

CITY OF LOS ANGELES

CALIFORNIA



**Neighborhood Council  
Committee Members:**

Don Patterson, Co-Chair  
Marty Lipkin, Co-Chair  
Karen Koe  
Henry Rice  
Bobbie Wasserman  
August Steurer  
Joyce Fletcher  
Matt Richman

WOODLAND HILLS WARNER CENTER  
NEIGHBORHOOD COUNCIL

200 N. Spring Street  
Los Angeles, CA 90012

Email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)  
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**Planning, Land Use, and Mobility Committee  
Regular Meeting Agenda  
Over Zoom**

Thursday, April 17, 2025  
6:30 p.m.

Zoom Meeting Online or By Telephone

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83688139479>

Or Dial (669) 900-6833 to Join the Meeting

Then Enter This Webinar ID: 838 7185 9383 and Press #

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Karen DiBiase, Secretaria, al 818-639-9444 o por correo electrónico [www.whcouncil.org](http://www.whcouncil.org) para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THIS WOODLAND HILLS WARNER CENTER NEIGHBORHOOD COUNCIL COMMITTEE MEETING WILL BE AVAILABLE VIRTUALLY.

Every person wishing to address the Board must enter the meeting via the above Zoom link or dial (669) 900- 6833 and enter 836 8813 9479 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the **Meeting of the Woodland Hills – Warner Center Neighborhood Council [WHWCNC] Plum Committee [PLUMCOM]** meeting, the public will be requested to dial \*9 by phone or use the Raise Hand option on Zoom, to address the **PLUMCOM** on any agenda item before the **PLUMCOM** takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the **PLUMCOM**'s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the **PLUMCOM** 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 **WHWCNC** Board or **PLUMCOM** meeting. Public comment is limited to 1 minutes per speaker, unless adjusted by the presiding officer of the **PLUMCOM**.

#### **SB 411 Updates:**

In the event of a disruption that prevents the **PLUMCOM** from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the **PLUMCOM** control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the **PLUMCOM** shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the **PLUMCOM** from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The **PLUMCOM** shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the **PLUMCOM** and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the **PLUMCOM**, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) If the **PLUMCOM** provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph to provide public comment until that timed public comment period has elapsed.

(ii) If the **PLUMCOM** does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) If the **PLUMCOM** provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

I. **CALL TO ORDER AND COMMITTEE ROLL CALL**

II. **APPROVAL OF MINUTES**

III. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Each speaker will be allowed two (2) minute(s).

IV. **NEW BUSINESS**

For additional information on planning cases, please visit:

<https://whcouncil.org/committees/plum-i>.

- a. **Presentation, discussion, and possible action on the development plans for the 3.88-acre property located at 21241- 21243 Ventura Boulevard, 5436 Comercio Way and 21200-21240 Clarendon Street in Woodland Hills**, located in the C4-1LD and P-1LD Zones and the Ventura/Cahuenga Boulevard Corridor Specific Plan area. Due to uncertainty of future market demands, the Applicant/Property Owner, California Landmark Group, is seeking Los Angeles City Planning approval for two different projects, as described below, but would proceed to construct the one that is most palatable for market conditions at the time that construction would commence.
  - i) Townhome Condominium Project (Planning Case No. CPC-2023-6206-DB-SPP-SPR-HCA, VTT-83939-CN) - A residential development with 126 three-story single-family condominium townhomes, seven (7) homes of which restricted for Very Low Income (VLI) Households, and associated parking (within private parking garages and surface stalls) and open space areas.
  - ii) Mixed-Use Project (Planning Case No. CPC-2024-4749-DB-SPPC-PR-HCA) - A seven-story mixed-use development with 578 residential apartment units (including 48 VLI Household units), approximately 7,400 square feet of commercial space, and two parking levels (on and above grade) containing commercial and residential parking stalls.
- b. **Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and general committee business.**  
*The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.*

**ADJOURNMENT**

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, or 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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Los Angeles Fire Department Station 84, 21050 Burbank Blvd., Woodland Hills, CA 91367
- [www.whcouncil.org](http://www.whcouncil.org)
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

**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 Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@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](http://www.whcouncil.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please get in touch with Dena Weiss by email to [d.weiss@whcouncil.org](mailto:d.weiss@whcouncil.org)

**Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.whcouncil.org](http://www.whcouncil.org).