifies multiple prior zoning and land use actions affecting the Subject Property, summarized below in chronological order:

ZA-2025-5790-CUB: Filed October 16, 2025, requesting a Conditional Use Permit to allow the sale and service of alcohol within the Continuing Care Retirement Community.

DIR-2018-7428-SPP: Approved August 10, 2021, granting Project Permit Compliance under the Warner Center 2035 Specific Plan for the phased Wisteria Warner Center development, including a Continuing Care Retirement Community, limited public-serving retail and restaurant uses, and an office component. Phase I and II construction is underway pursuant to LADBS Permit No. 21010-10000-05025.

AA-2005-1466-PMLA and Subsequent Actions: Parcel Map subdivision approved February 29, 2008, with a six-year extension granted February 24, 2011, and a modification approved February 3, 2016.

AA-2002-3853-PMW: Parcel Map Waiver approved July 9, 2002, creating two parcels and facilitating conveyance of land to the Los Angeles Fire Department for Fire Station No. 84.

Warner Center 2035 Specific Plan (CPC-2008-3470-SP-FPA-ZC-SUD-BL): Adopted through Ordinance Nos. 182,764, 182,765, and 182,766 (effective December 2013), establishing the current regulatory framework for development within the Warner Center area, with a related Sign District adopted in 2014.

Legacy Planning and Zoning Actions: Earlier legislative and administrative actions affecting the site include General Plan/Zoning Consistency Program changes adopted in 1990, historic zone variances granted in 1980 and 1961, and foundational zoning and building line ordinances adopted between 1958 and 1959 that established the underlying zone pattern and development framework for the property.



PLUM Board Motion:

WHEREAS, the Applicant, Wisteria Warner Center CCRC, LLC, has requested a Main Conditional Use Permit – Master Alcohol Permit (Class 2) pursuant to Los Angeles Municipal Code Sections 12.24.W.1 and 13.B.2.2 to allow the sale and dispensing of alcohol within up to six previously approved ground-floor restaurant and retail tenancies located in the Independent Living Building (“Building 1”) of the Wisteria Warner Center Continuing Care and Retirement Community (CCRC); and

WHEREAS, the Project site consists of approximately 17.63 acres (767,760 square feet) located at 5490, 5500, and 5600 North Canoga Boulevard at the southeast corner of Canoga Avenue and Burbank Boulevard (APN 2149-016-027; Tract PM 2005-1466 Lot A), within the Commerce-SN Zone and the Commerce District of the Warner Center 2035 Specific Plan area; and

WHEREAS, the Wisteria Warner Center CCRC is a previously approved multi-phase mixed-use senior living development currently under construction pursuant to City Planning Case No. DIR-2018-7428-SPP, including the primary Independent Living Building and ancillary structures; and

WHEREAS, the instant request pertains to a maximum of six of the twelve previously approved retail and restaurant tenancies and seeks authorization for ancillary alcohol service within those commercial spaces; and

WHEREAS, the request would authorize four tenancies to provide a full line of alcoholic beverages for on-site consumption with limited off-site carryout, one tenancy to provide beer and wine for on-site consumption, and one tenancy to allow full-line alcohol sales for off-site consumption with associated on-site tasting; and

WHEREAS, proposed alcohol service hours are between 11:00 a.m. and 2:00 a.m., and the Project includes 24-hour on-site security staffing; and

WHEREAS, the Project is located within the Warner Center 2035 Specific Plan area, which establishes the regulatory framework for mixed-use development within the Warner Center community;

Therefore, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Weidner CA receive APPROVAL of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

Motion: Bobbie Wasserman

Second: Matt Richmond

Vote: 6-0

Aye: 6

Nay: 0

Abstain: 1 (ineligible to vote at this time)

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NEW FRIENDS

HOMELESS CENTER

FRIDAY, MARCH 20, 2026

6PM - 7:15PM



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DINNER TO OUR
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COMMUNITY**

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New Friends Homeless Center/Miracle Minded Ministries 3
21781 Ventura Boulevard #337
Woodland Hills, CA 91364 US
Tel: (818) 887-1109
www.newfriendshomelesscenter.org

03/05/2026

Invoice

Vendor:

New Friends Homeless Center

Address:

21781 Ventura Boulevard #337
Woodland Hills, CA 91364

Description of Services/Items:

Outreach Table at 15-Year Anniversary Event in Woodland Hills, CA 91367

Exact Amount:

\$1,000

Date:

March 20 @ 6 pm

Sincerely,

April Belt

April Belt,
CEO and Executive Director / Founder
New Friends Homeless Center

Neighborhood Council Funding Program
APPLICATION for Neighborhood Purposes Grant (NPG)



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Woodland Hills/Warner Center

SECTION I - APPLICANT INFORMATION

1a)	<u>21st Area Boosters, Inc</u> <i>Organization Name</i>	<u>36-4622976</u> <i>Federal I.D. # (EIN#)</i>	<u>CA</u> <i>State of Incorporation</i>	<u>12/24/2007</u> <i>Date of 501(c)(3) Status (if applicable)</i>
1b)	<u>17404 Ventura Blvd, FL 2</u> <i>Organization Mailing Address</i>	<u>Encino</u> <i>City</i>	<u>CA</u> <i>State</i>	<u>91316</u> <i>Zip Code</i>
1c)	<u>21501 Schoenborn St</u> <i>Business Address (if different)</i>	<u>Canoga Park</u> <i>City</i>	<u>CA</u> <i>State</i>	<u>91304</u> <i>Zip Code</i>
1d)	PRIMARY CONTACT INFORMATION:			
	<u>Dustin Troyan</u> <i>Name</i>	<u>818-516-5053</u> <i>Phone</i>	<u>dustin@connectedmediagroup.com</u> <i>Email</i>	
2)	Type of Organization- Please select one: <input type="checkbox"/> Public School (not to include private schools) Attach Signed letter on School Letterhead <input checked="" type="checkbox"/> 501(c)(3) Non-Profit (other than religious institutions) Attach IRS Determination Letter			
3)	<u></u> <i>Name / Address of Affiliated Organization (if applicable)</i>	<u></u> <i>City</i>	<u></u> <i>State</i>	<u></u> <i>Zip Code</i>

SECTION II - PROJECT DESCRIPTION

4) Please describe the purpose and intent of the grant.

Funds are needed to purchase a free standing cover for the Mobile Command Unit which is now parked in the rear parking lot of LAPD Topanga Division. It is parked next to a building under a tree in an effort to protect the roof from the elements. The roof of the unit provides the antennae(s) and other equipment which allows the unit to communicate with its officers and other Mobile Command Units in the event of a major crime or disaster. The Mobil Command Unit is over 10 years old and roof is showing signs of major wear and tear from sun, rain and wind.

5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)

The Mobile Command Unit is called upon any time a major crime or disaster occurs in Topanga Division. The public at large always benefits when officers are present and communication between our officers and other Mobile Command Units is in place. The preservation and upkeep of the Mobile Command Unit is not covered in the Los Angeles Police Department budget.

1 Review Cart

2 Select Options & Review Terms

3 Checkout & Payment

Review your order



Pinnacle Series
- 14'W x 48'L x 14'H
Carport Style: Roof Only
Gable Kit: No Gable Kit
Anchor On: Concrete
Roof Color: Gray
Trim Color: White
1 Unit

\$9,033.00

Subtotal

\$9,033.00

Tax

\$880.72

Grand Total

\$9,913.72

Checkout

Billing Address



SECURE 256-BIT
SSL ENCRYPTION

We're Online!
How may we help you today?



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 30 2008**

21ST AREA BOOSTERS INC
C/O STEPHEN GETZOFF
17404 VENTURA BLVD 2ND FLR
ENCINO, CA 91316

Employer Identification Number:
36-4622976
DLN:
17053057017028
Contact Person:
RAMACHANDRAN MANOJAR ID# 31344
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
December 24, 2007
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2011
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

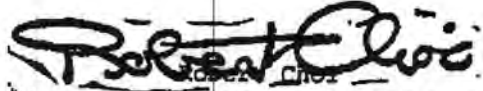
Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

21ST AREA BOOSTERS INC

Sincerely,



Robert Clive
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC
Statute Extension

TOP Mobile Command Post Cover

VersaTube Pinnacle Series Cover

<https://www.versatube.com/pinnacle-series-14-w-x-48-l-x-14-h>

Pinnacle Series- 14'W x 48'L x 14'H

Carport Style

Roof Only

Gable Kit

No Gable Kit

Anchor On

Concrete

Roof Color

Gray

Trim Color

White

Price on Feb 10, 2026:

\$9,033.00 for cover

\$900 Tax

\$9,933.00 Total





To become elected to Budget Advocate, a Budget Representative must receive at least one vote. Budget Representatives running for Budget Advocate may vote for themselves.

The Budget representatives for Region 3 are:

Canoga Park - Anna Measles and Mireira Moran

Encino - Roy Nwaisser (Glenn Bailey is already a Budget Advocate from this region)

Lake Balboa - Mihran Kalaydjian and one open

Reseda - Jamie York and Andres Perkins

Tarzana - Jeff Mausner and Harvey Goldberg

West Hills - Joanne Yvanek-Garb and Joan Trent

Winnetka - David Uebersax and William Burt

Woodland Hills - Warner Center - One open

(Mihran Kalaydjian is already a Budget Advocate from this region)



LOS ANGELES POLICE DEPT.
COMMUNITY MOBILE SUB-STATION
PANGA AREA

LAPD

FOEPKE

the 69 store



Westfield

Topanga

DO NOT ENTER

OWENSMOUTH GARAGE

LAPD

GMC

1438780

1279484



Westfield Topanga

DO NOT ENTER

OWENSMOUTH GARAGE

STOP

LAPD

GMC

1279484



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**A LAS SEIS
OLA DE ROBOS**