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
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Woodland Hills-Warner Center
Neighborhood Council

AGENDA
(PLUM) Planning, Land Use, and Mobility Committee
Thursday, July 2, 2026
6:30 pm to 9:00pm

Zoom Meeting Online or By Telephone
Join Zoom Meeting
https://us02web.zoom.us/j/88168771013
Or Dial (669) 900-6833 to Join the Meeting
Then Enter This Webinar ID: 881 6877 1013 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 j.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 **881 6877 1013** 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).

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: June 18, 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:

A. NEW CASES

1. (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

2. 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

3. 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.

4. 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, 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 Leader, Joyce Fletcher

5. 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.]
Case Leader, Marty Lipkin

B. OLD CASES – Not resolved:

1. Adler Property
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.

2 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

C. New Cases from Early Notification for discussion and possible assignment:
See attached document:

Certified Neighborhood Council -- Woodland Hills-Warner Center

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
06/02/2026	DIR-2026-2755-SPPC-HCA	23022 W VENTURA BLVD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Ventura-Cahuenga Boulevard Corridor SP Project Compliance review for a new 96-unit multi-family. See case EAR-2026-2750-AH-HCA.	SPECIFIC PLAN PROJECT COMPLIANCE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE HOUSING CRISIS ACT	Shant Samuelian 310-557-5095
06/08/2026	DIR-2026-2891-SPPC	21881 W YBARRA ROAD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Proposed 1,271.86 SF addition to an existing SFD and a proposed 447 SF carport and 12' high retaining wall.	SPECIFIC PLAN PROJECT COMPLIANCE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	Yvonne Lau 323-580-3244
06/02/2026	EAR-2026-2750-AH-HCA	23022 W VENTURA BLVD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Demo of the existing structures for the construction of a 7-story 96-unit 100% affordable AHIP project w/ 63 parking spaces located in the Ventura-Cahuenga Boulevard Corridor SP zoned C1-1VLD.	Affordable Housing Incentive Program HOUSING CRISIS ACT	Shant Samuelian 310-357-5095
06/02/2026	ENV-2026-2756-EAF	23022 W VENTURA BLVD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Ventura-Cahuenga Boulevard Corridor SP Project Compliance review for a new 96-unit multi-family. See case EAR-2026-2750-AH-HCA.	ENVIRONMENTAL ASSESSMENT	Shant Samuelian 310-557-5095
06/08/2026	ENV-2026-2892-EAF	21881 W YBARRA ROAD	3	Canoga Park - Winnetka - Woodland Hills - West Hills	Proposed 1,271.86 SF addition to an existing SFD and a proposed 447 SF carport and 12' high retaining wall.	ENVIRONMENTAL ASSESSMENT	Yvonne Lau 323-580-3244

CNC Records: 5

D. 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

E. 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.

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.

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.

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.