



MINUTES - WHWCNC FULL BOARD MEETING

Wednesday, March 13, 2019 - 6:30 p.m. – 9:30 p.m.

American Legion Hall

5320 Fallbrook Ave, Woodland Hills, CA 91367

Call to Order – 6:48pm by Joyce Fletcher

Pledge of Allegiance – Don Patterson

Roll Call – Karen DiBiase

- Karen DiBiase, Brian Drapkin, Paul Lawler (left 10:00pm), Sean McCarthy (left 10:05pm), Nancy McLean (left 10:15pm), Martin Lipkin (left 9:30pm), Don Patterson, Mercy Alpert (late 6:50pm), Gilbert Yablon, Heath Kline, Lauren Coffman, Aaron Williams, Joyce Fletcher, Peter Fletcher, Sheppard Kaufman, Gina Thornburg, Ved Kulkarbi (left 9:30pm)
- Quorum - 17

Approval of Minutes: Regular Board Meeting – February 13, 2019

Motion by Joyce Fletcher, second by Heath Kline

PASS Yes: 14 No: 0 Abstain: 2 Ineligible: 1

Special Board Meeting – February 13, 2019

Motion by Joyce Fletcher, second by Heath Kline

PASS Yes: 14 No: 0 Abstain: 2 Ineligible: 1

1. Organization, Operation, Policies, & Procedures:

Public Announcements:

Office of Councilman Bob Blumenfield – Tim Glick

- 1) Metro is conducting a Next Generation Study. NextGen@metro.net 323-466-3876

Empower LA representative for WHWCNC – Gibson Nyambura, *no comments*

Office of other Local and State Officials and Other Public Announcements and Presentations

Tessa Charnofsky, MSW, MPA

District Director, for Supervisor Sheila Kuehl, West Valley/Mountain Communities Field Office

- 1) Metro has not reviewed buses in 25 years, need public input on how to improve bus issues
- 2) Community meeting scheduled for March 25th, 7:30pm, at Rose Goldwater Community Center

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

Kevin Sprout – County Coordinator for LAFD for CERT

- 1) AB1062 will mandate high school students to get CERT trained
- 2) To get information concerning CERT training, contact LAFDCERTBATT17@gmail.com

Barbara Metzenbaum - Woodland Hills Public Library.

- 1) There are lots of free activities scheduled at the Woodland Hills Library, please see flyer
 - 2) www.LAPL.org
-

PRESENTATION, DISCUSSION and Q&A
Andrew Pennington – Director of Land Use and Planning
Office of Councilmember Bob Blumenfield

AFFORDABLE HOUSING OPTIONS - WARNER CENTER SPECIFIC PLAN; CF 13- 0197-S9

The City Council has adopted a motion presented by Councilmember Bob Blumenfield, requesting that the Department of City Planning report options for including affordability requirements within *Warner Center and to be written into the Warner Center 2035 Plan*. The options would identify opportunities to create strong incentives and requirements that are integrated and balanced with the recently adopted Affordable Housing Linkage Fee (AHLF) Ordinance (Council File No. 17-0274).

The Department of City Planning recommends a focused study and an outreach program to support the development of affordable housing policy options for Warner Center and the *WC 2035 Plan*. The Specific Plan Maintenance Unit would oversee an economic analysis and nexus study to clarify possible impacts associated with each concept and help refine options. An outreach program will better assess and clarify community needs regarding the topic of affordable housing specifically at Warner Center and the surrounding neighborhoods.

The WHWCNC Board voted to submit a WHIP Committee document to Councilmember Bob Blumenfield, which outlined WHIP committee recommendations related to this topic, recommended solely by the members of the WHIP committee and neither supported nor not supported by a vote of the full Board of the WHWCNC, where the Board voted to request a written response from the Council office to further clarify: City Council File CF-0197-S9, Title: Warner Center 2035 Plan (WC 2035 Plan) / Affordability Requirements / Moderate and Workforce Housing / Affordable Housing Linkage Fee

Below is the written response from Councilmember Bob Blumenfield:

March 8, 2019

Re: Affordable Housing in Warner Center

Dear WHWCNC Board members:

Thank you for submitting your Community Impact Statement (CIS) and providing me an opportunity to discuss affordable and equitable housing in Warner Center. Since my May 2018 motion for housing affordability, my staff and I have been monitoring your ongoing conversations on this topic. Like you, I recognize that affordable housing solutions must “go beyond what is encompassed by the Affordable Housing Linkage Fee,” and also must “not stop continued development of housing in Warner Center.” That said, I continue to stand firmly committed to addressing the need for housing and forging ahead with an amendment to the Warner Center 2035 Plan (WC 2035 Plan) to mandate inclusionary housing. Done properly, it will achieve both of the goals you have outlined.

I welcome this discussion on housing for those that live and work in Warner Center. I have reviewed your CIS suggesting supplemental options and alternatives to my amendment, and will comment on them generally and specifically. First, I want clearly to outline the direction I have given to the Department of City Planning (DCP) and Housing and Community Investment Department (HCID), which includes:

- An amendment to the WC 2035 Plan requiring the inclusion of affordable housing in any new project, with a mix of affordability levels including moderate and/or workforce housing
- A feasibility and market study to inform appropriate affordability levels and percentages for meeting that requirement (which is in progress)
- Incentives for projects that provide more than the required amount of affordable housing

- An exception to the Affordable Housing Linkage Fee (Linkage Fee) for projects subject to this requirement
- If an in-lieu payment option is required or desired, that those funds remain within Warner Center and under local control
- Outreach to stakeholders, the WHWCNC, the Canoga Park Neighborhood Council, and property owners in the area

While I stand firm on this amendment, it must be done with care, transparency, and thoughtful analysis of the market in Warner Center.

I am aware of the reticence of a few in the community to the idea of inclusionary housing or allowing any affordable housing within Warner Center. I believe that opposing affordable housing is out of sync with the larger community that has on numerous occasions voted to support funding for affordable housing and bemoaned the lack of affordability. It's not an option to simply push low income and workforce housing to another area or neighborhood that some say may be better suited. Those arguments are non-starters as they run counter to basic fairness and our collective desire to make the Warner Center an area for "live, work, and play" for all.

Many ideas in your CIS warrant further discussion, generally as potential additive efforts to my amendment. In essence, they could help make a comprehensive plan to address affordability in Warner Center and the West Valley. My current legislative proposal will make some of your options more feasible if any funds that are collected as in-lieu payments stay in the West Valley to support innovative affordable housing solutions. I would prefer and will continue to advocate to require some if not all of the affordable housing to be built within new projects rather than developers giving a check to the City.

My staff has been engaged with the Board and attended some of your discussions as the CIS was crafted. Below are some of my thoughts regarding your specific suggestions.

1. Metro/LAUSD/Pierce College Partnerships

- ☐ Throughout the City and County, Metro and LAUSD have begun partnering with local municipalities or moving forward alone to create affordable housing projects. Metro has been engaged on this concept, however the forthcoming improvements to the Orange Line will be utilizing the Canoga Station parking lots for construction staging rather than housing in the short term, though a possibility in the long term.
- ☐ LAUSD has commenced a study of underutilized and surplus lots for affordable housing and/or Safe Parking for vehicle dwellers. However, there has been strong local opposition to LAUSD using their West Valley property for anything other than educational uses, and given issues like proximity to homeless concentrations and transit, the West Valley properties are not likely to be used by LAUSD for these uses in the foreseeable future.
- ☐ Pierce College is not within Warner Center, and proposed development on campus or selling college land for development in the past has not had support, especially since the vast majority of its campus is valuable open space.
- ☐ Although partnerships are a viable option, they're contingent on outside public agencies determining whether their land is suitable and whether citywide funds from Linkage Fee or other funds would be available to assist if it was. I am open to continuing to pursue such options, however with the aforementioned constraints in mind. Also given the complications and contingencies these options are long term solutions at best and cannot substitute for currently available options.

2. Other Public-Private Partnerships

- ☐ Rent subsidies, construction grants, and partnering with an affordable housing operator are viable options. Many are already being pursued by HCID through existing funding streams or future funds from the Linkage Fee.

☐ The Gross Receipts Tax is General Fund revenue and already fully used for public safety and other vital City services. The chances of any single Councilmember cordoning off local Gross Receipts Tax for local use is highly unlikely.

3. Topanga District Densification

☐ The WC 2035 Plan is already quite generous for density, though this area is the strictest within the Plan area because of its proximity to single family home neighborhoods and its unique position as a transitional area to lower density areas. A density increase would require extensive environmental analysis and communitywide buy-in. Further, this sub-district is one of the smallest in the Plan area and its current lot configurations and existing uses would not create enough housing any time soon. Some housing could potentially be achieved.

4. Redevelop Low-Density Affordable Sites

☐ Affordable housing in Warner Center is limited, mostly to naturally occurring market rate affordable rents (i.e. older buildings that are less competitive and/or are subject to the Rent Stabilization Ordinance). Issues of displacement, tenant relocation, and property owner buy-in would be paramount and could prove cost-prohibitive in addition to being counterproductive for current moderate and low income renters. Some affordable housing could potentially be achieved.

5. Affordable Housing Innovation Zones/Adjacent Areas

☐ It appears your CIS suggests excluding affordable housing requirements from Warner Center and instead locating it elsewhere, such as in transit oriented developments in Canoga Park and Reseda. I would not support exclusively designating other areas for affordable projects to keep affordable units segregated from Warner Center.

☐ Incentives for affordable housing development already exist around transit stations throughout the City via the voter approved Measure JJJ Transit Oriented Communities program. This program exists in the WC 2035 Plan however, it has not been utilized because of the generosity of the Plan.

6. Rental Building Covenants

☐ A program extending affordability covenants already exists with HCID, and property owners can enter into new covenants. A financial incentive would be needed to garner additional interest. I would support adding affordable housing covenants to existing properties as another measure to encourage a variety of housing in the area to create more affordable housing opportunities (or preserve existing ones) and would hope that the Neighborhood Council would support them as well.

7. Affordable Mandates

☐ This is exactly what I've directed for study in the area. The feasibility and market study will inform affordability levels and requirements, and projects will be exempt from the Linkage Fee. Family units will be considered and most likely included in requirements.

In conclusion, I thank the WHWCNC Board for your thoughtful and robust internal discussion of the issue. I look forward to hearing your continued advice on this and many other issues. My Director of Land Use and Planning, Andrew Pennington will be attending your next meeting that addresses this topic to provide further context and answer questions.

Sincerely,

BOB BLUMENFIELD
Councilmember
City of Los Angeles

Comments by Andrew Pennington –

- 1) Looking into amending Warner Center Plan to require affordable housing inclusion*
- 2) Consultant is currently studying the actual needs for housing/market analysis*
- 3) Bob Blumenfield responded to comments made in WHIP letter*

Comments from stakeholders/NC Boardmembers:

- 1) Affordable housing is important*
- 2) We support for Bob Blumenfield for a need for affordable housing, but rent control is also expected to increase, which may result in new homeless*
- 3) We want affordable housing but realize it won't achieve 100% decrease in homeless*
- 4) Traffic mitigation is still under construction from the Westfield Village build. Needs to be completed now.*
- 5) To decrease traffic issues, we need to increase businesses in Warner Center*
- 6) We need increased police/fire support as our community expands*
- 7) Concerns with gentrification in LA. Not everyone wants to live in apartments.*
- 8) Concerns with aesthetics of area. Need design/size to be appropriate in area.*
- 9) What incentives will be given to developers to increase affordable housing? Answer: Linkage Fee is currently the only tradeoff that is available under the WC Plan*
- 10) Funds collected in Warner Center need to stay in Warner Center*
- 11) When will the market analysis be completed? Answer: It is a 2-3 month process.*
- 12) Can Bob Blumenfield push to get all agencies to work together for traffic mitigation regarding freeway ramp upgrades? Answer: State gets tax money to be used on transportation issues. Public should contact their state level representatives.*
- 13) Can future meetings concerning Warner Center be held in Warner Center instead of Van Nuys or Downtown LA?*

Organization, Operation, Policies, & Procedures:

Officer Reports:

President - Joyce Fletcher

NC Election – A Candidate Forum will be provided at the April 10 Board Meeting

The Election will be held on Sunday, May 19 at the Rose Goldwater Community Center, 12 noon to 6:00pm

Vice-President – Sheppard Kaufman –

- 1) DOT and Radar group will be at our next meeting*
- 2) Active Shooter meeting on March 27th, El Camino Real Charter High School, 6:30pm*

Treasurer – Paul Lawler – *no comments*

Secretary - Linda Kouy-Ghadosh, Assistant Secretary - Karen DiBiase – *no comments*

Parliamentarian – Don Patterson – *no comments*

Committee Reports: *none to be given at this time*

Beautification Committee – Sean McCarthy, Chair

Budget Committee – Paul Lawler and Joyce Fletcher, Co-Chairs

Community Outreach Committee – Ray Cole, Chair – Peter Fletcher, Vice Chair

Community Services Committee – Mercy Alpert and Joyce Fletcher, Co-Chairs

Education Committee – Bill Anderson, Chair

Environmental Committee – Karen DiBiase

Governance Committee – Don Patterson, Chair

Homelessness Committee – Ray Cole, Chair

PLUM Committee – Don Patterson and Lauren Coffman, Co-Chairs
Public Safety Committee – Sheppard Kaufman, Chair
WHIP Committee – August Steurer, Chair
Ad-hoc Westfield Promenade 2035 Project – Joyce Fletcher, Chair
Ad-hoc SSFL Committee – Karen DiBiase, Chair
Ad-hoc Election Committee – Chair/Candidate Process, Joyce Fletcher – Chair/Election Process, Don Patterson

2. Items for Board discussion and possible action:

Item No. (1) President, Joyce Fletcher
(19-120) Council File 13-0197-SD
CIS - Affordable Housing in Warner Center

Tabled by Los Angeles City Attorney due to Brown Act complaint on March 15, 2019

Item No. (2) PLUM Committee, Lauren Coffman and Don Patterson, Co-Chairs
(19-121) PARK LAND – Request from developer, Adler Realty Investments, to the PLUM Committee:
Request for the WHWCNC to support the developer’s request, that the WHWCNC Board support the developer’s
positions in negotiations with the City of L.A., Councilmember Bob Blumenfield and the Department of Recreation
and Parks, related to PARK LAND designation of land located near the corner of DeSoto Avenue and Burbank
Blvd.
Developer is Adler Realty Investments and related Master Plan Project Case No: DIR-2017-1708-SPP
The Adler Project – De Soto/Burbank Master Plan Project (located on 24 acres at the corner of DeSoto Avenue
and Burbank Blvd)

Tabled by Empower LA for review prior to WHWCNC Board Meeting

Item No. (3) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs
(19-122) Request for approval of the DeSoto/Burbank Master Plan Project “Adler Project”
DIR-2017-1708-SPP; ENV-2017-1706-EAF; VTT-74891
20120-21051 Warner Center Lane and 201931-29171 Burbank Blvd, Woodland Hills, CA 91367
(located on 24 acres located at the corner of DeSoto Avenue and Burbank Blvd)

Tabled by Empower LA for review prior to WHWCNC Board Meeting

Item No. (4) Treasurer, Paul Lawler
(19-123) February 2019 Monthly Expenditure Report

Discussion and possible vote

Motion to approve the WHWCNC Budget for Fiscal Year 2018-2019 Monthly Expense Reconciliation [MER] for February 2019. **See attached February 2019 MER posted with this agenda.**

Roll Call Vote

Motion: Paul Lawler, Second: Peter Fletcher

PASS Yes: 14 No: 0 Abstain: 0 Ineligible: 2 Total: 16

- Karen DiBiase, Brian Drapkin, Paul Lawler, Sean McCarthy, Nancy McLean, Don Patterson, Mercy Alpert, Gilbert Yablon, Heath Kline, Lauren Coffman, Aaron Williams, Joyce Fletcher, Peter Fletcher, Sheppard Kaufman, Gina Thornburg, Ved Kulkarbi

Item No. (5) Safety Committee, Sheppard Kaufman, Chair and Treasurer, Paul Lawler
(19-124) Funding for LAPD “Surviving and Active Shooter” presentation at El Camino High School
Wednesday, March 27, 2019 at 6:30pm

Discussion and possible action:

Motion for the Board of the Woodland Hills-Warner Center Neighborhood Council to approve funding of up to \$200 for the WHWCNC to provide outreach and prepackaged food items in support of the West Hills Neighborhood Council’s presentation of an LAPD “Surviving and Active Shooter” presentation at El Camino Real Charter High School on Wednesday March 27, 2019 at 6:30pm. In consideration of our support, the WHWCNC will receive the following: 1) acknowledgment in the outreach materials; 2) our banner at the event; and 3) a table at the event. This event will take place regardless of the WHWC NC’s participation.

Roll Call Vote

Motion: Paul Lawler, Second: Peter Fletcher

PASS Yes: 14 No: 0 Abstain: 0 Ineligible: 2 Total: 16

- Karen DiBiase, Brian Drapkin, Paul Lawler, Sean McCarthy, Nancy McLean, Don Patterson, Mercy Alpert, Gilbert Yablon, Heath Kline, Lauren Coffman, Aaron Williams, Joyce Fletcher, Peter Fletcher, Sheppard Kaufman, Gina Thornburg, Ved Kulkarbi

Item No. (6) Safety Committee, Sheppard Kaufman, Chair and Treasurer, Paul Lawler
(19-125) Safety Committee Online Survey Regarding Street Safety

Discussion and possible action:

Motion for the Board of the Woodland Hills-Warner Center Neighborhood Council to approve the Public Safety Committee’s distribution of the results from the February 2019 online outreach survey created as a follow-up to the NC’s prior approval of the CIS and survey regarding the five streets in Woodland Hills scheduled for speed limit increases in relation to the City of Los Angeles Department of Transportation’s updated street surveys. The information will provide DOT, CD3 and LAPD staff with community input on the proposed speed limit increases and the potential impacts and mitigation ideas related to the affected street segments. No personal contact information will be disclosed unless the stakeholder expressly provided their permission for their contact information to be shared with DOT.

Motion: Sheppard Kaufman, Second: Brian Drapkin

PASS Yes: 10 No: 1 Abstain: 2 Ineligible: 2 Absent from room/vote: 1 Total: 16

Item No. (7) PLUM Committee, Lauren Coffman and Don Patterson, Co-Chairs
(19-126) ZA-2019-0009-CUB; ENV-2019-0010-CE
6245 N. Topanga Canyon Blvd, Woodland Hills, CA 91364
New Supermarket application for Conditional Use permit to dispense alcoholic beverages
Applicant: PCG Woodland Hills Topanga LLC c/o Paragon Commercial Group

Discussion and possible action:

As pertaining to Case No. ZA 2019-0009 CUB, ENV-2019-0010 CE, having held a public meeting on February 21, 2019, concerning the Application for a Conditional Use Permit, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an approximately 34,923 square foot Supermarket having the hours of operation from 6AM - 2 AM daily in a C2-1 Zone; ~~as well as an application for a Conditional Use Permit, pursuant to LAMC W.27, to allow a deviation from the Commercial Corner Development provisions to allow the hours of operation from 6AM – 2AM daily in lieu of the permitted hours between 7AM – 11PM daily,~~ the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Project Site is located in an existing Commercial Corner Development; and

WHEREAS, the proposed liquor sales area will not take up more than ~~6-9%~~ 12% of the sales floor; and

WHEREAS, there is no change in parking as part of the subject request; and

WHEREAS, the instant request does not represent the introduction of a new use or a new operator to the area. The Applicant has operated this development in the Woodland Hills community for six years; and

WHEREAS, the new Supermarket will continue to contribute to the economic vitality of the area;

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 (“WHWCNC”) SUPPORT APPROVAL of the application of PCG Woodland Hills Topanga LLC c/o Paragon Commercial Group with the following conditions:

Conditions:

1. That the CUB allow a deviation from the Commercial Corner Development provisions to allow the hours of operation from 6AM - 2AM daily in lieu of the permitted hours between 7AM - 11PM daily.
2. That the proposed liquor sales area will not take up more than 12% of the sales floor.

Motion: Don Patterson, Second: Sean McCarthy

Friendly Amendment Motion: Don Patterson, Second: Sean McCarthy

Friendly Amendment to revise second Whereas from “6-9%” to “12%”, omit Condition#1, and omit “as well as an application for a Conditional Use Permit, pursuant to LAMC W.27, to allow a deviation from the Commercial Corner Development provisions to allow the hours of operation from 6AM – 2AM daily in lieu of the permitted hours between 7AM -11PM daily”, as the property is not located on a Commercial Corner.

PASS Yes: 13 No: 0 Abstain: 0 Ineligible: 1 Absent from room/vote: 1 Total: 15

Item No. (8) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs

(19-127) Sprint Cell Phone Tower - LA90XCB58 Del Valle

22411 Del Valle St. (not the actual address, this address is being used as a general area identifier)

ZA-2018-5388-CUW, ENV-2018-5389-EAF - Caltrans right of way

Location: Actual location of the tower is the Caltrans Right-of-Way on the North side of the North bound 101 Freeway (between Shoup Avenue and Woodlake Blvd.) Woodland Hills, CA 91364

Sprint Project Request: Request for the Woodland Hills Warner Center Neighborhood Council to approve a proposed conditional use permit (CUP) pursuant to LAMC Section 12.24.W49 for the installation, use, maintenance, and operation of a 55-foot mono-pine wireless telecommunications facility (cell phone tower) with ground level enclosed equipment on the Caltrans right-of-way located on the north side of the North bound 101 Freeway between Shoup Street and Woodlake Blvd.

MOTION:

WHEREAS, the cell phone tower will provide a benefit to the community, and

WHEREAS, the location of the tower will have minor visual and environmental impact on the surrounding neighborhood as the tower will be located at an appropriate distance from homes, schools, and the 101 Freeway, and

WHEREAS, the site location has established trees and shrubbery to mitigate the visual impact of the tower and the site has appropriate ground area to accommodate the tower and the ancillary equipment

THEREFORE, IT IS HEREBY RESOLVED The PLUM Committee for the findings and conditions stated herein, recommends the Board of the Woodland Hills Warner Center Neighborhood Council approve the above described Sprint cell phone tower/telecommunication facility based on the following conditions, which have been agreed to by Sprint, at a WHWCNC PLUM Meeting, publicly held on March 3, 2019

CONDITIONS:

- 1) Sprint agrees, Sprint will build the tower approximately 68 feet north of the 101 Freeway guard rail and city utility in-ground box as described in the application to provide the least visual impact on the community and travelers on the 101 Freeway. (see attached photo of the location)
- 2) Sprint agrees, the cell phone tower will consist of a 55-foot-mono-pine which will have pine branch density, branch width variety and over-all design to hide the antenna array platform and antennas and the branches will extend from and cover the entire length of the mono-pole to consistently duplicate a pine tree as it naturally occurs in nature. (see attached photo of recommended mono-pine density)
- 3) Sprint agrees, additional landscaping will be provided by Sprint to cover all ground level ancillary equipment. Sprint landscaping will duplicate the trees and scrubs that currently exists at the site to provide the same naturally occurring landscape that is currently on the site.

ADDITIONAL CONDITIONS:

- 1.) Sprint agrees, all plans presented and approved at the March 13, 2019, 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.) Sprint agrees, they will not submit any significant (significant includes change of location and agreed upon conditions) further updated plans without first returning to the WHWCNC and presenting those changes to the WHWCNC for support.
- 3.) Sprint, agrees, additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

Motion: Joyce Fletcher, Second: Sheppard Kaufman

PASS Yes: 11 No: 0 Abstain: 1 Ineligible: 1 Absent from room/vote: 1 Total: 14

Item No (9) PLUM Committee, Don Patterson and Lauren Coffman, Co-Chairs
(19-128) DIR 2017-5330-ZAD-SPP, ENV-2017-5331-CE
4671 Bedell Street, Woodland Hills, cA 91364

Per 12.24 of the LAMC, a zoning administrator's determination for the construction of a single family dwelling on a lot fronting on a substandard hillside limited street, per 11.5.7; a specific plan proeject compliance for the construction of said dwelling located in the Girard Tract specific Plan.

PLUM Motion:

As pertaining to Case DIR-2017-5330-ZAD-SPP, having held one public meeting for the application filed by Bedel Street LLC, Inc. to build a new two (2) story, 3,499 square-foot single family residence with a pool and attached three (3) car garage and three (3) driveway parking spaces on a property that fronts a Substandard Hillside Limited Street, in the Girard Tract Specific Plan. The project would include a maximum height of 27 feet and six (6) inches and would require 147 cubic yards of cut, 716 cubic yards of fill, 569 cubic yards of import, and no export. This property is at 4671 Bedel St, Woodland Hills, CA 91364. The Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has designed and submitted a proposed home with pool that conforms to the most recent Baseline Hillside ordinance with some zoning determinations; and,

WHEREAS, the project is requesting a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that is not currently improved, but will be improved by the applicant, to a width of at least 20 feet, in front of the property, as required by LAMC Section 12.21 C.10.(i)(2).); and,

WHEREAS, Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as required by LAMC Section 12.21 C.10.(i)(3).; and,

WHEREAS, the Applicant is requesting pursuant to LAMC Sections 11.5.7 C, and Section 2 of the Girard Tract Specific Plan (Ordinance No. 170,774), a Project Permit Compliance to permit the construction of a new two (2) story, 3,499 square-foot single-family residence with a pool and attached three (3) car garage and three (3) driveway parking spaces on a property that fronts a Substandard Hillside Limited Street, within 200 feet of a sewer mainline, and will be connecting to the sewer line;

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 and plans by Bedel Street LLC. For the property at 4671 Bedel St, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

Conditions

- 1.) The Applicant will continue working with the community neighbors prior and during construction to ensure that the project remains feasible for those that live on the cul-de-sacs within this neighborhood for construction traffic, dust, and noise.
- 2.) All plans presented on March 13, 2019 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 3.) The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
- 4.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 5.) The Applicant will submit his proposed lighting plans ~~and landscape plans~~ to the Neighborhood Council and to Planning when specifics have been determined at a time before construction begins on the proposed project,
- 6.) The garage door will be translucent glass.
- 7.) Security lighting will be limited to shaded, path lighting.
- 8.) Construction crew parking will be on Dumetz Road until additional parking is provided on site.
- 9.) The applicant will provide a staging plan for material storage.
- 10.) Mechanical equipment will be on the north side of the house at grade.
- 11.) There will be pervious pavers for the driveway material.
- 12.) Construction hours will be as submitted by the applicant: 7 am – 4 pm / Mon – Friday; 8 am – 4 pm / Saturday. No work on Sunday.

Motion: Don Patterson, Second: Heath Kline

Friendly Amendment by Don Patterson to remove the words in Condition#5 “and landscape plans”, as applicant has already submitted landscape plans to City of Los Angeles Planning Dept.

PASS Yes: 9 No: 0 Abstain: 3 Ineligible: 1 Total: 13

4. Board Member Area Reports: *none to be given at this time*

Area 1 – Karen DiBiase, Linda Kouy-Ghadosh, Tamara Johnson
Area 2 – Sean McCarthy, Raymond Cole, Brian Drapkin, Paul Lawler
Area 3 - Nancy McLean, Herbert Madsen, Martin Lipkin
Area 4 – Don Patterson, Bill Anderson
Area 5 – Dorothy Strackbein, Mercy Alpert
Area 6 – Pat Patton, Heath Kline, Gilbert Yablon, Lauren Coffman
Area 7 – Aaron Williams, Joyce Fletcher, Peter Fletcher, Marie Pierre
At Large – Sheppard Kaufman, Gina Thornburg
Youth Member- Ved Kulkarni

Announcements: *The next Board meeting will be held on Wednesday, April 13, 2018.*

A candidate forum will be provided, at the April Board Meeting, for all WHWCNC candidates to attend and discuss their qualifications, interests and concerns for the community.

Meeting dates for or the upcoming 2019 year; the proposed Board meeting are held the second Wednesday of every month at the American Legion Hall located at 5320 Fallbrook Ave, Woodland Hills, CA 91367 at 6:30pm.

HOWEVER, Please check the www.whcouncil.org website calendar page for any changes that may occur.

Adjournment of meeting: 10:16pm

***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 Joyce Fletcher, at (818-340-6554 or email j.fletcher@whcouncil.org or the Department of Neighborhood Empowerment at (213) 978-1551 EmpowerLa@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 related to an item on the agenda, please contact Joyce Fletcher at (818) 340-6554 or email j.fletcher@whcouncil.org

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

- www.whcouncil.org – 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.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

***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 Board meetings and our website at www.whcouncil.org