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 Richmam

Email: NCsupport@lacity.org
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Woodland Hills-Warner Center Neighborhood Council

(PLUM) Planning, Land Use, and Mobility Committee
Thursday, September 3, 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

II. APPROVAL OF MINUTES: August 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 and CURRENT CASES

1. **New - 23022 W Ventura Blvd.**
DIR-2026-2755-SPPC- HCA and EAR-2026-2750-AH-HCA and EVV-2026-2756-EAF
Project Description: Ventura-Cahuenga Boulevard Corridor SP Project Compliance review for a new 96-unit multi-family.
See case EAR-2026-2750-AH-HCA.
Requested Entitlement: Pursuant to LAMC 11.5.7 a Project Compliance review for a new 96-unit multi-family building.
Applicant: Shant Samuelian [Company: Samuelian Group LLC]
Planner - Abraham Lamontagne Case Filed: June 2, 2026
Case Leader, Matt Richman

2. New - 4506 San Blas Avenue Woodland Hills – Assessor #- 2190009003
DIR-2026-3898- SPPC-HCA and ENV-2026-3899-EAF
Vacant Lot - Proposed 1799 Sq Ft – two Story custom home with attached 305 SQ FT two car garage and 1307 Sq Ft subterranean basement including 20x10 pool with spa.
Case Leaders, Marty Lipkin and August Steuer

3.New - Project Description: 6366 N Canoga Avenue
EAR-2026-2313-AH-SPPC-WC-VHCA-RED
Project Representative Brad Rosenheim & Associates with the applicant will make a presentation to the PLUM Committee on September 17th.
The construction of a 4-phase, 100% affordable assisted living project, spanning four buildings. City Planning, Shelia Tony
Applicant: George Kutnerian [Company: 6400 Canoga LP]
Representative: Sarah Wolfson Golden [Company: Rosenheim & Associates, Inc.]
Case Leader, Marty Lipkin

4. New - Sit and Play Pet Resort and Spa. 2310 Ventura Blvd. Suite B. Woodland Hills 91364 - ZA—2025-4112-ZV-SPPC Variance and Project Compliance to permit dog grooming and daycare with overnight boarding and two outdoor play areas as otherwise not permitted in the C1. P and PF Zones.
Case Leader, Joyce Fletcher

5. New – 4260 Natoma Avenue – Woodland Hills Ca – 91364
Assessor #- 2174008044 – Lot Area, 55,632.9
DIR-2006-2277-DRB-SPP-MSP – Specific Plan Project Compliance
Vacant Lot - New 3 Story Single Family Home with attached ADU and basement garage.
New retaining wall 10 feet high.
House and ADU = 9599 Garage = 1060

5. *On Hold* - (04/26/2026) - and ZA-2026-2111-MPA and ENV-2026-2112-EAF

5780 Canoga Avenue - The Stand Restaurant

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 - Sheila Toni

Case Leader, Henry Rice

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

From the Department of Building and Safety

New- 23115 Erwin Street
26019-22222-02533/B26VN21301

New – 22031 Gilmore Street – Demolition Pre Inspection Application:
26019-200000-02468/B26VN20703

New- 23450 Hatteras Street - Demolition Pre Inspection Application:
26019-200000-02538/26VN21314

New- 22848 Burbank Blvd - Demolition Pre Inspection Application:
26019-200000-02391/B26VN19824 Name: Carolina Abrego-Pineda

New – 20601 Wells Drive - Demolition Pre Inspection Application:
26019-200000-02265/B26VN18808 Name: Barbara Paderni

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

C. Review of past cases and City Planning Determinations:

1. Del Moreno Street Senior Facility in residential neighborhood by Taft High School in Woodland Hills
Approved last week.

2. 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.

3 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 applicant is still making corrections as of 3/4/2026. Building and Safety.** ***Case Leader, August Steurer***

Archived for possible discussion and Demolition Notices:
Past Notices:

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 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

CASES THAT HAVE BEEN FAST TRACKED and APPROVED

1. Approved - **Case: VTT-85151-SH-VHCA – 6540 Shoup, between Victory and Vanowen -** Lot Split into 10 houses with ADU's - City Planner: Laura Frazin Steele
and
DIR-2026-2891-SPPC nnd ENV-2026-2892-EAF
21881 West Ybarra Road
Project Description: Proposed 1,271.86 SF addition to an existing SFD and a proposed 447 SF carport and 12' high retaining wall.
Requested Entitlement: Specific Plan Project Compliance.
Applicant: Thea Sigal [Company: Thea Samantha Sigal]
Representative: Yvonne Lau [Company: Ylau architecture inc.]
Assigned Date: 06/17/2026 Staff Assigned: Jude Hernandez

2. 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

3. 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

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

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

E. New Business – to be discussed and possibly placed on a future committee meeting
Includes items listed as Archived.

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.

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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.