

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

Marr Richman

Email: NCsupport@lacity.org

Website: www.empowerla.org

Woodland Hills-Warner Center
Neighborhood Council

AGENDA

(PLUM) Planning, Land Use, and Mobility Committee

Thursday, April 16, 2026

6:30 pm to 9:00pm

LA Fire Station 84

21050 Burbank Blvd. Woodland Hills CA 91367

In the Community Room

Free parking across the street.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Secretary, Joyce Fletcher de la Mesa Directiva, j.fletcher@whcouncil.org o por correo electrónico avisar al Concejo Vecinal.

Two Minute Public comment on other matters not appearing on the agenda: that are within the Committee's jurisdiction, will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee 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 Committee meeting.

Public comment on agenda items is limited to two (2) minutes per speaker, unless adjusted by the presiding officer of the Committee.

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,

II. APPROVAL OF MINUTES: March 5, 2026 and March 19, 2026

III. General Public Comment on Items on the Agenda – Comments from the public on agenda items that are listed below. Each speaker will be allowed a two (2) minute comment on each agenda item.

IV. AGENDA ITEMS

For discussion and possible action:

CONTINUING CASE

1. **ZA-2026-29-CUB - Boiling Crab - 23397 Mulholland Drive, Woodland Hills**
A Conditional Use Permit request for a restaurant.
Representative will present case at April 16th PLUM Meeting.
Alissa Thomas, Rawlings Consulting - 951.225.4163 (O)
Case Leader, Marty Lipkin

NEW CASES - That are currently open

1. **03/03/2026 - AA-2026-1026-PMEX, 21031 W WARNER CENTER LANE**
Lot line adjustment between two legal lots. (Adler)
PARCEL MAP EXEMPTION
Rose Fistrovic, 213-223-1537
2. **12/21/2023 - VTT-74891-EXT - 21031 W WARNER CENTER LANE**
VTT-VESTING TENTATIVE TRACT – City of Los Angeles (Adler)
1 and 2 – Case Leader, Henry Rice
3. **03/05/2026 - AA-2026-1091-PMEX, 20931 W BURBANK BLVD**
Lot line adjustment to realign internal lots for 4 parcels (Adler)
PARCEL MAP EXEMPTION Rose Fistrovic, 213-223-153
6 and 7 Case Leader, August Steurer
4. **02/06/2026 - DIR-2026-599-MSP-DRB-SPPC - 4100 N CARRIZAL ROAD**
New Construction of a Single-Family Dwelling in the Mulholland Specific Plan for Design Review and Project Compliance. A class 1 CUP is not requested as part of this application. Also, ENV-2026-600-EAF 4100 N CARRIZAL ROAD – ENVIRONMENTAL ASSESSMENT-
Case Leaders, Matt Richman and Joyce Fletcher
5. **12/20/2023 - ADM-2023-8376-DB-SPP-VHCA-ED1 - 5328 N TOPANGA CANYON BLVD**
100% affordable housing residential development utilizing AB 2334 and ED1 DB-DENSITY BONUS EXECUTIVE DIRECTIVE 1 SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE VHCA-VESTING HOUSING CRISIS ACT
Jonathan Yang – 213-437-3403. The lot is next to the car repair shop. Appears to perhaps have not been approved at this time. The applicant is still making corrections as of 3/4/2026. Building and Safety.
6. **1/13/2026 – ZA-2026-156-MPA – 6600 N Topanga Canyon Blvd – MPA under ZA-2017-3167-MCUP to allow the sale and dispensing of beer and wine in conjunction with a restaurant. MPA under ZA-2017-3167-MCUP. Company: Kura Sushi USA Inc. City Planner: Quintin Garcia and Iris Wan**
Case Leader, Bobbie Wasserman

7. Lot Split into 10 spaces at 6540 Shoup, between Victory and Vanowen.

Case: VTT-85151-SH-VHCA

City Planner: Laura Frazin Steele

Case Leader, Matt Richman

CASES THAT HAVE BEEN FAST TRACKED and APPROVED

1. 9/16/2025 – DIR-2025-5182-DI. 21010 W Erwin St., (1-376) The Q Apartments
Directors Interpretation to interpret the proposed “Arcade Use” as a recreation use rather than an Entertainment use.

David Weintraub, 818-852-5250

2. 9/18/2025 – ZA-2025-5272-CUB, 21010 W Erwin Street (1-376) CUP to allow the sale of beer and wine only in conjunction with an existing family recreation center operating from 10am to 9pm daily. *See above Item #1. Same address.*

David Weintraub, 818-852-5250

1 and 2 - Case Leader, Joyce Fletcher

Report – Neither the applicant nor the city notified the WHWCNC. The applicant held their own “public hearing”. Then it fast tracked through city planning. It’s too late to appeal. See the attached determination letter. Letter of complaint to be sent to the City and CD3.

3. 9/18/2025 – DIR-2025-5262-SPPCC, 22990 Ventura Blvd., Install a wall sign 24 inches by 7feet 8inches or 15.33 sq. ft., Specific Plan Permit Compliance.

Miriam Hansen 310-613-3586

Case Leader, Joyce Fletcher

Report – Neither the applicant nor the city notified the WHWCNC. Then it fast tracked through city planning. The Determination letter has no date to be able to appeal. See the attached determination letter. Letter of complaint to be sent to the City and CD3.

4. 9/18/2025 – FAR-2925-5258-AN-SPPC-WC-VHCA-RED1 – 21010 Vanowen Street. 395 Unit 100% Affordable Senior Living Project – Affordable Housing Incentive program – WC Specific Plan Project Permit Compliance – Warner Center Vesting Housing Crisis Act Redi-Revised Executive Directive 1.

Sarah Golden, 818-716-2778

Case Leader, Bobbie Wasserman

Report - This project was fast tracked thought the city by only ministerial review and cannot be appealed. See the attached determination letter. Letter of complaint to be sent to the City and CD3.

V. Notice of Proposed Demolitions in Woodland Hills for discussion.

NEW Demolitions:

23143 Dolorosa St. - Application # 26019-20000-00576/B26VN04016
Contact: Barbara Paderni 818- 205-8201
(major remodel and moving pool)

23035 Calvert St. - Application # 26019-20000-00443/B26VN03083
Contact: Mariam Sanchez 818-285-9596

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

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

ADJOURNMENT

The PLUM Committee meets on the 1st and 3rd Thursday of each month. However please go to the Council website: whcouncil.org and click on the calendar page to verify the date, time and location of the meeting and find a copy of the agenda.

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

Public Posting of Agendas

Woodland Hills Warner Center Neighborhood Council agendas are posted for public review as follows:

Los Angeles Fire Department Station 84, 21050 Burbank Blvd., Woodland Hills, CA 91367
In a plastic box attached to the front window of the Fire Station next to the front door.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access to 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 related to an item on the agenda, please get in touch with Secretary Joyce Fletcher by email to j.fletcher@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 at our website.