

CITY OF LOS ANGELES
CALIFORNIA

**Neighborhood Council
Governing Board Officers:**

President Dena Weiss
Vice President Chris Waddy
Secretary, Karen DiBiase
Treasurer Heath Kline
Parliamentarian Don Patterson



WOODLAND HILLS
WARNER CENTER
NEIGHBORHOOD COUNCIL

200 N. Spring Street Los
Angeles, CA 90012

Email: NCsupport@lacity.org
Website: www.empowerla.org

MINUTES
Regular Full Board Meeting
City of Los Angeles Fire Station # 84
Community Room
21050 Burbank Blvd., Woodland Hills, CA 91367
October 11, 2023
6:30 p.m.- 9:00 p.m.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Karen DiBiase, Secretaria, al **818-639-9444** o por correo electrónico www.whcouncil.org para avisar al Concejo Vecinal.

Board Members:

Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey

Area 2 - Paul Lawler

Area 3 – Tracey Rosen

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak

Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell

Area 6 –Mihran Kalaydjian, Heath Kline

Area 7 – Lillian / Joyce Fletcher

At-Large – August Steurer, Bobbie Wasserman

Youth Member – Vacant seat

PUBLIC INPUT ON AGENDA ITEMS** – The public may 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. ***Public comment is limited to (1) minute per speaker unless adjusted by the President. Public comment can only be made one time and will be heard at the beginning of an agenda item.

***PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - 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.

AGENDA

Additional Supporting Documents for certain agenda items can be found at: www.whcouncil.org

Call to Order – Dena Weiss, 6:30pm

Pledge of Allegiance – Heath Kline

Roll Call – Karen DiBiase

Quorum at time of meeting called to order: 13

Karen DiBiase, Geoffery Hobson, Shelley Schwartz, Reina Cerros-McCaughey, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer, Bobbie Wasserman

Absent (Excused): Paul Lawler, Martin Lipkin, Rachel Tabak, Mihran Kalaydjian

Absent: Theresa Campbell

Public Announcements:

Office of Councilmember Bob Blumenfield – Seth Samuels, CD3 Rep

- 1) *National Cooperative Highway Research Program: to make neighborhoods safer will have an event on Nov 2, 6-7pm at the Woodland Hills Library.*
- 2) *SB411 – Governor Newson has signed this into law. LA City Councilmember Martinez has signed a resolution for allowing Hybrid NC Meetings.*
- 3) *Dept of Sanitation-Alternative Shift Response Team: will pick up trash/furniture/etc. abandoned on the street. Take a picture+location and send to Seth.Samuels@LACity.org.*

NC Budget Advocate – Glenn Bailey

- 1) *The Budget advocate has 2 positions open*

Empower LA – Prabhjot Chamber, Rep for WHWCNC

- 1) *Roberts Rules of Order is now on the EmpowerLA website.*
- 2) *Bylaw presentation/workshop recording is posted on the website*
- 3) *Will send update on SB411 when it is available from the LA City Council.*

General Public Comment, by the Public, on Non-Agenda Items:

General Public Comment is limited to (2) minutes per speaker and 10 minutes total due to limited timing at the fire station venue.

- 1) *CALHOPE is an organization available to talk about anxiety/depression. Call 818-208-1801*
- 2) *NC Alliance is working on issues regarding SB411.*
- 3) *Stakeholder requests that we increase our NC outreach on website/facebook/etc.*

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. Approval of Minutes: Board Meeting – September 13, 2023

See posted support document

Motion: Dena Weiss, Second: Don Patterson

Roll Call Vote

PASS Yes: 10 No: 0 Abstain: 1 Ineligible: 2 Total: 13

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher
- NO:
- ABSTAIN: August Steurer
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Bobbie Wasserman (Alt)

B. Officer Reports

President – Dena Weiss – Word for the month is **“Togetherness”**. It is so important that we work together thru committees to advance issues of stakeholders, then bring to the Board to vote together. Our Retreat will be on Saturday 11-04-23, and will discuss our mission of working as a team together.

Vice President – Chris Waddy – Emails should be set up in Google soon

Treasurer – Heath Kline – Budget Meeting on 10-10-23 to prioritize our funding needs

Secretary -Karen DiBiase – Pierce College Town Hall on 10-16-23, 1pm-2:30pm to discuss student housing

Parliamentarian – Don Patterson - none

2. Items for Discussion and Possible Action:

Item No. 1

Heath Kline, Treasurer

(23-058) Approval of MER for September 2023

For discussion and action:

Motion for the Board to approve the September 2023 Monthly Expense Report (MER).

See posted Financial Support document

Motion: Dena Weiss, Second: Heath Kline

Roll Call Vote

PASS Yes: 11 No: 0 Abstain: 0 Ineligible: 2 Total: 13

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Bobbie Wasserman (Alt)

Item No. 2

Geraldine Weiss, Governance, Chair

(23-059) Stakeholders Appointment to Area 3, CBO Seat

For discussion and action:

Motion for the board to appoint Harout Aristakessian to the Area 3 Alternate board seat, as voted at Governance Committee Meeting on 9-19-23.

Motion: Dena Weiss, Second: Karen DiBiase

Roll Call Vote

PASS *Yes: 11* *No: 0* *Abstain: 0* *Ineligible: 2* *Total: 13*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Bobbie Wasserman (Alt)*

Item No. 3

PLUM, Don Patterson, Martin Lipkin, Chairs

(23-060) ZA-2023-4553-CUB Pascal Patisserie

21040-C W Victory Blvd, Unit 40-C Woodland Hills CA 91367

For Discussion and action:

MOTION: As pertaining to **Case ZA -2023-4553-CUB for Pascal Patisserie, a bakery and restaurant located at 21040-C W Victory Blvd, Unit 40C, Woodland Hills, CA 91367.**, having held one public meeting for:

A CUB Conditional Use Beverage Permit to allow beer, wine and distilled spirits for onsite consumption only, in conjunction with an existing full-service restaurant, and patio.

The request will allow the applicant to offer dinner and will be an added value to a clientele looking for a broader range of beverage choices, therefore providing a benefit to the community.

The applicant is requesting a CUB to allow a full-line type 47, alcoholic beverages, for onsite consumption only; in conjunction within a 4,010 S.F. existing restaurant with 84 interior seats and 6 outdoor seats, hour of operation 7:00am to 11:00pm daily.

WHEREAS, the applicant attests that the following is true:

- 1) The establishment has been in continuous operation at the same location since 2016 and maintains permits to operate a bakery and restaurant.

- 2) There is more than the required number of parking spaces.
- 3) The establishment has not been the subject of nuisance abatement and has not been issued any citations or violations by the LAPD; and,
- 4) The establishment meets the indoor and outdoor seating limits of the Restaurant Beverage Program; and,
- 5) The establishment is not a drive-through fast-food restaurant; and,
- 6) The restaurant is not part of a multi-tenant entitlement; and,
- 7) The hours of operation will have restaurant service and alcohol sales from:
7 AM to 11PM, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday
- 8) There is no minimum drink purchase required of patrons; and,
- 9) No employee, while working, is allowed to solicit or accept any alcoholic or non- alcoholic beverage from any customer while on the premises; and,
- 10) Outdoor food and beverage service shall be limited to seated patrons; and,
- 11) All portions of the restaurant used for private events are subject to all these provisions and hours of operation stated herein; and,
- 12) Complaints shall be responded to within 24 hours by the restaurant. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 foot-candles (21.5 lx); and,
- 13) The restaurant shall take all reasonable steps to ensure the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for near-by properties, property owners, and businesses; and,
- 14) Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied; and,
- 15) All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow; and,
- 16) The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment; and,
- 17) The owner or the operator will reapply under the Restaurant Beverage Program if there is: (A) a change in State alcohol license type or (B) a modification to the floor plan, including, but not limited to, floor area or number of seats or (C) a change in the ownership or the operator of the restaurant or (D) the existing CUB will expire within the next 12 months; and,
- 18) The City shall have the authority to conduct inspections to verify compliance with all of these requirements; and,
- 19) A copy of the approval requirements from City Planning shall be retained on the premises, at all times, and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control; and,
- 20) Prior to the Conditional Use Permit final approval, the owner and operator shall execute and record a covenant and agreement satisfactory to the Director of Planning, acknowledging that the owner and operator shall agree to comply with each of the provisions set forth in the determination letter. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the requirements attached must be submitted to the Department of City Planning for approval before being recorded; and,
- 21) The applicant shall provide an ABC compliant barrier around the outside patio to separate the patio from

persons in the parking lot.

WHEREAS the above conditions follow the proposed requirements for the current Restaurant Beverage Program.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this PLUM Motion regarding the CUB Conditional Use Permit application submitted on behalf of restaurant Pascal Patisserie located at 21040-C Victory Blvd – Unit 40C, receive **support** of the Board of the Woodland Hills Warner Center Neighborhood Council.

FURTHER, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills -Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent recommendation to **support** this application as presented on October 11, 2023

[See posted Support document](#)

Motion: Don Patterson, Second: Joyce Fletcher

Roll Call Vote

PASS *Yes: 11* *No: 0* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

Item No. 4

PLUM, Don Patterson, Martin Lipkin, Chairs

(23-061) AA-2023-2925-PMLA; ZA-2023-2926-ZAA; ENV-2023-2927-CE
23139 Collins Street, Woodland Hills CA 91367

For discussion and action:

The applicant is proposing to subdivide an RA-1 zoned lot into 2 lots creating a flag lot on the rear of the property. Applicant is also requesting a Zoning Administrator adjustment regarding under width access stem at the midpoint of the rear lot.

MOTION

As pertaining to Cases AA-2023-2925-PMLA and ZA-2023-2926-ZAA, having held 1 public PLUM in person meeting for the application to permit subdivision of the parcel at 23139 Collins St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, and the application for Zoning Administrator adjustment to allow 20 ft. lot width, at the midpoint of the proposed rear lot, in lieu of the required 70 ft. minimum lot width, the Planning, Land Use and Mobility Committee hereby finds that:

- 1) WHEREAS, based on the Preliminary Parcel Map, dated 4/20/23, provided by the applicant as part of the application, the proposed lot split does not involve a parcel landlocked by topography; and,
- 2) WHEREAS, the Preliminary Parcel Map, dated 4/20/23, provided by the applicant as part of the application, shows 2 lots conforming to zoning regulations for square footage. However, the rear flag lot is 20 ft. wide at the midpoint and thus does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (LAMC) Article 2, Sections 12.03 (lot width definition) and 12.07. C. 4, ("RA" Suburban Zone Standards minimum width requirement); and,
- 3) WHEREAS, the proposed lot split and subsequent development can impinge on the animal keeping privileges of adjoining property owners authorized by the RA-1 zoning regulations, and thus deprive owners of the value of the RA-1 zoning which they chose; and,
- 4) WHEREAS, the proposed lot split will result in a nonconforming flag lot increasing the density, in a very low density residential community as designated by the General Plan, and thus deprive Walnut Acres owners of the value of the RA-1 zoning; and,
- 5) WHEREAS, the proposed lot split and nonconforming flag lot will potentially create privacy issues and conflicts with adjoining residents, and will potentially depreciate the value of adjoining properties; and,
- 6) WHEREAS, flag lots change the character of the Walnut Acres community and have the potential to destroy the character and semi-rural atmosphere of the entire Walnut Acres RA-1 zoned community thus depriving Walnut Acres owners of the value of the RA-1 zoning; and,
- 7) WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,
- 8) WHEREAS, most existing flag lots in the Walnut Acres community pre-date and do not comply with the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations, and thus set no precedent for these applications, and,
- 9) WHEREAS, due to the numerous negative impacts of flag lots on the Walnut Acres community, and especially on the five properties adjoining the project site, an adjustment of the width of the proposed rear lot from 70 ft. to 20 ft., at the midpoint, creating a nonconforming flag lot, is not warranted; and,
- 10) WHEREAS, a title search for the property reveals a Grant Deed that restricts further subdivision of the property without written permission of the Grantors; and,
- 11) WHEREAS, according to the SB 9 Fact Sheet, issued by California Department of Housing and Community Development, dated March 2022, parcels located in agricultural zones, thus RA-1 zoned properties, are not subject to SB 9 mandates.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the application for subdivision of an RA-1 zoned parcel at 23139 Collins Street into two lots creating a flag lot, and the application for Zoning Administrator adjustment for midpoint lot width nonconformance **not receive** the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

AND FURTHERMORE, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent recommendation to **not support** these applications as presented to the WHWCNC Board on Oct. 11, 2023.

Motion: Don Patterson, Second: Heath Kline

Roll Call Vote

PASS *Yes: 11* *No: 0* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughy (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

Note: A YES votes means you do NOT support the project

Item No. 5

Public Safety and Transportation, Rachel Tabak, Chair **(23-062) Motion to Support Recommendations Proffered by the Councilmember’s Office to Caltrans**

For discussion and possible action:

Traffic safety has long been a concern on State Highway 27 / Topanga Canyon Blvd. While traffic studies and piecemeal safety improvements have been proposed and/or implemented by the Los Angeles Department of Transportation and the Warner Center Neighborhood Protection Plan Committee (a subcommittee of the Warner Center 2035 Plan Implementation Board), many of proposals/implementation pause at Topanga Canyon Blvd. because it falls under the jurisdiction of the California Department of Transportation (Caltrans).

Councilmember Blumenfield’s Office – specifically the Councilmember’s Legislative Director Jeff Jacobberger, and Woodland Hills Field Deputy/Land Use Planning Deputy Seth Samuels – have been working with the Los Angeles Department of Transportation, State Senator Henry Stern’s Office, and State Assemblymember Jesse Gabriel’s Office to coordinate a meeting with Caltrans to review and (hopefully) implement the proposed traffic safety improvements on Topanga Canyon Blvd.

WE, the Public Safety Committee of the Woodland Hills Warner Center Neighborhood Council, THEREFORE

MOVE to bolster the following recommendations proffered by the Councilmember's Office to Caltrans:

General Requests:

1. Reassess the need for, and hours of, peak hour lanes.
 - a. Peak-hour lanes in both directions in both AM and PM? Do they need to run from 7a-10a and then again from 3p-7p? Do we need them on Saturdays? If parking was allowed from 9a-4p (instead of 10a-3p) and on Saturdays, would that help the businesses on Topanga Canyon Blvd? Caltrans and/or LADOT should have traffic counts to help make this determination.
2. Change the parking time limit from 1 hour to 2 hours.
 - a. 1 hour is way too short. It discourages people from parking there; less people parking means that the curb lane becomes a raceway even during the non-peak hours.
3. Upgrade all curb ramps to fully ADA-compliant ramps; and repair all broken sidewalks
4. Plant lots of street trees
 - a. There is a need to reassess the species of trees that are planted in the public right-of-way
5. Relocate Metro Line 150 and LADOT bus stops as needed.
6. Taking TCB Out of the State Highway Network (at least a portion of it)

Location-Specific Requests:

1. at Sherman Way: There is a short gap in the Sherman Way bike lanes at Topanga Canyon Blvd.
2. at Gault: signalize the crosswalk at OLV Catholic Church and potentially install a mid-block refuge island.
3. at Hart/Bell Creek: the City's long-range plan calls for creating biking/walk paths on all our waterways, including Bell Creek, so it may make sense to add a signalized ped/bike crossing.
4. at Vanowen: it does not look like the sidewalk on the west side of TCB alongside the AT&T Building is ADA-compliant.
 - a. Get an access agreement from AT&T if needed and create a minimum 5 foot-wide sidewalk along this section.
5. b/w Oxnard St. / Burbank Blvd.: in the southbound direction (at least on weekends), people race down the curb peak hour lane from Oxnard, and then have to cut in because there are always cars parked once you get closer to Burbank.

Original Motion: Chris Waddy, Second: Heath Kline

Substitute Motion#1: Bobbie Wasserman, Second: Karen DiBiase

Substitute Motion#1: Motion to continue to next NC Board Meeting so Rachel Tabak and Seth Samuels can be present to answer questions

Substitute Motion#2: August Steurer, Second: Bobbie Wasserman

Substitute Motion#2: Motion to send back to committee to make corrections in wording

Roll Call Vote on Substitute Motion#2

PASS Yes: 6 No: 5 Abstain: 0 Ineligible: 3 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Heath Kline, August Steurer
- NO: Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Joyce Fletcher
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)

Item No. 6

Public Health and Homelessness Committee, Reina Cerros-McCaughey and Geoffrey Hobson, Co-Chairs

(23-063) Motion to approve \$2,000 for a Neighborhood Purpose Grant for the West Valley Food Pantry

For discussion and possible action:

Motion to approve \$2,000 for a Neighborhood Purpose grant for the West Valley Food Pantry. The West Valley Food Pantry currently feeds approximately 700 families a week. Due to inflationary costs of food, housing, utilities, medication, and numerous other expenses, its numbers are on the rise. As it endeavors to feed the hungry in our community, it has asked the Woodland Hills Warner Center Neighborhood Council for financial support to help it do just that. The money received from this grant would go directly to the purchase of food and necessities for its seniors, families with school age children, and the homeless. The funding will come from the NPG line item as approved by the board in the 2023-2023 Administrative Packet.

For further information see:

<https://www.westvalleyfoodpantry.org> The West Valley Food Pantry works to end hunger in the San Fernando Valley. We do this by providing food and supportive services for individuals and families in need. Open Monday – Thursday 9:00am - 12:00pm, Friday 9:30am - 12:00pm

See posted Support documents

Motion: Reina Cerros-McCaughey, Second: Don Patterson

Roll Call Vote

PASS *Yes: 10* *No: 1* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher*
- *NO: August Steurer*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

Item No. 7

Public Health and Homelessness Committee, Reina Cerros-McCaughey and Geoffrey Hobson, Co-Chairs

(23-064) Motion to approve \$1,500 for a Neighborhood Purpose Grant for The Foundation for Pierce College

For discussion and possible action:

Motion to approve \$1,500 for a Neighborhood Purpose Grant for The Foundation for Pierce College Basic Needs

program. The program currently serves over 900 students. The Foundation provides college students with direct food supplies, housing support, as well as other resources such as scholarships as needed by individual students. The foundation is assisting the **Brahma Bodega** as it provides a store shopping experience for its students within the campus bodega. Students are welcome to shop and take basic goods such as prepared meals, snacks, and beverages. Students are treated with dignity and respect when shopping at the bodega. It is requesting a donation to the general fund for the benefit of the students in need. See <https://www.lapc.edu>. The funding will come from the NPG line item as approved by the board in the 2023-2023 Administrative Packet.

See posted Support documents

Motion: *Geoffry Hobson, Second: Reina Ceron-McCaughey*

Roll Call Vote

PASS *Yes: 10* *No: 1* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher*
- *NO: August Steurer*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

Item No. 8

Environmental Sustainability and Beautification Committee, Karen DiBiase, Chair (23-065) Motion for the board to approve funding up to \$300.00 to purchase a Heavy Duty Folding Portable Steel Cart/Wagon

For discussion and possible action:

Motion for the board to approve funding up to \$300.00 to purchase a Heavy Duty Folding Portable Steel Cart/Wagon, or similar, for use during “First Saturday” clean-ups and other NC cleanup projects. Many streets are littered with trash, overgrown weeds and brush. The NC participates with the community in cleanups to provide a more safe and beautiful environment. The funding will come from the Environmental Committee Budget line item (\$1,000) as approved by the board in the 2023-2023 Administrative Packet.

Motion: *Karen DiBiase, Second: Dena Weiss*

Roll Call Vote

PASS *Yes: 11* *No: 0* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

Item No. 9

Community Outreach, Chris Waddy and Tracey Rosen, Co-Chairs

(23-066) Motion for the Board to Approve Participation in Broomstick Bash (no cost)

For discussion and possible action:

Motion to have a table at the 2023 Woodland Hills Recreation Center's Broomstick Bash. (See flyer attached). In the past, The Woodland Hills Warner Center Neighborhood Council has participated at the Halloween party (Broomstick Bash) hosted by The Woodland Hills Recreation Center. This is a free event open to the public. It is a great way to connect with the families of Woodland Hills. The Broomstick Bash is back and The Rec Center is looking for the Neighborhood Council to support the event by having The Neighborhood Council's presence. The Neighborhood Council's participation would come at no cost to the NC.

See posted [Support document](#)

Motion: Chris Waddy, Second: Tracey Rosen

Roll Call Vote

PASS Yes: 11 No: 0 Abstain: 0 Ineligible: 3 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)

Note: Date of event is 10-28-23, 10am-3pm

Item No. 10

Community Outreach, Chris Waddy and Tracey Rosen, Co-Chairs

(23-067) Motion for the board to create a Woodland Hills Warner Center Neighborhood Council YouTube Channel.

For discussion and possible action:

The Neighborhood Council will use YouTube (along with other forms of media) to promote neighborhood council membership, attendance at meetings, promotion of approved and authorized neighborhood council events, and inform the community about the services and resources available. A YouTube channel makes it easy to share information across all digital platforms i.e., the website, Instagram, and Facebook. According to The BONC

Digital Communications Policy 6.3.” The establishment or closure of a Neighborhood Council Digital Communications account must be approved by official action of the neighborhood council.” The motion passed 6 yes 0 no 0 abstain on September 25, 2023.

Motion: *Chris Waddy, Second: Julie Waltrip*

Roll Call Vote

PASS *Yes: 11* *No: 0* *Abstain: 0* *Ineligible: 3* *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Don Patterson, Dena Weiss, Christopher Waddy, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Harout Aristakessian (Training), Bobbie Wasserman (Alt)*

3. Committee Reports.

- Budget Committee – Heath Kline, Chair
- Community Services Committee – Joyce Fletcher, Chair
- Community Outreach Committee –Chris Waddy and Tracey Rosen, Co-Chairs
- Education and Youth Committee – Julie Waltrip, Chair – *looking for a youth member to join the NC Board*
- Environmental & Beautification Committee – Karen DiBiase, Chair
- Governance Committee – Dena Weiss, Chair
- Public Health and Homelessness Committee –Reina Cerros-McCaughey and Geoffrey Hobson, Co-Chairs
- Public Safety and Transportation –Rachel Tabak, Chair
- PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs
- WHIP Committee – August Steurer and Heath Kline, Co-Chairs
- Ad-hoc Committee – Flight Path and Noise Advisory Committee, Martin Lipkin, Chair

4. Area Reports - none

- Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey
- Area 2 - Paul Lawler
- Area 3 – Tracey Rosen, Harout Aristakessian
- Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak
- Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell
- Area 6 –Mihran Kalaydjian, Heath Kline
- Area 7 – Lillian / Joyce Fletcher

Adjournment of Meeting: *9:00pm*
Minutes submitted by Karen DiBiase, Secretary

The next Regular Board meeting will be held in person on **November 8, 2023**, once more at the Fire Station

84, unless otherwise indicated. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2023 -2024 year: Full Board meetings are held the second Wednesday of every month at 6:30 p.m. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change. Check the NC calendar for updated meeting schedules.

*THE AMERICAN WITH DISABILITIES ACT - 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 the availability of services, please make your request at least 3 business days (72 hours) before the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

*PUBLIC ACCESS OF 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, if available, related to an item on the agenda, please contact the President and / or Dena Weiss, at email address d.weiss@whcouncil.org.

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>
- **A copy of this agenda is also physically posted on the outside of the window of the West Valley Warner Center Chamber located at 6100 Topanga Canyon Blvd, Ste 2330, Woodland Hills, CA 91367. The Chamber is located at the Promenade Mall outside the east entrance of the mall and to the left of Ruth Chris Restaurant. The Chamber office is accessed from Owensmouth Street. Parking is free.**
- *RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org
- SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss al d.weiss@whcouncil.org o por correo electrónico avisar al Concejo Vecinal.
- 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 §§ 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.

West Valley Warner Center Chamber of Commerce
Community Benefit Foundation Presents

GRATEFUL HEARTS

ANNUAL EVENT 2024

TO THANK AND SUPPORT OUR FIRST RESPONDERS



DATE:
APRIL 6, 2024



TIME:
9 AM - 5 PM



WEBSITE:
[HTTPS://WWW.WOODLANDHILLS
CC.NET/GRATEFULHEARTS.PHP](https://www.woodlandhillscc.net/gratefulhearts.php)



LOCATION:
**WARNER CENTER PARK,
WOODLAND HILLS, CA 91367**

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EVENT LINEUP SUBJECT TO CHANGE

- Classic Car Show with 150+ cars, & car podcast with Chris Jacobs & Greg Grunberg
- Disaster Preparedness Information
- Beer garden & live March Madness
- Celebrity Chef Chili Cookoff with Celebrity Chef TBA
- Mother of All BBQs cooked and served by first responders as surprise guest servers
- Tasty food from 30+ local restaurants served by first responders
- A live auction hosted by Greg Grunberg and the Action Figures Celebrity Band
- Live music from the Action Figures Celebrity Band, LAPD Band, and other top bands

**CAR SHOW
CELEBRITY
TBA**



**CELEBRITY
CHEF TBA**



V I S U A L

A3 Visual
(a AAA Flag & Banner company)
8955 National Blvd
Los Angeles, CA 90034
310-836-3200

TRANSACTION # **QTE315549**
DATE **10/31/2023**
EXPIRES **1/29/2024**
SALES TEAM **499 JEREMY TAGUE**

QUOTE

CUSTOMER C209891

WOODLAND HILLS/ WARNER CENTER NEIGHBORHOOD COUNCIL

PROJECT

Pole Banner Replacements

PRIMARY CONTACT

JOYCE FLETCHER
323-871-5109
ramon@aaaflag.com

DUE DATE

SHIPPING METHOD

Installation - Los Angeles

PAYMENT TERMS

Net 30

BILL TO

WOODLAND HILLS/ WARNER CENTER NEIGHBORHOOD
COUNCIL
20929 VENTURA BLVD.
#47 - 535
WOODLAND HILLS CA 91364

SHIP TO

WOODLAND HILLS/ WARNER CENTER NEIGHBORHOOD
COUNCIL
20929 VENTURA BLVD.
#47 - 535
WOODLAND HILLS CA 91364

QTY			EACH	TOTAL
4	Description	Double Pole Banners (Graphic)	\$150.00	\$600.00 *
	Item	Pole Banner Graphic		
	Facing	Double Faced: Different Art - 1 Ply		
	Size	36" W x 96" H		
	Layout	Portrait		
	Material	Vinyl - Block Out - White - 16oz		
	Process	Ultraviolet		
	Color Match	Print As Is		
	Finishings	Pole Pocket - Placement: Bottom, Top - Size: 3" Trim - Type: Trim Wind-Slits		
2	Description	Double Pole Banners (Hardware)	\$97.50	\$195.00 *
	Item	Double Pole Banner Display Hardware		
1	Description	Service Call prepaid on invoice 365929	\$0.00	\$0.00
	Item	Memo		

SUBTOTAL	\$795.00
EST. SHIPPING	TBD
TAX (9.5%)*	\$75.53
TOTAL	\$870.53

**Shipping charges are not included, and will be billed at the time of invoice unless listed.
A surcharge of 3% will be applied to payments by credit card.**



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DATE **10/31/2023**

IMPORTANT CLIENT REQUIREMENTS

- 1) APPROVE QUOTE ASAP
 - 2) SUBMIT ARTWORK IMMEDIATELY
 - 3) SUBMIT PAYMENT PER TERMS
 - 4) APPROVE PRINT PROOF ASAP
- PRODUCTION DOES NOT BEGIN UNTIL ALL THE ABOVE ITEMS HAVE BEEN COMPLETED
 - DELAYS CAN CAUSE ADDITIONAL RUSH FEES



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DATE **10/31/2023**

QUOTE AGREEMENT

I acknowledge that all items in the Quote are correct and that I have read this Quote Agreement and the Terms and Conditions affixed hereto. I am authorized by the Customer to agree, and by my signature the Customer agrees, to the Quote Agreement and to those Terms and Conditions, and to authorize A3 Visual (a AAA Flag & Banner company) to perform the work after A3 Visual receives the Customer's Approval of Artwork Proof. This Quote and accompanying Terms and Conditions, and any Change Orders, may be agreed to by use of original signatures, e-mail (pdf) signatures, or signatures sent via fax machine, or may be agreed to by text message or e-mail confirmation, or by telephone or verbal confirmation, and the Customer shall not later dispute or contest the authority of the Customer's signatory or of the Customer's agent (who enters into any of the aforementioned agreements by e-mail, fax machine, text message, telephone or verbal confirmation).

With regard to custom orders (not items in stock), the Customer acknowledges that to provide color accuracy, correct content and timely delivery, A3 Visual requires color callouts, a proof and timely approval of the Customer's artwork. A3 Visual cannot start production until after it receives the Customer's Approval of Artwork Proof. Normal production time is 3 to 5 business days after A3 Visual's receipt of the Customer's Approval of Artwork Proof. RUSH production will be subject to additional charges. RUSH production occurs when the Customer requests faster-than-normal production time, when the Customer delays in providing timely Approval of Artwork Proof resulting in faster-than-normal production time, or when situations or forces beyond A3 Visual's control require or cause faster-than-normal production time. Any delay in the timeliness of any Customer approvals or delivery of artwork or other requirements of the order will result in an equivalent delay in delivery of the order or, at A3 Visual's sole discretion, cancellation of the order due to insufficient time to produce or deliver the order.

If it becomes necessary for A3 Visual to employ an attorney or a collector to collect any outstanding balance due from Customer, including any accrued interest or finance charge, arising from or related to any goods or services provided by A3 Visual, the attorney's, collector's fees and costs for such services incurred by A3 Visual in the successful prosecution of such action shall be the responsibility of Customer, and A3 Visual shall be entitled to an award of all such fees and costs it incurred in prosecuting such action.

Date

Signature

Print Name



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Los Angeles, CA 90034
310-836-3200

TRANSACTION # **QTE315549**
DATE **10/31/2023**

TERMS AND CONDITIONS

1. **Acknowledgement and Agreement.** The Terms and Conditions set forth herein apply to any sale of goods or services by A3 Visual (a AAA Flag & Banner company) to Customer. By signing the Quote, Customer acknowledges that it has read, understands and agrees to these Terms and Conditions. In addition, by agreeing to place an order with A3 Visual, and by accepting the goods and services ordered from and supplied by A3 Visual, Customer shall be deemed to have full knowledge of the Terms and Conditions set forth herein, shall be deemed to have accepted all such Terms and Conditions without objection, and such Terms and Conditions shall be binding in all respects on Customer.
2. **Inconsistency and Modification.** In the event of any conflict or inconsistency between the Terms and Conditions set forth herein and any term or condition set forth in any Order or in any offer or other form issued by Customer, whether or not such offer or other form is accepted by A3 Visual, the Terms and Conditions set forth herein shall prevail. No waiver, alteration, or modification of the Terms and Conditions set forth herein shall be valid or binding on A3 Visual unless made in writing and signed by a duly authorized representative of A3 Visual.
3. **Variations.** Customer acknowledges that, due to differences in equipment, materials, inks and other conditions between color proofing and actual production operations, a reasonable variation in color, clarity, brightness, and tone may exist between the proofs provided to Customer and the completed, manufactured goods supplied by A3 Visual. Customer further acknowledges and agrees a variation in appearance from the Order submitted by Customer and from any sample provided by A3 Visual is expected and reasonable, is acceptable to Customer, and shall not be deemed to be non-conforming or defective.
4. **Site Survey and Indemnity.**

Site Survey: In order for A3 Visual to accomplish its work, A3 Visual might require a survey of the site prior to installation or delivery of the goods. The sole purpose of the survey will be for A3 Visual to assess the logistics of installation or delivery, not to assess any risks or hazards of injury or damage. Prior to the date of installation or delivery of the goods, the Customer shall advise A3 Visual in writing or e-mail of any risks or hazards, patent or latent, associated with the site, including but not limited to any structures or conditions on, below, or adjacent to the site ("Site Conditions"), and relating to the installation or delivery of the goods. At no time shall A3 Visual be responsible for the Site Conditions, for remediation of Site Conditions, or for notifying the Customer or third-parties of any Site Conditions.

Indemnity: To the extent permitted by law, Customer shall indemnify, defend, and hold harmless A3 Visual, its officers, agents, employees and servants from all allegations, proceedings, claims, suits or actions of every name, kind, description, brought for, or on account of, injuries to or death of any person or damage to property resulting from or relating to any Site Conditions, and relating to the installation or delivery of the goods.
5. **Permits and Authorizations.** Where and as applicable, Customer shall ultimately be responsible for obtaining all necessary permits and authorizations required for the delivery and/or installation of any goods provided by A3 Visual to Customer, and for maintaining such permits and authorizations in full force and effect. A3 Visual's performance shall be excused as a result of, and A3 Visual shall have no responsibility for, any delays arising or resulting from the failure to obtain or maintain such permits or authorizations.
6. **Delivery of Goods.** The goods will be delivered, Ex-Works, to the agreed upon A3 Visual's facility (Los Angeles, CA; San Francisco, CA; Miami, FL), and if the Customer desires that the goods be shipped to any other location, the Customer shall bear all cost and risks in shipment of the goods. A3 Visual shall not be responsible for shipping/ freight costs or for loss of or damage to goods, whether or not Customer chooses to insure the goods. Customer shall have the responsibility for pursuing any such claim against any carrier and if Customer has chosen to insure the goods, then Customer shall have responsibility for pursuing any claim under said insurance.
7. **Rental Hardware.** A3 Visual's rental hardware remains the property of A3 Visual. In the event of damage to or loss of rental hardware, A3 Visual reserves the right to charge for any repairs to, or replacement of, that rental hardware. Also, city light pole banner hardware is considered rental hardware and at the end of the term the pole banner hardware returns to A3 Visual. A3 Visual reserves the right to charge additional rental fees for pole banner hardware rentals exceeding 90 days.
8. **Cost Reimbursement. If A3 Visual's work, including site survey, site access, installation, or delivery of the goods, is delayed, restricted, obstructed or prevented for any reason, other than by A3 Visual's sole negligence and regardless of whether installation or delivery is by A3 Visual or third-party, then the Customer shall be responsible to pay or reimburse A3 Visual for all related expenses, including rental equipment, labor, materials, etc. , within thirty (30) days of presentment of proof of those costs.**



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9. Inspection and Non-Conforming Goods. Customer shall promptly inspect all goods and services provided by A3 Visual and shall notify A3 Visual, in writing within two (2) days after delivery of any nonconformance, including a detailed explanation of the nonconformance, and, if applicable, a statement of intent to reject the nonconforming goods or services. A3 Visual shall have the right and opportunity to inspect, remedy, correct, or replace any nonconforming goods or services prior to any cancellation by Customer.
10. Payment Terms and Conditions. Unless otherwise set forth in writing, prepared and/or signed by A3 Visual; Clients who do not have approved terms shall be required to provide full payment at the time of order approval. Clients who have been approved for credit terms, are required to provide a 50% deposit with the balance due as per the net terms approved for that client. Additionally, any invoice past due from approved terms will be charged a late payment charge of one and a half percent (1.5%) per month, which is an annual rate of eighteen percent (18%). The late payment charge will be calculated on the balance shown on our statement as being past due and payable.
11. Actions or Proceedings to Enforce. If it becomes necessary for A3 Visual to employ an attorney or a collector to collect any outstanding balance due from Customer, including any accrued interest or finance charge, or to defend against any action brought by or on behalf of Customer against A3 Visual arising from or related to any goods or services provided by A3 Visual, the attorney's fees and costs for such services incurred by A3 Visual in the successful prosecution or defense of such action shall be the responsibility of customer, and A3 Visual shall be entitled to an award of all such attorney's fees and costs it incurred in prosecuting or defending such action.
12. **DISCLAIMER OF WARRANTIES. ALL GOODS AND SERVICES ARE PROVIDED "AS IS," WITHOUT WARRANTY OR REPRESENTATION OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY, CAPACITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT, AND ANY EXPRESS WARRANTIES BY REPRESENTATION, DESCRIPTION, OR OTHER AFFIRMATION OF FACT, SAMPLE, OR ILLUSTRATION, WHETHER ORAL, WRITTEN, OR CONTAINED IN ANY LETTER, BROCHURE, WEBSITE, IMAGE OR OTHER MEDIUM. A3 VISUAL DOES NOT WARRANT THE PERFORMANCE OR RESULTS OF USING ITS GOODS OR SERVICES.**
13. **LIMITATION OF LIABILITY. IN NO EVENT SHALL A3 VISUAL BE LIABLE FOR, AND THE CUSTOMER WAIVES SUCH LIABILITY FOR, ANY LOST PROFITS, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL AND PUNITIVE DAMAGES, AND COST OF PROCUREMENT OF SUBSTITUTE PRODUCTS AND SERVICES, HOWEVER CAUSED AND UNDER ANY THEORY OF LIABILITY, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR OTHERWISE, ARISING OUT OF THE MANUFACTURE OR SUPPLY OF ANY GOODS OR SERVICES, INCLUDING INSTALLATION OR DELIVERY, VANDALISM OR THEFT, ACTS OF GOD, OR FORCES OF NATURE, EVEN IF A3 VISUAL HAS ACTUAL OR IMPUTED KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES OR OF THE POSSIBILITY OF DIRECT OR INDIRECT CONSEQUENCES, AND NOTWITHSTANDING ANY FAILURE OF PURPOSE OF ANY LIMITED REMEDY. THE AGGREGATE LIABILITY OF A3 VISUAL FOR CLAIMS ARISING HEREUNDER OR OTHERWISE SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER HEREUNDER. HOWEVER, THIS LIMITATION DOES NOT LIMIT OR EXCLUDE ANY LIABILITY TO THE EXTENT NOT PERMITTED BY APPLICABLE LAW. ANY ACTION ARISING OUT OF THE PURCHASE BY CUSTOMER OF GOODS OR SERVICES FROM A3 VISUAL MUST BE COMMENCED WITHIN ONE YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.**
14. **EXCLUSIVE REMEDIES. CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AGAINST A3 VISUAL ARISING, DIRECTLY OR INDIRECTLY, OUT OF ANY GOODS OR SERVICES PROVIDED BY A3 VISUAL IS THE REPLACEMENT OF ANY NONCONFORMING GOOD(S) OR SERVICES, OR AT A3 VISUAL'S ELECTION, A REFUND OF THE PORTION OF THE PURCHASE PRICE ALLOCABLE TO THE NONCONFORMING GOOD(S) OR SERVICES. NOTHING HEREIN SHALL LIMIT EITHER PARTY'S LIABILITY FOR BODILY INJURY OF A PERSON.**
15. Severability. If any provision of these Terms and Conditions is determined to be illegal or unenforceable, it shall be disregarded and shall not affect the enforceability of any other provision of these Terms and Conditions. Waiver by A3 Visual of a breach of any provision hereof shall not be deemed a waiver of future compliance therewith.
16. Governing Law and Venue. The Terms and Conditions shall be governed and construed in accordance with the laws of the State of California without regard to its choice of law principles. All rights and obligations of the parties hereto shall be governed by the laws of the State of California and deemed to have occurred in Los Angeles, California. The sole jurisdiction and venue for the enforcement, interpretation or construction of any portion of a transaction between A3 Visual and Customer, including but not limited to these Terms and Conditions, shall lie in the federal and state courts located in Los Angeles County, California.
17. Independent Contractor Relationship. Customer agrees that the business conducted by A3 Visual with respect to Customer is that of an independent contractor and that such is the sole relationship between the parties. Customer is not the representative or agent of A3 Visual, and has no authority, right or ability to bind or commit A3 Visual in any way, and will not attempt to do so or imply that it may do so.



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18. Union Labor. When Union Labor is required: All install & removal laborers are subject to (4) hour minimums unless otherwise noted. Please keep in mind that this estimate is given in good faith and may not be reflective of all costs that occur. This estimate should be used for budgetary purposes only. Actual costs will be determined at the conclusion of the project and invoiced based on actual services rendered. Daily time tickets can be provided for actual time and materials used. Labor rates are subject to change without notice. Hourly rates quoted are based upon the straight time rate (Monday - Friday) Hours are 8am to 5pm to include a 1-hour lunch. Any time before 8am and after 5pm are subject to the overtime rate for the 1st (4) four hours and double-time for every hour after. Saturday and/or Sunday is billed at double-time rate with the same (4) hour minimum.

WHWCNC Pole Banners





Planning, Land Use and Mobility Committee



CASE REPORT(R-1.1) *(No Planning Case Number Assigned Yet)*

**Toll Brothers Apartment Living
6464 Canoga Ave.
Woodland Hills, 91367**

The Applicant proposes to build a new mixed use 8 story building at the corner of Canoga Ave. and Victory Blvd. in the Downtown District of Warner Center with 276 residential units and 4,045 sf of retail space. There are 3 levels of concrete podium parking with five stories of wood frame construction above. The new structure will replace one of the pioneer Warner Center commercial office buildings—the brick office building that housed the former headquarters for Filmation, which produced early animated TV shows that included *Space Academy*, *Jason*, *Son of Star Command*, *Ark II*, *Shazam!*, *The Ghost Busters* and *The Secrets of Isis*. The building was closed after the 1994 earthquake, and since then has been shuttered because the necessary retrofitting was too extensive and too costly.

PLUM Presentations:

August 17, 2023 Courtesy Presentation
October 19, 2023 Live: in-person (No Zoom broadcast)
November 2, 2023 Live: in-person (No Zoom broadcast)

Applicant: Toll Brothers
23382 Mill Creek Dr., Suite 120
Laguna Hills, CA 92653
(310) 503-8224 mconley@bannerreg.com

Representative: Sarah Golden
Rosenheim and Associates
21600 W. Oxnard St., Suite 630, Woodland Hills, CA 91367
(818) 716-2689

LA City Planning Assoc.: *Not Assigned in Planning at this time*

PLUM Case Leader: Martin Lipkin, martinlipkin@yahoo.com; tel: (818) 999-4340

Project Description:

The building currently occupying the site at the corner of Victory Blvd. and Canoga Ave. is the old, red-brick Filimation headquarters that was shuttered after the 1994 Northridge earthquake and because of the lack of potential commercial tenants interested in moving into Warner Center and the high costs of necessary repairs and retrofitting, was never made safe or suitable for reuse.



The red brick Filimation building currently occupying the Warner Center Downtown site will be raised and replaced by the proposed 6464 Canoga mixed-us project.

The proposed building would be an 8-story (approx. 100 ft. height) project with 5 stories of residential set on top of a 3-story concrete podium base that will contain the majority of required parking spaces and commercial space. Approximately 25% of the project will be non-residential.

The plans also have a central, open-air courtyard opening to Canoga. The proposal is being built under the State's AB 2097 law which has no minimum parking requirement, and plans call for 276 studio, 1 and 2 bedroom apartments—of which 10% (based on residential square footage, is estimated to be 21 units) must be offered at Very Low Income (VLI) rental rates which are set by the State. At both the Courtesy presentation and initial formal presentation, it was stated that about 20 units (a mix of all size units including 2-bedroom and larger 1-bedroom units) would be offered at the VLI rates, and the other units beyond the VLI designated units would be offered at Market Rate rental rates.

There will be 4,045 SF of commercial space incorporated at the northwest corner of the building which could conceivably house a small restaurant/coffee shop, café or services provider.

Auto access to the project will be via two street ramps—one on Victory, the other on Canoga—and will lead directly to the 3 floors of parking containing a total of 429 spaces. Only 9 spaces have been allowed for the commercial space. No number of EV charging stations has been supplied at this time, but the applicant has stated that a minimum of 30% of the parking spaces will have EV chargers, with more to be added later, and spaces shared by those who need recharging.

As far as Publically Accessible Open Space (PAOS), 11,679 SF (15% of site area) is required. And the project proposes 11,940 SF—mostly along Victory Blvd., and a meandering walkway “parklet” along Canoga. A small, enclosed pet relief area with artificial turf is currently planned along the Victory parkway, although concerns have been raised about this space being sited too close to a busy street and rules against it being enclosed.

All mature trees currently on the site have to be removed. The Specific Plan calls for 42 trees to be planted, but the developer is doubling that amount to 84 large tree species as required in the 2035 WC Specific Plan.

The 6464 Canoga project will be one of the first in Warner Center make use of the State authored density bonus incentives to exceed certain zoning limitations placed on the property. In exchange, 10 percent of the property's base density would be set aside for rent by very low-income households (VLI). The developer is requesting two (2) entitlements for the project: a Project Permit Compliance Review, and a Density Bonus with two Off-Menu Incentives.

Project Site:

Located on one of the key intersections in Warner Center, the project site was initially built to feature a 4-story brick and glass building surrounded by surface parking. The site is adjacent to a large, 12-story office tower to the east, and BJ's Restaurant and Brewhouse to the south. The site is located diagonally across from the old Rocketdyne plant site which has had on-going issues with toxic chemical residuals in the soil, and has actually leaked toxic chemical substances into several parcels across Vanowen to the north. No information on soil testing has been provided for this site.

Because two large single story shopping centers are located across from the site--both to the north and to the west--the proposed project will not impact those locations with any shadow problems.

The property is served by Metro busses on both Canoga and Victory, and the Canoga Orange Line bus center is located one block north of the building site.



Site plan shows planted open space areas along Victory Blvd. (currently including a pet relief area), and a “meandering parklet” on the Canoga Ave. side with raised planting beds, benches, children’s hop-scotch area and public art. Amenities for residents will be located throughout the complex with three large amenity areas on the ground level, a pool and spa area on the 3rd floor podium, and a planted 8th floor roof deck with BBQ, fire pit and seating.

Architectural Design and Materials:

While the site is somewhat limited in size, the applicant has attempted to make an architectural statement that elevates the residential design beyond the uninspired cube or block designs that so many other Warner Center proposed residential buildings keep offering.

The architectural highlight of the project is a dramatic, angled “sheared” wing at the Victory and Canoga corner, opening up the project’s third story elevated atrium and will be clad in striking blue aluminum composite panels that significantly elevate it from the mundane architecture and materials usually presented for Warner Center projects. Echoing the “thrust” of the Victory/Canoga

corner are two building edges that are also slightly angled outward at the northeast corner (Victory) and at the southwest corner (Canoga).



Perspective of north façade along Victory Blvd. showing the “sheared” wing at the corner and the “saw-tooth ridges” in the center of the structure. The ridges along the dark brown section break up the roofline and add a needed boost to breaking up the blockiness of the structure.



The south façade (to the right) will also have three “sections” to visually break up the bulk of the structure, as well as a white saw-tooth roofline over the middle section of the building to eliminate the visual monotony of a straight roofline, and an angled edge that relates to the “sheared” wing frontage (in blue) at the corner of Victory and Canoga.

On both the north and south façades, the architect has tried to break up the straight roofline by incorporating a series of saw-tooth “ridges.” The north façade is proposed to be erected with three major color sections: A grey, ribbed metal panel section at the east end, a white/brown stucco section in the middle, and a white section at the western end. Approximately 75% of this facade will be covered in windows and transparent doors. The blue atrium/courtyard provides a colorful burst of visual excitement.

On the west façade facing Canoga, in addition to the blue aluminum composite panels on the northern-most section, there will also be a white stucco middle section, and a southern section covered in ribbed metal panels and slightly angled to mimic the “sheared” wing center point. Balconies will be on all four facades of the structure, although there will be much fewer along the east façade facing the high-rise next door.



Third floor elevated atrium showing the blue-clad aluminum panels in the architectural “V” that provides a dramatic color contrast to most of the other structures in Warner Center.

Project Landscaping Plan:

All existing trees on the property site will need to be removed and new specimens planted. The City of LA requires one tree planted for every 4 living units requiring a total of 69 trees for the project. The developer’s plans call for a total of 84 trees to be planted—most in large boxes.

The initial landscape plan shows that the bulk of the live landscaping will be mainly along Victory Blvd. and Canoga Ave. The landscape plan proposes 14 Tipu Trees (per the Specific Plan) planted in two alternating rows along Victory Blvd. That side of the project will also have 7 Saratoga laurel trees as well as 3 Marina Strawberry multi-trunked trees.

Along Canoga, the applicant proposes to create a slightly zig-zagging pathway anchored by a large planted area on the corner. Two large California Live Oak trees (60” pots) will frame the entryway

And 7 Shamel Ash trees (per the Specific Plan) will provide shade, along with several fruitless olive and Desert Willow trees. Also a “node” in the corner could have a possible water feature.

The east and south facades of the project will be planted with Sweet Bay Laurel and Dracena Dragon Trees. All of the existing trees at the site will have to be replaced due to the new footprint of the proposed building. None of the existing trees are protected species.

While at the initial formal PLUM presentation the developer stated that they plan to incorporate a dog/pet relief area with synthetic turf, clean up/bag deposit sites and some kind of fencing around the relief area, there was concern about the Victory Blvd. location since it was pointed out that it put pets in a possibly hazardous situation next to a very busy roadway with fast moving traffic if they should accidentally get loose. Additionally, that concept may be prohibited by City code.

The WHWCNC PLUM Committee has drafted a recommendation to the developer requesting that they re-think the dog relief area and move it to a safer area. One possible site seems to be at the eastern end of the south facing façade where the required Fire Department turn-around has a large space that could be covered in “grass-crete” that would allow for pet waste usage while still serving as a turn-around for LAFD vehicles.



This rendering shows the proposed landscaping for the site with the preponderance of the trees and planter beds located along both Victory and Canoga. Again, the proposed pet area would be sited near the eastern end of the Victory parkway, while the Canoga side of the building would feature the meandering path and parklet that had child-oriented play areas and benches.

Summation of PLUM and audience questions/comments on the proposed 6464 Canoga mixed-use project from October 19, 2023:

At the October 19 PLUM presentation—as well as the August Courtesy presentation—the PLUM Committee and the attending stakeholders seemed to have favorable comments about the project and the landscaping.

The area of biggest concern seemed to focus on the proposal to put the dog/pet relief area in a fenced-in area just off Victory Blvd. Concerns about the potential for pets accidentally escaping—especially during periods of heavy and fast-moving traffic. It was described as, “an accident waiting to happen.” Based on the comments, individuals are suggesting that the developer reconsider the location of the pet park. And, the PLUM Committee resolved to write a special motion concerning this and present it for a vote before the full WHWCNC Board.

A second area of concern was the mix of VLI (Very Low Income) housing and whether the mix would include two-bedroom and larger one-bedroom apartments as well as the Studio and small one-bedroom units. The Applicant stated that the VLI allocations would include all sizes of the proposed units, and that the number of VLI units was determined by the total square footage of all units in the project. Based on that, there will be at least 21 VLI units of various sizes. No sub-lets or Air B&Bs will be allowed.

Another concern was the question of EV charging stations for the proposed 429 residential spaces and 9 commercial / staff spaces. The developer stated that a final number of EV charging stations hasn’t been determined as yet, but that a minimum of 30% of all parking spaces will have EV charging with plans to increase that number as the project fills up. Also, it was stated that many of the spaces will be rotated among residents or will be set aside for short-term usage so that there will always be EV charging available. They also need to determine how they will charge for EV usage.

Signage was also discussed, and the developer shared a number of possible signage styles and locations. However, they stated these were only preliminary sketches and signage would be determined by the 2035 Specific Plan rules as well as by Planning and possibly the CD-3.

The commercial space (4,405 SF) has not been finalized as the developer is in discussions with several potential tenants and may need to customize the space. As far as the amenity areas, the developer is looking at creating something “different”—like an arts and crafts room.

PLUM Motion and Conditions/Recommendations:

Based on State ruling attached to the AB 2097 law that under which the project is being constructed under, no conditions can be attached to any motion the Woodland Hills-Warner Center Neighborhood Council PLUM Committee makes or the WHWCNC Board adopts. However, the Neighborhood Council can make recommendations which the LA Planning Department can discuss with the Applicant.

MOTION:

As pertaining to the proposed Toll Brothers apartments/mixed-use building (*No Planning Case Number assigned*) at 6464 Canoga Avenue, Woodland Hills, CA 91367, after having held three (3) live public meetings for the application filed by Toll Brothers, for mixed-use structure project in the Downtown District of the Warner Center Plan under AB 2097, the Woodland Hills-Warner Center Neighborhood Council Board hereby finds that:

WHEREAS, the proposed project is in basic compliance with the 2035 Warner Center Specific Plan; and

WHEREAS, the proposed project adheres to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions except those granted under State laws; and

WHEREAS, the building will provide 276 residential units, with at least 21 units offered at Very Low Income (VLI) rental rates set by the State, as well as 4,045 SF of commercial space as required in a mixed-use structure in the WC Downtown District; and

WHEREAS, the 11,940 SF of *usable* Publicly Available Open Space (PAOS) exceeds the Specific Plan requirements; and

WHEREAS, at least 30% of the 438 vehicle parking spaces will provide EV charging with additional EV stations added in the future; and

WHEREAS, all 42 existing trees on the site will be removed and replaced with a total of 84 newly-planted *shade producing trees* in the PAOS, parklette and other areas; and

WHEREAS, the developer has modified the architecture to reflect agreements with the WHWCNC PLUM Committee; and

WHEREAS, all building materials and equipment will be stored on-site; and

WHEREAS, the issues of the dog relief area location and size are a significant question, a request/recommendation with possible solution(s) has been drafted in a letter from the Woodland Hills-Warner Center Neighborhood Council which the community hopes will be adopted and implemented by Toll Brothers for this project;

THEREFORE, IT IS HEREBY RESOLVED that for the findings and recommendations stated herein, that application and plans submitted by Toll Brothers for its application for a mixed-use, VLI residential building at 6464 Canoga Avenue in Warner Center receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC).

The Planning, Land Use and Mobility Committee also recommends that the Board of the Woodland Hills –Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and recommendations to

SUPPORT this motion presented on November 8, 2023.

Motion: Marty Lipkin
Second: Sean McCarthy

VOTE:	YES	NO	ABSTAIN
	8	0	0