

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, May 21, 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: April 16, 2026
May 7, 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:

1. CONTINUING CASES

A. ZA-2026-29-CUB - Boiling Crab - 23397 Mulholland Drive, Woodland Hills

A Conditional Use Permit request for a restaurant.

Representative will present case on May 21st in-person PLUM Meeting.

Alissa Thomas, Rawlings Consulting - 951.225.4163 (O)

Case Leader, Marty Lipkin

B. Adler Property

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)

3. Also 4/16/2026 – AA-2026-1900 PMEX, 20950 W WARNER CENTER LANE

Parcel map exemption

Rose Fistrovic, 213-223-1537

4. 03/05/2026 - AA-2026-1091-PMEX, 20931 W BURBANK BLVD

Lot line adjustment to realign internal lots for 4 parcels (Adler)

Also PARCEL MAP EXEMPTION

Rose Fistrovic, 213-223-1537

Case Leader, August Steurer and Henry Rice

D. 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

E. 12/20/2023 - ADM-2023-8376-DB-SPP-VHCA-ED1 - 5328 N TOPANGA

CANYON BLVD (this is an old case. But, has the project changed in 2026

without NC or stakeholder input?

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. *August Steurer*

F. 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

3. New Cases for discussion and assignment:

1. ENV-202-2112-EAF and ZA-2026-2111-MPA 5780 N Canoga Avenue

Certified Neighborhood Council -- Woodland Hills-Warner Center

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/28/2026	ENV-2026-2112-EAF	5780 N CANOGA AVE	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Unit D. MPA to ZA-2023-2536-ZV-MCUP to allow the onsite sale of beer and wine with an (E) restaurant with 52 indoor seats and 90 outdoor seats. Hours 11am-9pm, daily.	ENVIRONMENTAL ASSESSMENT	

04/28/2026	ZA-2026-2111-MPA	5780 N CANOGA AVE	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Unit D. MPA to ZA-2023-2536-ZV-MCUP to allow the onsite sale of beer and wine with an (E) restaurant with 52 indoor seats and 90 outdoor seats. Hours 11am-9pm, daily.	MAIN PLAN APPROVAL	
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CNC Records: 2

Case Leader: ?

2. DIR-2026-1761-SPPC-SPPA and ENV-2026-1762-EAF 22109 W Ventura Blvd

Certified Neighborhood Council -- Woodland Hills-Warner Center

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
04/16/2026	AA-2026-1900-PMEX	20950 W WARNER CENTER LANE	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Lot Line adj. to align internal lot lines between (4) parcels.	PARCEL MAP EXEMPTION	Rose Fistrovic 213-223-1537
04/08/2026	DIR-2026-1761-SPPC-SPPA	22109 W VENTURA BLVD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	A project compliance case and Specific Plan project adj. for the Demolition of two existing buildings and parking lot; replacement with asphalt parking lot, landscape planters, gates, and fencing.	SPECIFIC PLAN PROJECT COMPLIANCE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT PROJECT ADJUSTMENT SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT	
04/08/2026	ENV-2026-1762-EAF	22109 W VENTURA BLVD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	A project compliance case and Specific Plan project adj. for the Demolition of two existing buildings and parking lot; replacement with asphalt parking lot, landscape planters, gates, and fencing.	ENVIRONMENTAL ASSESSMENT	

CNC Records: 3

Case Leaders: Marty Lipkin and August Steurer

4. Notice of NEW Proposed Demolitions in Woodland Hills for discussion.

From the Department of Building and Safety

April 2026

22660 Calvert Street – Application # 26019-20000-01396/B26VN10657

Serena Shlomof – 310-780-1146

5909 Variel Avenue Unit 1-18 Application # 26019-20000-00927/B26VN06574

Terri Dickerhoff – 213-422-1450

23224 Burbank Blvd. Application #26019-20000-10246/B26VN09207

Michael Behar Brison – 424-644-4722

Case Leader: Henry Rice

4600 Santa Lucia Drive – Application # 26019-20000-01109/B26VN07996

Engineer Cap Partners – 818-540-8856

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

Includes items listed as Archived.

Archived for possible discussion:

Past Notices: March 2026

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

Last (6) months:

1. Notice of proposed demolition at: 23475 Long Valley Road – **Proposed Cemetery at Boething Tree Land.**

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) 874-304

Archived for possible discussion:

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.

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

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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.