



MINUTES – WHWCNC FULL BOARD MEETING

Tuesday, February 20, 2018 - 6:30 p.m.

American Legion Hall

5320 Fallbrook Ave, Woodland Hills, CA 91367

AGENDA

Call to Order - 6:45 by President, Joyce Fletcher

Pledge of Allegiance - by Vice President, Sheppard Kaufman

Roll Call - by Secretary, Linda Kouy-Ghadosh

- Linda Kouy-Ghadosh, Karen DiBiase, Brian Drapkin, Ray Cole, Sean McCarthy (late), Paul Lawler, Herb Madsen, Don Patterson, Richard Hollander, Pat Patton (late), Heath Kline, Gilbert Yablon (late), Joyce Fletcher, Peter Fletcher, Marie Pierre, Sheppard Kaufman- QUORUM 13 at 6:45

Approval of Minutes: Regular Board Meeting – January 10, 2018

Motion by: Don Patterson Seconded by Herb Madsen

Yes: 11 No: 0 Absent: 2

1. Organization, Operation, Policies, & Procedures:

Public Announcements:

Office of Councilman Bob Blumenfield – Field Deputy, Tim Glick

1. Blumenfeld Bike Ride - Saturday 3/3 9 a.m. - 11 a.m., meet at Warner Ranch Park, 1.5 hour route, speak with Joe Campbell at Bob Blumenfield's office for any questions you may have.
2. 3/1 Domestic Violence Forum, 6 p.m. at Canoga Park Senior Center
3. Tim Glick will maintain a NC Google Sheet shared with Joyce Fletcher, Sheppard Kaufman, Tim Glick, and Veronica Vos – Board members can submit requests for the Council Office and those requests will be tracked

Report for March 8 VANC Meeting – Heath Kline

1. VANC 15th Anniversary Event will be held on 3/8 at CBS Studios, All Neighborhood Councils are welcome
2. Various City Council Members will be present, it will be a unique opportunity to meet fellow NC members
3. Award Ceremony will be held and the NC should apply for an award.

Public Comment Period (on items not on the agenda): (2) minutes per speaker

1. Sheppard Kaufman

- a. 50% of calls in Topanga Division of LAPD is homeless related;
 - b. Working on survey;
 - c. Traffic Enforcement is being worked on;
 - d. Crime is steady in Woodland Hills;
 - e. "Good Night Tweets" remind public to lock up at night;
 - f. Online Reporting is now available.
2. **Semee Park** - New representative for DONE, she is taking over for Jose Galdamez as area representative
 3. **Ellen Colley** - Concerned about overbuilding of multiple super condo buildings without consideration of traffic mitigation and power supply for black out prevention and for lack of green space to city planners.
 4. **Sean McCarthy** – on 12/21 6-8 p.m., a debate of 7 Assembly Candidates at Chamber Office
 5. **Marie Pierre** - Civics 2.0 Class will be held at City Hall and several Board members attended

Organization, Operation, Policies, & Procedures, Officer Reports:

President - Joyce Fletcher

1. Bob Blumenfeld will attend our 03/14 Board meeting
2. We should Focus on our priorities and concerns for next Board Retreat
3. Board Retreat will likely be held in the beginning of April

Vice-President – Sheppard Kaufman

1. (2) Notebooks will be placed in the back of the meeting room for use by public
2. Congratulations to Los Virgenes Water District for Recognition Award
3. Outreach Committee – we need to engage more stakeholders to join NC committees
4. There will be a pothole task force in Woodland Hills on 02/21
5. To get business cards, speak with Sheppard Kauffman and August Steurer by email
6. Photos of Board - a few are missing and their photos will be taken and added to website

Secretary - Linda Kouy-Ghadosh

1. Board Members please don't forget to check in with Secretary when you arrive and leave
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2. Items for Board discussion and possible action:

Item No. (1) WHIP Committee – August Steurer, Chair **(18-003) State Senate Bill 287 (18-002-S13)**

Motion for the NC Board to approve the following letter in support of the City Council Resolution to OPPOSE State Senate Bill 827 (18-002-S13). See attached City Council Opposition Resolution.

The Honorable Bob Blumenfield
Councilman, Council District 3
The Honorable Herb Wesson
President, Los Angeles City Council

Dear Councilmen,

In the matter of the City Council's Resolution to Oppose State Senate Bill 827 ((18-002-S13), The Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) has taken a position to support the City Council's Resolution which states in part the City's opposition to State legislation which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.

Furthermore, the Board of the WHWCNC urges the City Council members and Mayor Eric Garcetti to personally contact CA State Senator Henry Stern, Governor Edmund G. Brown, Lieutenant Governor Gavin Newsom, Senate President Pro Tem Toni Atkins, and Assembly Speaker Anthony Rendon to further request the State leadership in Sacramento to reject proposed legislation like SB-827 which undermines responsible planning process and overrides our local zoning laws.

In the matter of the City Council's Resolution to Oppose State Senate Bill 827 (18-002-S13), The Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) has taken a position to support the City Council's Resolution which states in part the City's opposition to State legislation which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.

Board recommended the letter be revised after the Board meeting to include Official titles. (see above revisions)

Motion by August Steurer Seconded by Sean McCarthy

Vote: Yes – 15 No – 0 Abstain – 1 PASSED

Item No. (2) PLUM Committee – Lauren Coffman and Don Patterson, Co-Chairs
(18-004) ZA-2017-3994-MCUP ENV-2017-3995-EAF
20929 Ventura Blvd, Suites 1,17,22,26,27,33,35 Woodland Hills, CA 91367

Applicant request for a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. Suite 17, 26, 27, and 35 are new, and suites 1, 22, and 33 are existing restaurants. A total of seven establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating is uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

The requests apply to suites/restaurants located in an outdoor shopping center located at 20939 Ventura Blvd near the corner of DeSoto Blvd. (location of the former Cable's Restaurant)

MOTION - Having held one public meeting for the application concerning ZA-2017-3994-MCUP for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats, and with hours of operation from 7:00 a.m. to 12:00 a.m. daily, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant is seeking a Conditional-Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three food service establishments; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four food service establishments for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats and with hours of operation from 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, the Hours of Operation will be 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, no alcohol shall be permitted to be removed from the individual establishments;

WHEREAS, the applicant has agreed to implement suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the applicant meets all ABC requirements for alcohol service within the restaurant;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support APPROVAL of the application plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. A total of seven establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating are uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

CONDITIONS:

1. Conditions 1-16 & 19 specified in the Letter dated May 3, 2017 from Captain Maureen E. Ryan to the Los Angeles City Planning Department be followed.
2. Applicant has agreed that no alcohol shall be permitted to be removed from the premises of each establishment.
3. If any gates are provided for outdoor seating, add "exit only" signs to the gates.
4. Remove beverage glasses from the patio as soon as patrons leave
5. The outdoor patio area is legally fenced off from public access and the pedestrian right of way
6. Have the appropriate amount of seating based on restaurant capacity and need.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations.

Motion by Don Patterson Seconded by Heath Kline

Item No. (3) PLUM Committee – Lauren Coffman and Don Patterson, Co-Chairs
(18-005) 19975 Ventura Blvd., Woodland Hills, CA 91364

Regarding City Planning Case DIR-2017-3034-DB-SPP for the application filed by Foothill Villa for demolition of four one-story commercial buildings and construction of a 4-story, 36-unit mixed-use building with 4 Very Low Income residential (State Incentive Density bonuses for height increase, FAR increase and lot coverage increase) the Planning, Land Use and Mobility (–PLUM) Committee hereby finds that:

WHEREAS, the Applicant has submitted plans and architectural renderings for a 4-story, mixed use building that includes Very Low Income housing and qualifies for three State mandated density bonuses (FAR, Height and lot coverage); and

WHEREAS the PLUM Committee opines that the project generally meets the zoning and design requirements of the current Ventura Blvd. / Cahuenga Blvd. Corridor Specific Plan; and

WHEREAS, the applicant has reconfigured his building design to add additional articulation to the south facade facing Ventura Blvd. and modified balcony elements so that items stored on the balconies cannot be seen from the street or from the freeway; and

WHEREAS the applicant has worked with the PLUM Committee to modify and enhance the front of the building to increase the –street interest of the structure; and

WHEREAS the applicant has incorporated numerous refinements to the architectural style and building materials;

WHEREAS the applicant has redesigned the north (rear) elevation and west elevation so that they have greater visual interest when viewed from the 101 Freeway; and

WHEREAS the developer has agreed to return to the PLUM Committee and the Neighborhood Council with detailed landscaping and lighting plans as well as a proposed signage plan before the project is completed; and

WHEREAS, Applicant has agreed to accept Conditions specified by the WHWCNC Board;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support a determination to approve the project at 19975 Ventura Boulevard, in Woodland Hills with the following conditions:

Conditions

- 1.) All plans presented on February 20, 2018 at the Board Meeting of Woodland Hills -Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4.) Based on the Specific Plan requirements, the Applicant will submit his proposed landscaping plans, lighting plans and signage plans to the Neighborhood Council and to Planning when specifics have been determined at a time before construction begins on the project.
- 5.) No banners, hanging signs, pennants or temporary signs that do not conform to the Specific

Plan requirements shall appear on any exterior facade of the building.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations to approve this application as presented February 20, 2018.

Motion by Don Patterson Seconded by Ray Cole

Vote: Yes – 13

No – 0

Abstain – 2

PASSED

Item No. (4) PLUM Committee – Lauren Coffman and Don Patterson, Co-Chairs
(18-006) 22150 Ventura Blvd., Woodland Hills, CA 91364

As pertaining to Case DIR-2017-5548-SPP, ENV-2017-5549-CE and having held two public meetings for the application filed by owner Mary Rownaghi and Applicant Simin Tehrani for a Tenant Improvement and Change of Use – Project Permit Compliance, Notice of Exemption, to remodel and convert a building from retail to medical/beauty treatment; located at 22150 Ventura Blvd., Woodland Hills, CA 91364, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Application meets the following findings:

The project provides a benefit to the community
Bicycle parking and Handicapped spaces will be provided in the rear parking lot
The project is compatible with the surrounding neighborhood
Project updates a building improving street revitalization

WHEREAS, the Applicant has agreed to the following conditions listed below

WHEREAS, the applicant agrees to these conditions in writing by including the conditions on the final site plan submitted to the City for approval at the Planning Hearing.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions: As the applicant is making substantial changes to the exterior of the building:

- 1) the applicant agrees to repaint the entire exterior (front, back and sides) of the building
- 2) the applicant agrees to repaint the planter boxes to match the building exterior paint or stone
- 3) the applicant agrees to replant the planter boxes with drought tolerant plants and provide a means to water the plants as needed.
- 4) the applicant agrees to paint the front entrance floor/porch of the building
- 5) the applicant will resolve the front pedestrian area sidewalk landscaping and trip hazard issues with City Planning and remove the artificial turf and replace with grass or drought tolerant plants
- 6) the applicant will provide parking lot landscaping as determined by Ventura Cahuenga Blvd. Specific Plan.
- 7) additionally, all conditions herein shall be printed on one of the Project Summary pages/final site plan as a commitment to and acceptance of these conditions.
- 8) the Applicant will remove all current signage and new proposed lighting plans and signage plans will conform to the Ventura-Cahuenga Boulevard Specific Plan requirements. There will no hanging banners of any type including grand re-opening type banners.

9) conditions related to the stone redesign and resurface of the front wall of the building facing Ventura Blvd.: The Applicant will present materials to Building and Safety assuring water repellent non-hazardous construction and adequate adhesion/installation of stone material.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations to approve this application as presented February 20, 2018.

Motion to Amend by Don Patterson Seconded by Linda Kouy-Ghadosh
Vote: Yes – 4 No – 9 Abstain – 2 AMENDMENT FAILED

Motion by Joyce Fletcher Seconded by Sean McCarthy
Vote: Yes – 15 No - 0 Abstain – 0 PASSED

Item No. (5) Heath Kline, Treasurer
(18-007) Approval of Monthly Expense Reconciliation [MER] for December 17 & January 2018

Motion to approve the WHWCNC Budget for Fiscal Year 2017-2018 Monthly Expense Reconciliation [MERs] for: (1) December 17 with a beginning balance of \$37,713.94 and a remaining balance of \$36,418.58 [pages 1-26] and (2) January 18 with a beginning balance of \$36,418.58 and a remaining balance of \$32,835.35 [page 27-60] and confirm the payments reflected on the two MERs.

The two MERs are included in the [Feb 18 Financial Items.PDF](#) posted with this agenda.

Motion by Heath Kline Seconded by Peter Fletcher
Vote: Yes - 13 - Karen DiBiase, Brian Drapkin, Ray Cole, Sean McCarthy, Don Patterson, Richard Hollander, Pat Patton, Heath Kline, Gilbert Yablon, Joyce Fletcher, Peter Fletcher, Marie Pierre, Sheppard Kaufman
No – 0
Abstain - 1 - Herb Madsen
Absent - 10 - Nancy McLean, Martin Lipkin, Eva Morris-Huffman, Bill Anderson, Cameron Gil, Dororthy Koetz, Mercy Alpert, Lauren Coffman, Aaron Williams, Gina Thornburg **Ineligible – 1-** Linda Kouy-Ghadosh
PASSED

Item No. (6) Heath Kline, Treasurer
(18-008) Motion to Approve Budget Reallocation to Fund NC Payment for VANC Mixer

Motion to approve the reallocation of \$300.00 in unspent funds from Budget Line 88 American Legion Veterans Day Event 2017 and \$364.53 in unspent funds from Budget Line 144 the completed Insurance-Health Fair to Budget Line 72 in the offsetting amount of \$664.53 for VANC [Valley Alliance of Neighborhood Councils] Spring Mixer, and approve an expenditure up to that amount in favor of VANC or a vendor they direct for costs associated with their upcoming Spring Mixer and/or other activities VANC does for the benefit Valley Stakeholders and NC's including Woodland Hills. These Budget Allocation changes are reflected in Column M of the attached revised budget of 2/12/18. The NC Treasurer and President are directed to file these budget changes with the City Clerk and fund this and all previously approved items reflected in this budget.

This revised 4-page budget as of 2/12/18 is included as pages 61-64 of the [Feb 18 Financial Items.PDF](#) posted with this agenda. Also see [VANC 15th Anniversary Mixer Flyer.PDF](#) posted with this agenda.

Motion by Heath Kline, Seconded by Don Patterson
Vote: Yes - 14 - Karen DiBiase, Brian Drapkin, Ray Cole, Sean McCarthy, Herb Madsen, Don Patterson, Richard Hollander, Pat Patton, Heath Kline, Gilbert Yablon, Joyce Fletcher, Peter Fletcher, Marie Pierre, Sheppard Kaufman
No - 0
Abstain - 0
Absent - 10 - Nancy McLean, Martin Lipkin, Eva Morris-Huffman, Bill Anderson, Cameron Gil, Dororthy Koetz, Mercy Alpert, Lauren Coffman, Aaron Williams, Gina Thornburg **Ineligible – 1** - Linda Kouy-Ghadosh
PASSED

Item No. (7) Heath Kline, Treasurer
(18-009) Review & Discussion of FY2017-18 Budget Unspent Funds

NC Board Members & Stakeholder committee participants are requested to familiarize themselves with the NC's current budget [pages 61-64 of the [Feb 18 Financial Items.PDF](#) posted with this agenda. In particular, Column Z Projected Spend (YTD Spent Amount), Column AA Budget Amount, and Column AB Avail (Unspent-Available to Spend Funds).

Bring a copy of this budget [pages 61-64] to the NC Board Meeting.

We have 3.5 months left in our FY to spend our remaining \$29.7K in unspent funds allocated in our budget that we will review by line so that everyone is aware of the funds that are available to spend for each committee and general NC purposes. Everyone should be prepared to articulate how they plan to spend budgeted amounts or won't and new monies they would like to spend, if funds should become available (reallocations). This discussion is a precursor to an upcoming Budget Committee Meeting where reallocations will take place to insure all our funds are spent for the benefit of the WHWC community.

NO VOTE- Heath Kline provided a Funding Presentation related to spent and available NC funds for the remaining 2017/2018 Funding period which ends June 2018.

Item No. (8) Heath Kline, Treasurer
(18-010) Board Member Cameron Gill Reimbursement - \$20.81

[B/L 141a] Motion to approve a payment of 20.81 to WHWCNC Board Member Cameron Gill to reimburse him for the purchase of disposable table clothes needed to cover the tables used at the NC and City approved Job Fair event February 10, 2018.

Cameron advanced these funds because he was unable to coordinate with the NC Treasurer to make the purchase. The City's required documentation for Board Member Reimbursement (City Event Preapproval, invoice, crossed linked Board Member bank statement proof of payment and event photos) are included in the 21 page [Feb 18 Board Mem Reimb.PDF](#) posted with this agenda.

Yes - 14 - Karen DiBiase, Brian Drapkin, Ray Cole, Sean McCarthy, Herb Madsen, Don Patterson, Richard Hollander, Pat Patton, Heath Kline, Gilbert Yablon, Joyce Fletcher, Peter Fletcher, Marie Pierre, Sheppard Kaufman

No - 0

Abstain - 0

Absent – 10 - Nancy McLean, Martin Lipkin, Eva Morris-Huffman, Bill Anderson, Cameron Gil, Dororthy Koetz, Mercy Alpert, Lauren Coffman, Aaron Williams, Gina Thornburg

Ineligible - 1 - Linda Kouy-Ghadosh

PASSED

4. Board Member Area Reports: No Reports due to time constraints

5. Committee Reports: No reports due to time constraints

Announcements:

The next Board meetings will be held on Wednesday, March 14, 2018.

Meeting dates for or the upcoming 2018/2019 year; the proposed Board meeting dates are: TBD (Date, Time, location subject to change or cancellation. **Please check the www.whcouncil.org website calendar page for any changes.**

Adjournment of meeting: President Joyce Fletcher adjourned the 9:19 P.M.

Minutes: submitted by Secretary, Linda Kouy-Ghadosh