



## A Woodland Hills Impacts and Policies (WHIP) Committee Meeting and Jointly with the WHWCNC Board

Thursday, September 26, 2019

Time: 6:30 pm

Location - West Valley Warner Center Chamber of Commerce  
6100 Topanga Canyon Blvd. #1300, Woodland Hills, CA 91367

### **Committee Members:** (P=present, A=absent)

Chair: Heath Kline (P)

Lauren Coffman(P), Angela Dawson(A), Martin Lipkin(P), Aaron Quantz(P), August Steurer(P)

Ex Officio- Joyce Fletcher (A)

Stakeholders: Assaad Alnajjar (Porter Ranch), Sean McCarthy, Stephen Naczinski, Elise Hinkle, Natalie Elias

### **Meeting Minutes**

#### **Call to Order: 6:45 pm**

- Roll Call (see committee list above)
- Public Announcements (none)
- Public Comment period

*Sean McCarthy: Sepulveda Basin brush area was bulldozed displacing wildlife, Area 5 has a lot of graffiti, Illegal activity of soil dumping on vacant lots*

*Lauren Coffman: Lighting on Enterprise Car Rental doesn't look like what PLUM agreed to.*

#### **Items for discussion and possible action:**

##### **1.0 Complication of the Rent Stabilization Ordinance, Accessory Dwelling Ordinance and the Home Sharing Ordinance**

First discussion regarding request of two stakeholders who feel that these city ordinances are infringing unfairly on their property rights. They claim that if a person owns a home built prior to 1978 (with R-1 or R-A zoning), and has built an ADU and decides to live in the ADU as the "primary residence" and rent out the main pre-1978 residence, the main house is now under Rent Stabilization Ordinance. Should the Neighborhood Council take a position that one or more changes are required to city ordinances.

Ref: [http://clkrep.lacity.org/online/docs/2014/14-1635-S2\\_ORD\\_185931\\_07-01-19.pdf](http://clkrep.lacity.org/online/docs/2014/14-1635-S2_ORD_185931_07-01-19.pdf)

Ref: <https://planning.lacity.org/ordinances/docs/ADU/InformationSheet.pdf>

Ref: <https://planning.lacity.org/ordinances/docs/homesharing/adopted/AdminGuidelines.pdf>

*Stakeholders related their problem with City ordinances related to home sharing, rent stabilization and accessory dwelling units. One stakeholder stated that they would not rent long-term because of the liabilities and risks associated with eviction and squatters. Mention was made of the Home Share Alliance of Los Angeles (HALA) and the West Valley Home Sharing organization. Lauren Coffman mentioned that it appears that City Planning allowed a house to be demolished down to the studs in the Mulholland Corridor by Administrative Review to add an accessory dwelling unit.*

##### **2.0 Proposed regional RHNA unit numbers**

Should the NC Board take a position regarding advising the city council to support the 430,000 units proposed by Southern California Association of Governments which is substantially less than the 1.3 million units proposed by the state.

August Steurer gave verbal description of the process SCAG was proposing. Public comment is past. Discussion was continued to a later time.

### 3.0 Return of State Legislation regarding Residential Zoning

After the passage of SB330, with the prospect of the return of SB50 modeled legislation in December, what positions should the NC Board recommend to the city council in regards to lobbying the legislature.

*Item continued to future meeting due to lateness of meeting*

### 4.0 Changes to City-wide Sign Ordinance ([CF 11-1705](#))

Continued discussions regarding Should the NC Board support the proposed changes regarding off-site advertising signage under the sign ordinance? Should the NC Board recommend additional changes regarding on-site signs?

Ref: [8-8-19 Report from City Planning](#)

Ref: [Report from City Planning](#)

Ref: [Sign Ordinance Update](#)

*Item continued to future meeting due to lateness of meeting*

### 5.0 Proposed Los Angeles Vacancy Tax ([CF 19-0623](#))

Should the NC Board support creation of a Vacancy tax on residences held vacant during a housing crisis as proposed by Councilmembers Bonin, Harris-Dawson, Ryu and Koretz. Ref: [CF 19-0623](#)

*Item continued to future meeting due to lateness of meeting*

## Review of Available Minutes

*Minutes for August 22, 2019 and September 26, 2019 were approved unanimously.*

## Requests for topics for future meetings

Inclusionary Housing Policy within Community Plans ([CF 19-0416](#))

City engagement in longer-term City Planning/Visioning for Woodland Hills to deal with climate change.

*No actions*

## Adjournment of meeting. 9:30 pm

### Disabilities Act Notification:

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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council at 818-639-9444 or via email at [ada@whcouncil.org](mailto:ada@whcouncil.org).

### Public Access Of Records

In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all the committee in advance of a meeting, may be viewed on the related event page at [www.whcouncil.org](http://www.whcouncil.org) or at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact: [heathk@dpmforms.com](mailto:heathk@dpmforms.com)

### Public Input At WHIP Committee Meetings –

The public is invited 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. Those comments must be relevant to the issue under consideration. Comments from the public on other matters not appearing on the agenda but are still 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 is limited to 2 minutes per speaker, unless adjusted by the presiding Chair of the Committee.

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- [www.whcouncil.org](http://www.whcouncil.org) as an event in the council calendar
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