

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

Matt Richman

Email: NCsupport@lacity.org

Website: www.empowerla.org

Woodland Hills-Warner Center
Neighborhood Council

AGENDA

(PLUM) Planning, Land Use, and Mobility Committee

Thursday, June 4, 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: May 21, 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. **APPLICANT PRESENTATION - DIR-2026-1761-SPPCC-SPPA
and ENV-2026- 1762-EAF 22109 W Ventura Blvd**

Requested Entitlement: 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. A request for the Project Adjustment is related to providing a 10ft. Landscape buffer

Applicant: Adam Watts [Company: VCA Animal Hospitals]

Representative: Robbie Mahmoud [Company: APD Consultants]

Staff Assigned: Abraham Lamontagne

Case Leaders, Joyce Fletcher

2. CONTINUING CASES

**A. 04/26/2026 - and ZA-2026-2111-MPA and ENV-2026-2112-EAF
5780 Canoga Avenue**

Requested Entitlement: Pursuant to LAMC Auth:13B.2.2.H, Proc:13B.2.2.H. of Ch. 1A. MPA, at Unit D, 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.

Applicant: MURRAY WISHENGRAD [Company: THE STAND LLC]

Representative: LILIGER DAMASO & ROB DEL LA TORRE [Company: LIQUOR LICENSE BROKERS.COM]

Staff Assigned: GRACIELA ACOSTA

Case Leader, Bobbie Wasserman

B. 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

C. Case: VTT-85151-SH-VHCA – 6540 Shoup, between Victory and Vanowen

Lot Split into 10 houses with ADU's

City Planner: Laura Frazin Steele

Case Leader, Matt Richman – has contacted Planning and will provide updated information. See below email from City Planning. PLUM discussion for how to respond on be-half of the community.

From: Laura Frazin-Steele

Subject: Re: 6540 SHOUP CASE ##VTT-85151-SH-VHCA

To: Matt Richman

“Currently, the case is on hold pending submittal of additional materials by the applicant. The applicant filed for this project under State of California Senate Bill 1123, which means that it is a ministerial approval process as legislated by the State. The City does not have discretionary review over these projects. I have attached an Inter-Departmental Memo about SB 1123.

I am happy to schedule a google meets meeting with you to explain SB 1123, and I'd like to loop in my supervisor. Please let me know some times that will work for you to meet virtually.”

D. 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 – The case leaders have discussed with the Planning and will provide an update.

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.**

Case Leader, August Steurer

3. New Cases for discussion and assignment:

5.12/2026 AA-2026-2368-COC 22960 W Califa Street

Work Description per LADBS –

******GPI AND POSTING**** FOR 2 SFD, 2 POOLS, 2 ADU, POOL REMOVAL.**

5/7/2026 EAR-2026-2313-AH-SPPC-WC-VHCA-RED

Project Description: **6366 N Canoga Avenue**

The construction of a 4-phase, 100% affordable assisted living project, spanning four buildings.

Applicant: George Kutnerian [Company: 6400 Canoga LP]

Representative: Sarah Wolfson Golden [Company: Rosenheim & Associates, Inc.]

Certified Neighborhood Council – Woodland Hills-Warner Center							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
05/12/2026	AA-2026-2368-COC	22960 W CALIFA ST	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Certificate of Compliance	CERTIFICATE OF COMPLIANCE	
05/12/2026	AA-2026-2369-COC	tract: TR 3558 block: lot: PT 8 arb: 22	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Certificate of Compliance pursuant to LAMC 17.50.B 3 (c) and Gov't Code Section 66499.35.	CERTIFICATE OF COMPLIANCE	

05/07/2026	EAR-2026-2313-AH-SPPC-WC-VHCA-RED1	6366 N CANOGA AVE	3	Canoga Park - Winnetka - Woodland Hills - West Hills	The construction of a 4-phase, 100% affordable assisted living project , spanning four buildings.	Affordable Housing Incentive Program SPECIFIC PLAN PROJECT COMPLIANCE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE WARNER CENTER VESTING HOUSING CRISIS ACT RED1-REVISED EXECUTIVE DIRECTIVE 1	Sarah Wolfson Golden (818) 716-2778
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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

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.