

City of Los Angeles California



Neighborhood Council

Committee Members:

Joyce Fletcher, Co-Chair

Marty Lipkin, Co-Chair

Karen Koe

Henry Rice

Bobbie Wasserman

August Steurer

Marc Schapiro

Marr Richman

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## Woodland Hills-Warner Center Neighborhood Council

### **Zoom Meeting - AGENDA**

**Planning, Land Use, and Mobility Committee**

**Thursday, February 5, 6:30 p.m.**

**Zoom Meeting Online or By Telephone**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82950393784>**

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

**Then Enter This Webinar ID: 829 5039 3784 and Press #**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Joyce Fletcher, Secretaria, al (818) 639-9444 o por correo electrónico [joyce.fletcher@whcouncil.org](mailto:joyce.fletcher@whcouncil.org) para avisar al Concejo Vecinal.

**IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE WOODLAND HILLS-WARNER CENTER NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.**

Every person wishing to address the Board must dial (669)900-6833 and enter **829 5039 3784** and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial \*9 or use the Raise Hand option, to 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.

**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. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.**

In the event of a disruption that prevents the eligible legislative body 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 eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body 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 eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. **California Government Code Section 54953.8(b)(3).**

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. **California Government Code Section 54953.8(b)(4).**

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 eligible legislative body, 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. **California Government Code Section 54953.8(b)(5),**

A legislative body that 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 paragraph (5), to provide public comment until that timed public comment period has elapsed.

**California Government Code Section 54953.8(b)(6)(A),**

A legislative body that 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 paragraph (5), or otherwise be recognized for the purpose of providing public comment.

**California Government Code Section 54953.8(b)(6)(B).**

**I. CALL TO ORDER:**

**COMMITTEE ROLL CALL** - Members: Marty Lipkin, Co-Chair, Joyce Fletcher, Co-Chair, August Steurer, Karen Koe. Henry Rice, Matt Richman, Bobbie Wasserman, Marc Shapiro

**II. APPROVAL OF MINUTES:**

**Regular PLUM Meeting** - December 18, 2025

**Special PLUM Meeting** – January 15, 2025

**III. General Public Comment on Items on the Agenda** – Comments from the public on agenda items that are within the WHWCNC’s Board jurisdiction and within the committee’s jurisdiction. Each speaker will be allowed a two (2) minute comment on each agenda item.

**IV. AGENDA ITEMS**

For discussion and possible action:

**1. New Case: Presentation by Representative, Sarah Golden**

Meta Development, the owners of **21300 Oxnard Street**, have submitted an application for a Parcel Map, assigned City Planning Case Numbers AA-2026-140-PM and ENV-2026-141-CE. The Parcel Map is proposed to put each of the multi-family buildings currently under construction, on their own ground lots. **Marc Shapiro**

**2. Final Motion and Case Report**

**20600 Ventura Blvd. 91364. The Boulevard Apartment Complex.**

The project was built in 2016. The project has front facing commercial space that the developer would like to convert into studio apartments that will be live/work and market rate. Change from commercial to residential. **Marty Lipkin**

**3. Final Motion and Case Report**

**New Verizon Wireless Telecommunications Facility “Archwood” WTF** on Parking Structure at 21725 Victory Blvd. Canoga Park, Westfield Topanga Mall. ZA-2025-1291-CUW. **Matt Richman and Joyce Fletcher**

**4. Update-** Old case replaced by NEW Case and will be presented at the February 19<sup>th</sup> PLUM Meeting. **Wisteria at Warner Center**, 5490, 5500, 5600 N. Canoga Blvd. Former City Planning request for NC approval of Project Permit Compliance for Vertical Signage at Wisteria per the Warner Center Sign District. **However**, Planning has asked the applicant to file a case as a Director’s Interpretation, terminating the Project Compliance case. The Director’s Interpretation will memorialize an administrative interpretation relative to the Sign Ordinance which permits the type of signage proposed which is identification signage located at the top/on the parapet of a mid-rise building permitted with a simple sign-off.

The representative will provide an update and new filing information at the Feb. 19<sup>th</sup> PLUM Meeting. **Bobbie Wasserman**

**5. Update:** Case will be presented at the February 19<sup>th</sup> PLUM Meeting.

**Case Number: ZA-2025-6934-MCUP (Wisteria)**

**Case Filed On: 12/16/2025 City Staff Assigned: IRIS WAN**

**Request for MCUP** to allow the sale and dispensing of a full line of alcoholic beverages for both on-site consumption within a proposed mixed-use development senior living facility and commercial uses.

Applicant: Warren Spieker III [Company: Wisteria Warner Center (CCR, LLC)]

Representative: Sarah Golden

**Bobbie Wasserman**

**6. New Case - Verizon Wireless - Case ZA-2025-5184-CUW** - Proposed rooftop wireless facility at 6200 Canoga Avenue in Woodland Hills.

This project features a seamless rooftop installation designed to integrate fully into the existing building architecture, ensuring that no equipment will be visible from any adjacent vantage points. Feb. 19<sup>th</sup> PLUM Meeting. Jeremy Siegel  
Applicant Representative for Verizon Wireless

**7. New Case – CVS Pharmacy – Case Number ZA–2025–5123–CUB, 22968 Victory Blvd. 91367** - renewal request application for the continued sale of a full line of alcoholic beverages for offsite consumption at this location. The site has been continuously operated since 2001 and there are no proposed changes to the existing operations. Bruce Evans, Representative of project applicant Garfield Beach CVS, LLC. and Genevieve Smith

**8. Recap:**

January 13<sup>th</sup> City Planning PLUM Hearing related to **Council File 25-1486** and proposed project at Woodland Hills Country Club. **Joyce Fletcher**  
Walnut Acres Lot Split Hearing- Fen, 12<sup>th</sup> – 4:30pm Van Nuys City Hall – **Henry Rice**

**9. Notice of Proposed Demolitions in Woodland Hills.**

1. Notice of proposed demolition at: 23475 Long Valley Road – Proposed Cemetery  
Demolition pre-inspection application number: 25019-20000-03800 & 02/B25VN30152

2. Notice of proposed demolition at: 22045 Clarendon  
Demolition pre-inspection application No: 25019-20000-03550/ BN25VN28003  
**Marc Shapiro**

3. 22044 Crespi Street – 25019-20000-03882/B25VN30867

4. 21010 Vanowen Street – 25019-20000-03908/B25VN31051 – Apartment Building  
**Bobbie Wasserman**

5. 5800 Winnetka Avenue – 25019-20000-3992/B25VN31889

6. 23236 Hatteras Street – 25019-20000-04143/B25VN33129

7. 6227 Glide Ave-25019-20000-04539/B25VN36326

8. 23110 Erwin Street-25019-20000-04583/B25VN36845

9. 22820 Califa Street-25019-20000-04326/B25VN34484

10. 5718 Winnetka - Application: 25019-04649/B25VN37381

Contact - Name: Milad Kazemi, (818) 874-3047

New

**10. New Business** – to be discussed and possibly placed on a future committee meeting.

ADJOURNMENT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on 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)

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#### 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 at our website.