



**Notice of a Public Meeting of the  
Woodland Hills Warner Center Neighborhood Council  
PLANNING LAND USE & MOBILITY COMMITTEE  
Thursday, October 15, 2020 – 6:30 pm  
VIRTUAL MEETING TELECONFERENCING**

**VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION**

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Woodland Hills-Warner Center Neighborhood Council meeting will be conducted entirely telephonically.

**Every person wishing to address the Neighborhood Council must dial +1 669 900 6833, and enter Webinar ID: 944 0685 3744 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting. The public is requested to dial \*9, when prompted by the presiding committee member, to address the Committee on any agenda item before the committee 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 2 minutes per speaker, unless adjusted by the presiding officer of the Boars. Public Comment is limited to 15 minutes total per item.

**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 Joyce Fletcher de la Mesa Directiva, al [j.fletcher@whcouncil.org](mailto:j.fletcher@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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

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

- UPS Store – 20929 Ventura Blvd., Suite 47-535, Woodland Hills, CA 91364
- [www.whcouncil.org](http://www.whcouncil.org) and go to the calendar page and click on the PLUM meeting and agenda
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

Each speaker is limited to two minutes, unless waived by the presiding officer of the Committee.

Opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, Business or representatives of any venue hosting a meeting of the Council, Board, or Committee.

### **Meeting Agenda**

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Approval of Minutes**
- 5. ZA-2017-841 4798 N. Abargo Street WH 91364**  
Zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet measured from the centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. A project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Variance requests)
- 6. DIR-2019-4606 21075 W. Topochico Drive, Woodland Hills, 91364**  
Pursuant to LAMC Sections 11.5.7 and 16.50, specific plan review and design review for a new two-story single family dwelling with attached 2-car garage in the Mulholland Specific Plan outer corridor.
- 7. ZA-2020-1639-CUB-ZV 4923 N. Topanga Boulevard WH 91364**  
Zone variance for zero additional on-site parking spaces & to allow parking to back into the street, & conditional use-alcohol for renewal of beer & wine sales at a bone fide restaurant (Rib Ranch)
- 8. ZA-2019-5326-CU-SPP-SP 22503-22527 Ventura Blvd, WH, 91364**  
Pursuant to LAMC section 12.24-W17, a conditional use to permit a drive-thru fast food establishment located in the C4 Zone within 500 feet of an R Zone. Pursuant to LAMC section 12.24-W27, a conditional use to allow deviations from LAMC section 12.22-A23 commercial corner development to (1) allow hours of operation Sunday through Thursday from 10:30 AM to 1:00 AM and Friday through Saturday from 10:30 AM to 1:30 AM, and (2) allow 14% window transparency on the exterior walls and doors fronting Capistrano Boulevard avenue pursuant to LAMC Section 11.5.7C, Specific Plan compliance with the Ventura Cahuenga Boulevard Corridor Specific Plan pursuant to LAMC Section 16.05, site plan review for a change of use to drive-through fast food establishment resulting in more than 1,000 daily trips as determined by the department of transportation.

## 9. Future Agenda Items

Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.

## 10. New Cases, Review of Current Cases, and Committee Business.

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

## 11. Adjournment

**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 on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and 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 you wish to attend by contacting Don Patterson Board Member, at (818) 639-9444 or email [d.patterson@whcouncil.org](mailto:d.patterson@whcouncil.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](http://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 contact Don Patterson, at (818) 639-9444 or email [d.patterson@whcouncil.org](mailto:d.patterson@whcouncil.org)*

### **Brown Act Notification:**

*In compliance with Government Code 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 [www.whcouncil.org](http://www.whcouncil.org). If you would like a copy of any record related to an item on the agenda, please contact: [j.fletcher@whcouncil.org](mailto:j.fletcher@whcouncil.org)*