



**MINUTES**  
**Woodland Hills-Warner Center Neighborhood Council**  
**FULL BOARD MEETING**  
**Wednesday, October 13, 2021, 6:30 p.m. to 11:00 p.m.**  
**VIRTUAL MEETING BY TELECONFERENCE**

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 either **dial +1 669 900 6833** or go online via Zoom and enter **Webinar ID # 964 9371 2127** 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. When calling-in telephonically, the public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Zoom users should use the "raise hand" feature.

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**AGENDA**

Additional Supporting Documents for certain agenda items can be found at: [www.whcouncil.org](http://www.whcouncil.org)

Call to Order – *Joyce Fletcher, 6:40pm*  
Pledge of Allegiance – *Paul Lawler*  
Roll Call – *Karen DiBiase*

*Quorum at time of meeting called to order: 18*

*Aaron Quantz (arrived 6:42pm, left 8:30pm), Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez (arrived 8:54pm), Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean (left 10:03pm), Angela Dawson, John Sandy Campbell (left 10:15pm), Alex Farassati (arrived 6:4pm, left 9:35pm), Brian Archibald (left 9:20pm), Martin Lipkin, Dena Weiss, Lisa Meyer (left 9:51pm), Peter Fletcher, Leslie Simon (left 10:07pm), Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans (arrived 7:14pm, left 10:05pm), Eric Spitzer (arrived 7:30pm, left 9:20pm)*

*Absent: Heath Kline, Houtan Hormozian*

**Public Announcements:**

Office of Councilmember Bob Blumenfield - *Veronica Vos, Rep*  
Office of LA County Supervisor Sheila Kuehl – *Blake Clayton, Rep*  
Los Angeles Public Library, Woodland Hills – *Barbara Metzenbaum*  
Dept of Neighborhood Empowerment/EmpowerLA – *Vanessa Serano*

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

*General Public Comment is limited to (1) minute per speaker and 20 minutes total.*

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## **I. Organization, Operation, Policies, & Procedures:**

**A. Approval of Minutes:** Board Meeting – September 8, 2021  
[See posted support document.](#)

*Motion: Joyce Fletcher, Second: Martin Lipkin*

### **Roll Call Vote**

**PASS** Yes: 15      No: 0      Abstain: 3      Ineligible: 2      Total: 20

- **YES:** Karen DiBiase, Mark Schwartz, Paul Lawler, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher
- **NO:**
- **ABSTAIN:** Aaron Quantz, Sean McCarthy, Dena Weiss
- **INELIGIBLE:** Reina Cerros-McCaughey, Alex Farassati

*Note: Aaron Quantz and Alex Farassati are now present and voting on Minutes*

## **B. Officer Reports**

President – Joyce Fletcher

Open seats on the WHWCNC board – Area 5 Residential, Area 4 Alternate, Area 5 Alternate, Area 7 Alternate, Area 7 Residential. The Governance Committee will accept applications until the October Governance Meeting. If the seats are not filled, after October the seats will remain open for stakeholder applications.

Vice President – Dena Weiss

Treasurer – Paul Lawler

Secretary – Karen DiBiase

Parliamentarian – Sean McCarthy

## **2. Items for Discussion and Possible Action:**

### **Item No. (1) Governance Committee, Joyce Fletcher** **(21-073) Youth Member Application Form**

Discussion and possible action:

Motion for the board to approve the Youth member application.

The position will be open for application to the Governance Committee until December 14, 2021.

[See posted support document.](#)

*Original Motion: Joyce Fletcher, Second: Mihran Kalaydjian*

*Amended Motion#1: Leslie Simon, Second: Brian Archibald*

*Amended Motion#1: Motion to amend removing “with a minimum 2.25 GPA” requirement*

### **Roll Call Vote**

**PASS** Yes: 16      No: 3      Abstain: 0      Ineligible: 3      Total: 22

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, John Sandy Campbell, Brian Archibald, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans

- *NO: Angela Dawson, Martin Lipkin, Lisa Meyer*
- *ABSTAIN: 0*
- *INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer*

*Note: Sam Evans and Eric Spitzer are now present and voting on Item#1*

***Amended Motion#2: Martin Lipkin, Second: Sean McCarthy***

***Amended Motion#2: Motion to require that youth member applicant must attend 2 consecutive WHWCNC Board Meetings and 1 committee meeting of their choice before their application can be brought to the Board***

### **Roll Call Vote**

**FAIL**    Yes: 8            No: 11            Abstain: 0            Ineligible: 3            Total: 22

- *YES: Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Lisa Meyer, Peter Fletcher, Lauren Coffman, Joyce Fletcher*
- *NO: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Kathleen Barth, John Sandy Campbell, Brian Archibald, Dena Weiss, Leslie Simon, Mihran Kalaydjian, Sam Evans*
- *ABSTAIN: 0*
- *INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer*

***Original Motion: Joyce Fletcher, Second: Mihran Kalaydjian***

***Amended Original Motion: Will remove the words “to 10:00pm” from the youth member application. No vote is needed as Joyce Fletcher brought the original motion to the Board.***

### **Roll Call Vote**

**PASS**    Yes: 18            No: 1            Abstain: 0            Ineligible: 3            Total: 22

- *YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans*
- *NO: Martin Lipkin*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer*

### **Item No. (2) President, Joyce Fletcher**

### **(21-074) 2021 WHWCNC Election Records**

Discussion and possible action:

Per notice by EmpowerLA - The election records for the 2021 Neighborhood Council Elections are now eligible for release to NC's. The board must designate an individual to pick up the election records on behalf of the NC.

Motion for the board to designate Karen DiBiase, Secretary of the Board as the individual to pick up the election records on behalf of the NC. The Secretary will contact the NC's Election Administrator to schedule an appointment to pick up the materials and as Secretary, as defined by the Bylaws, “be custodian of the Neighborhood Council's non-financial records;” shall keep and maintain the records.

***Motion: Joyce Fletcher, Second: Martin Lipkin***

### Roll Call Vote

**PASS** Yes: 18      No: 0      Abstain: 0      Ineligible: 3      Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

### **Item No. (3) Treasurer, Paul Lawler** **(21-075) Approval of the August 2021 MER**

Discussion and possible action:

Motion to approve the WHWCNC Budget/Fiscal Year 2020-2021 Monthly Expense Reconciliation [MER] for August 2021.

[See posted support document](#)

*Motion: Paul Lawler, Second: Peter Fletcher*

### Roll Call Vote

**PASS** Yes: 18      No: 0      Abstain: 0      Ineligible: 3      Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

### **Item No. (4) Treasurer, Paul Lawler** **(21-076) Approval of September 2021 MER**

Discussion and possible action:

Motion to approve the WHWCNC Budget/Fiscal Year 2020-2021 Monthly Expense Reconciliation [MER] for September 2021.

[See posted support document](#)

*Motion: Paul Lawler, Second: Peter Fletcher*

### Roll Call Vote

**PASS** Yes: 18      No: 0      Abstain: 0      Ineligible: 3      Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

**Item No. (5) Treasurer, Paul Lawler**  
**(21-077) Re-allocated Budget 2021-2022**

Discussion and possible action:

Motion for the board to approve a re-allocated Budget to include \$10,000.00 in roll-over funds from fiscal year 2020-2021, as required by EmpowerLA. The roll-over funds have been added to Outreach General Funds and NPG General Funds.

[See posted support document.](#)

*Motion: Paul Lawler, Second: Mihran Kalaydjian*

**Roll Call Vote**

**PASS** Yes: 18      No: 0      Abstain: 0      Ineligible: 3      Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

**Item No. (6) Treasurer, Paul Lawler**  
**(21-078) Payment of HALO Invoice**

Discussion and possible action:

Motion for the board to approve payment of \$550.79 for HALO invoice # 20210001964, dated July 5, 2021, for NC branded outreach items purchased and delivered in fiscal year 2020-2021, to be paid from the 2021-2022 Budget line-item Outreach, NC logo mini flashlights.

[See posted support document.](#)

*Motion: Paul Lawler, Second: Sean McCarthy*

**Roll Call Vote**

**PASS** Yes: 18      No: 0      Abstain: 0      Ineligible: 3      Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

**Item No. (7) Joyce Fletcher, President**  
**(21-079) Standing Rule 27**

Discussion and possible action:

The current Bylaws does not include the option for Bylaws to be discussed and approved at both regular and Special Board Meetings. Per EmpowerLA, because this option isn't stated in the Bylaws or Standing Rules,

the board can only propose and discuss Bylaws at a regular board meeting which has caused Bylaw revisions to not be approved, as the regular board meeting does not allow time for this lengthy process.

Bylaws: Article XIII, Amendments:

“Amendments, changes, additions and/or deletions to these Bylaws or Standing Rules may be proposed by the Board, by Stakeholder(s) or a Neighborhood Council Committee. This may be done during the public comment period or set as an agenda item for a regular Neighborhood Council meeting.”

Motion for the Board to approve Standing Rule 27.

Standing Rule 27

Board Meeting agenda items, including revisions to the Bylaws, may be discussed and voted on at both Regular and Special meetings of the board.

**Motion:** Joyce Fletcher, Second: Martin Lipkin

### Roll Call Vote

**PASS** Yes: 17 No: 2 Abstain: 0 Ineligible: 3 Total: 22

- YES: Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Nancy McLean, Angela Dawson, Brian Archibald, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: Aaron Quantz, John Sandy Campbell
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer

### **Item No. (8) Governance Committee, Joyce Fletcher** **(21-080) WHWCNC Revised Bylaws Pages 1-11**

Discussion and possible action:

Motion for the board to hold a Special Board Meeting to approve the revised Bylaws, pages 1 thru 11 on October 19, 2021 at 6:30pm.

### **Per the Bylaws Article XIII, Amendments:**

“All proposed amendment(s) will be reviewed by the Governance Committee for analysis and recommendation(s) shall be reported to the Board. The proposed amendments will be placed on the agenda for public discussion at the next two (2) consecutive scheduled Neighborhood Council meetings.

A recommendation for amendment, change(s), addition(s) and/or deletion(s) of these Bylaws or Standing Rules requires an affirmative vote of two-thirds (2/3) of the full 23-member Board.

Thereafter, and within fourteen (14) days after a vote recommending amendment, change(s), addition(s) and/or deletion(s) to the Bylaws, a Bylaw Amendment Application shall be submitted to the Department for review and approval by the Department all in accordance with the Plan.”

**Motion:** Joyce Fletcher, Second: Dena Weiss

### Roll Call Vote

**PASS** Yes: 11 No: 7 Abstain: 1 Ineligible: 3 Total: 22

- YES: Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Joyce Fletcher
- NO: Aaron Quantz, Kathleen Barth, John Sandy Campbell, Brian Archibald, Leslie Simon, Lauren Coffman, Sam Evans
- ABSTAIN: Mihran Kalaydjian
- INELIGIBLE: Reina Cerros-McCaughey, Alex Farassati, Eric Spitzer



**Item No. (9) Community Services, Dena Weiss**  
**(21-081) WNWNC Webinars**

Discussion and possible action:

Motion for the board to approve the WHWCNC to present webinars to be conducted via zoom. Each committee is invited to have a webinar on a topic within their purview and invite experts within the community to speak on the topic. Each webinar must be approved by the board.

*Motion: Dena Weiss, Second: Mihran Kalaydjian*

**Roll Call Vote**

**PASS**    Yes: 14        No: 5        Abstain: 0        Ineligible: 2        Total: 21

- YES: Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Kathleen Barth, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: Reina Cerros-McCaughey, Nancy McLean, Angela Dawson, John Sandy Campbell, Brian Archibald
- ABSTAIN: 0
- INELIGIBLE: Alex Farassati, Eric Spitzer

*Note: Aaron Quantz has left the meeting, not voting on Item #9*

**Item No. (10) PLUM Committee, Lauren Coffman**  
**(21-082) DIR-2020-5379-SPP-VHCA The District at Warner Center (Fry's Electronics Store site)**  
**6100 Canoga Avenue, Woodland Hills, CA 91367**  
**Downtown District of 2035 Warner Center Specific Plan**

Discussion and possible action:

Construction of an 8.88 acre, phased Master Plan development comprised of two mixed-use buildings with 852 apartments and Live/Work units, and a commercial building with a 12-story hotel. Project proposes 1,154,178 SF of floor area. Present use: commercial; Proposed use: Apartments, work-live, retail, hotel. Action(s) requested: Parcel map to subdivide the site into three ground lots; 2 Project Permit Compliance Review(s) for a phased, unified mixed-use development within the Warner Center Specific Plan, Downtown District.

As pertaining to Case DIR-2020-5379-SPP-VHCA at 6100 Canoga Avenue, Woodland Hills, CA 91367, after having held four (4) live or virtual electronic public meetings for the application filed by Kaplan Companies (Houston Texas), for an 8.88 acre phased Master Planned mixed-use development project in the Downtown District of the Warner Center Plan that is in compliance with the Warner Center 2035 Specific Plan and will feature residential units (852 market rate apartments and 316 Work/Live spaces) providing 1,154,178 SF of total floor area in two apartment/garage structures, plus a 12-story hotel building fronting Canoga Ave., the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed Master Plan adheres to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and,

WHEREAS, the proposed Master Plan provides the required balance proportions between commercial space and residential space; and,

WHEREAS, the development plan provides for 85,106 SF of *usable* Publicly Available Open Space (PAOS) which includes a 4,300 SF public park fronting Canoga Ave., and a total of 127,235 SF of PAOS which is 149% of the required amount; and,

WHEREAS, a total of 1,381 vehicle parking spaces and 407 bicycle spaces are provided in the Master Plan which exceed the minimum required totals for this mixed-use Master Planned development; and,  
WHEREAS all 54 existing trees on the site will be removed and replaced with a total of 243 newly planted *shade producing trees* (not including additional palm trees around the hotel) in the PAOS, parklettes and “club garden” areas; and,

WHEREAS since the proposed development will create a significant “heat island” in the Downtown District, the Applicant has agreed to explore the options of using Cool-Crete surfaces throughout the open spaces of the project, solar panels on the roofs of the garages, and cool roof surfaces on the other structures; and,

WHEREAS the development plans call for the creation of a private, 2-way road around the hotel that will serve as the ingress/egress for all vehicles to the site and which the Applicant has agreed to make a No Parking thoroughfare; and,

WHEREAS the Applicant has added “fins,” “buttresses” and other permanent architectural elements and embellishments to all three “tower” structures fronting Canoga Ave. and additional roofline modifications along the north and south elevations of the garages/apartments in an effort to create a more iconic project as requested by the Neighborhood Council; and,

WHEREAS the Applicant has stated that he has reached out to the property owners of existing structures on the south, north and east to negotiate open access pathways (from 6 AM-10 PM) to surrounding streets in order to break up the giant WC block(s) and create true connectivity through WC as mandated in the 2035 Specific Plan; and,

WHEREAS the Applicant has stated that land slated for the phases not undergoing construction or serving as a staging site for current construction equipment/materials, will not be used as temporary parking or storage sites, and that those sites will be graded, landscaped and open to the public until new construction is about to begin.

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee and the full Board of the Woodland Hills-Warner Center Neighborhood Council, for the findings and conditions stated herein, finds that application and plans submitted by Kaplan Companies, its affiliated architects, planners and partners receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) for their requested actions contingent upon the following conditions:

### **Conditions**

1. The work/live units represent approximately 50% of the required commercial use for this project. As such, the WHWCNC believes the majority of those units need to be located adjacent to the other commercial uses – the Bodega, Hotel Lobby and leasing offices-- to benefit from the pedestrian foot traffic that would activate these work/live “storefronts” and enable their rental and commercial success.

Subsequently, creating an interesting commercial zone adjacent to the new “park” open space along Canoga Avenue and adjacent to the Hotel Lobby and its possible cafes, bars and other commercial activities, would fulfill the intention of the 2035 Specific Plan for this Downtown Neighborhood by enabling this project to engage with the Woodland Hills community thru this



new interesting commercial activity area, while also promoting small business, along Canoga Avenue.

2. The WHWCNC is requesting that the Applicant strongly reconsider making a percentage of his residential units meet the State defined rental rate for "Affordable Housing" which the Applicant has previously rejected.
3. The 243 new deciduous trees for the property must be in tree containers of the following sizes: Maximum of 25% of total in at least 15-gallon size containers; 25% of total in 24" wood box containers; 25% of total in 36" wood box containers; and 25% of total in 48" wood box containers.
4. In the event that the Applicant cannot negotiate unobstructed connectivity (6 AM to 10 PM) with adjoining properties in order to provide the required connectivity and street access mandated by the 2035 WC Specific Plan, the Applicant shall enlist the assistance of the CD-3 Council office or, if necessary, the LA City Attorney to assure the Specific Plan connectivity mandate is fulfilled.
5. All plans presented either in person or electronically October 13, 2021 to the Board of the WHWCNC shall be dated as such and, shall be re-submitted to Planning as a final project plan application submittal.
6. The applicant will not submit any significant, further updated plans or changes without first presenting them to the WHWCNC for support. Any modifications to the elevation(s)/ architecture of any and all future phases that are no longer in substantial conformance will be presented first to the WHWCNC for support before submitting them to City Planning. Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to--and acceptance of--these conditions.
7. The Applicant will place a project sign on each appropriate Phase of the project at the beginning of construction of sufficient size that is clearly visible to the street showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership and contact information. Upon receipt of a Certificate of Occupancy, the signs for that building shall be removed.

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 subsequent recommendations to SUPPORT this motion presented on October 13, 2021.

[See posted support document](#)

**Motion:** *Lauren Coffman, Second: Sean McCarthy*

### **Roll Call Vote**

**PASS**    Yes: 11        No: 8        Abstain: 0        Ineligible: 3        Total: 22

- YES: Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Lisa Meyer, Lauren Coffman
- NO: Reina Cerros-McCaughey, John Sandy Campbell, Brian Archibald, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Joyce Fletcher, Sam Evans
- ABSTAIN: 0

- *INELIGIBLE: Kathleen Barth, Alex Farassati, Eric Spitzer*

*Note: Arturo Velasquez is now present and voting on Item #10*

**Item No. (11) PLUM Committee, Lauren Coffman**

**(21-083) ZA-2021-3918-CUB**

**Bombay Frankie's Restaurant - 21853 Ventura Blvd. Woodland Hills, CA 91364**

Discussion and possible action:

(20 minutes)

As pertaining to Case ZA-2021-3918-CUB - having held one virtual public meeting held on October 7th, 2021, for a CUB, pursuant to the provisions of section 12.23-W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with THE BOMBAY FRANKIE'S a 1,566 sq. ft. interior tenant space with 398 sq. ft. patio which is located within the parcel located at 21853 Ventura Blvd., Woodland Hills CA 91364. The restaurant offers 39 interior seats and 26 patio seats. Hours of operation will be 10 AM to 11 PM daily.

**WHEREAS**, the applicant requests authorization of a CUB to allow for the sale and service of a full line of alcohol; and,

**WHEREAS**, the applicant's proposed location for alcohol service is located entirely on private property and has exclusive control over premises where alcohol is served,

**THEREFORE**, the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Priyanka Mac / THE BOMBAY FRANKIE COMPANY, LLC, DBA: BOMBAY FRANKIE'S, for the proposed Conditional Use Permit at Warner Plaza located at 21853 Ventura Blvd. Woodland Hills, CA 91364, 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. All personnel acting in the capacity of manager or servers at the premise shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).
2. The Petitioner(s) shall be responsible for maintaining, free of litter, their area and the area adjacent to the premises, over which they have control.
3. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
4. No intoxicated person or persons observed publicly drinking shall be admitted to the location.
5. No illuminated (i.e., neon) or alcohol advertising or digital signage of any type will be located in or on the windows or on the business storefront.
6. Signs shall be posted in English and the predominant language of the facility's clientele, if different, and shall state the California State Law that prohibits the sale of alcoholic beverages to persons under 21 years of age.
7. The applicant shall provide the Zoning Administrator with a copy of each license suspension or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
8. There shall be no smoking of tobacco or recreational/medical marijuana products, including cigarettes, cigars, hookah, vape, or water pipes either inside the location or on any outdoor patios.
9. That all exterior public space will be illuminated with sufficient lighting for the police to be able to identify all persons loitering outdoors at night.
10. The Applicant will maintain the existing patio enclosure configuration in compliance the California ABC.

11. The business operator shall install video surveillance cameras and monitors inside the premises and cameras outside the premises, which show the outside frontage area, to the satisfaction of the Police Department prior to the exercise of the grant. The business operator shall submit evidence of compliance to the Zoning Administrator. The business operator shall maintain their video for at least two weeks and make it available to the Police Department upon request.

12. The authorized use shall be, conducted at all times, with due regard for the character of the surrounding district. The Zoning Administrator reserves the right to impose additional corrective conditions if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property or to revoke or amend this authorization if conditions are not met or the operation of the site is a nuisance.

13. At all times, when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.

14. There shall be no live entertainment, amplified music, or dancing permitted on the premises at any time.

15. These Conditions of Approval shall be retained on the property at all times and shall be produced immediately upon the request of a Police Officer. The manager shall be made aware of the Conditions and inform their employees of the same. The manager shall also maintain an emergency contact number for the property owner.

16. No person under age 18 shall serve or sell alcohol.

The Planning, Land Use, and Mobility Committee recommend 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 PLUM's findings and its subsequent supporting recommendation to approve this application as presented on October 13<sup>th</sup>, 2021.

[See posted support document](#)

*Motion: Lauren Coffman, Second: Sean McCarthy*

### Roll Call Vote

**PASS**    Yes: 18    No: 0    Abstain: 0    Ineligible: 2    Total: 20

- YES: Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, John Sandy Campbell, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Kathleen Barth, Alex Farassati

*Note: Brian Archibald and Eric Spitzer have left the meeting, not voting on Item #11*

### **Item No. (12) PLUM Committee, Lauren Coffman**

**(21-084) ZA-2012-0161-CU-ZV and ENV-2012-160**

**Chabad of Woodland Hills, 5225 N. Kelvin Ave., Woodland Hills 91364**

Discussion and possible action:

As pertaining to Case ZA-2012-0161-CU-ZV and ENV-2012-160, having held two virtual public PLUM meetings for the application filed by the representatives Gary Werner and Brad Rosenheim of Rosenheim and Associates for the Applicant Rabbi Joseph Gordon for Plan Approval as required by Condition No. 8 of the Letter Of Determination and no further Plan Approvals for Chabad Of Woodland Hills, located at 5225 N. Kelvin Avenue, Woodland Hills, CA 91364, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the applicant is seeking Plan Approval as required by Condition No. 8 of their Letter Of Determination issued July 15, 2013, by the City Of Los Angeles Planning Department, *and no further Plan Approvals*; and,

WHEREAS, as per Attachment A prepared and submitted by the applicant's representative Rosenheim & Associates, the applicant has been in compliance with all the Conditions Of Approval, as stated in the Letter Of Determination for Case No. ZA-2012-0161-CU-ZV; And,

WHEREAS, as per Attachment B / Plan Approval Findings, prepared by the applicant's representative Rosenheim & Assoc, the applicant has followed all Operational Conditions imposed on this use (see page 6-7); and,

WHEREAS, any complaints received and logged in, those being in regard to playground noise and parking along Bascule, were addressed and resolved; and,

WHEREAS, the required off-site parking lease, which was initiated 11.29.14 for three years, has been extended by means of an addendum signed on 2.27.2019 for five years; and,

WHEREAS, the committee delivered 37 notices and agenda to the neighborhood and received comment from 5 persons;

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings stated herein, finds that the submitted application submitted by the applicant Rabbi Joseph Gordon / Chabad of Woodland Hills

A) **Receive in part the support** of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action with the following conditions:

- 1) Prominent posting of approved locations for parking and any restrictions to parking.
- 2) Reinstatement of parking restrictions limited to 1500 feet per the original Conditional Use.
- 3) Consideration by Planning for requirement(s) for having a manned complaint phone line during facility use.

B) **Deny in part the support** of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action of: No further Plan Approvals.

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 Council member Bob Blumenfield of its findings, and its subsequent recommendations to **support in part and deny in part** this application as presented on October 13, 2021.

[See posted support document.](#)

**Motion:** *Lauren Coffman, Second: Sean McCarthy*

### Roll Call Vote

**PASS**    Yes: 18       No: 0       Abstain: 0       Ineligible: 1       Total: 19

- YES: Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, John Sandy Campbell, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Kathleen Barth

*Note: Alex Farassati has left the meeting, not voting on Item#12*

**Item No. (13) Governance Committee, Joyce Fletcher**  
**(21-085) Letter to Los Angeles City Council Redistricting Commission**

Discussion and possible action:

Motion for the board to approve a letter to be sent to the Citizens Redistricting Commission (CRC) to oppose any redistricting plan which divides Woodland Hills in to two separate Council districts which will greatly affect Neighborhood Council overall interaction and recommendation with the City of Los Angeles on matters that affect Woodland Hills as a whole, as the WHWCNC will have to advise and seek action from two different council offices on matters that affect all stakeholders in Woodland Hills such as traffic, safety, homelessness, environmental concerns, Ventura Blvd. upgrades and development projects.

[See posted support document](#)

*Motion: Joyce Fletcher, Second: Mihran Kalaydjian*

**Roll Call Vote**

**PASS**    Yes: 17        No: 1        Abstain: 0        Ineligible: 1        Total: 19

- YES: Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, John Sandy Campbell, Martin Lipkin, Dena Weiss, Lisa Meyer, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans
- NO: Angela Dawson
- ABSTAIN: 0
- INELIGIBLE: Kathleen Barth

**Item No. (14) WHIP Committee, Heath Kline**  
**(21-086) Proposed Redistricting Map for Woodland Hills**

Discussion and possible action:

A Motion submitted by the Woodland Hills Issues and Policies Committee regarding the Board's Community Impact Statement to the Los Angeles City Council Redistricting Commission 2021.

**The Woodland Hills – Warner Center WHIP Committee unanimously\* moves that the full Board recommend the redistricting map/plan and comments designated below, so that this Neighborhood Council can inform the Los Angeles City Council Redistricting Commission 2021, Members of the LA City Council, Council Member Blumenfield and the Mayor of its recommended preference, whenever there is an opportunity to do so.**

**The WHWCNC Board supports “Using Stakeholder Map 57666” submitted to the Commission.**

For the following reasons:

The WHWCNC Board opines that Stakeholder Map 57666 (a) maintains the integrity of Valley Neighborhood Councils with each being in just one City Council District, (b) maintains the goal of compact City Council Districts, which (c) maintains the additional goal of keeping together “local” communities of interest.

The WHWCNC Board opines that the Stakeholder Map 57666 attempts to minimize deviation of populations for the West Valley from the ideal to allow for future population growth led by Warner Center. CD 3 had the most growth in the Los Angeles in the last decade. The Woodland Hills – Warner Center Neighborhood Council gained about 10,000 residents. According to the Planning Department's recent draft of the forthcoming Housing Element, Warner Center will add over 10,000 residential units within 8 years

beyond the units approved or under construction at the time of the census. The near-term future residents of those buildings are not accounted for by the census and greatly exacerbate the deviation.

The WHWCNC Board opines that all Neighborhood Councils must be kept whole to the extent feasible to limit the burdens imposed by dealing with multiple City Council District Offices.

The WHWCNC Board opines that City Council Districts be compact to facilitate 1) easy access to City Council District Offices by all, 2) make District Offices more efficient by not being spread out, and 3) to maximize resident's familiarity with district issues. Far-flung districts with disparate local communities or topography can result in Council District divisiveness regarding needs and expectations of different communities, creating difficulties for Council Members to serve their Districts.

The WHWCNC Board opines that adjoining Neighborhood Council and communities are much stronger as a compact greater community. They work better together than when they are separated into different districts. When there is less reason to combine their efforts, working together is much more difficult. Keeping communities of interest together is very important for the city because when a group of Neighborhood Councils share environmental concerns, police and fire stations, retail centers, facilities, healthcare, traffic systems, schools, the same social infrastructure, whether it be Chambers of Commerce, sports leagues, recreational areas, service and social organizations, languages, or religious institutions, the local communities, and the entire city functions better.

The WHWCNC Board opines that it supports the Commission's goal of using Mulholland Drive as a border to the Valley Council Districts whereby 5 City Council Districts are totally within the Valley.

The WHWCNC Board opines that redistricting, to the extent feasible, should limit the number of Community Plans, Specific Plans, and similar entities, which City Council Districts must attend to. This will maximize their efficiency in dealing with District Issues.

The WHWCNC Board opines that the Warner Center Specific Plan strongly affects all the surrounding communities and is a vital economic interest to all of them. Warner Center is a city-designated Regional Center serving as the "Downtown" of the West Valley. Warner Center is in Woodland Hills and Canoga Park. It should not be in 2 or more City Council Districts.

The WHWCNC Board opines that the redistricting process must acknowledge the importance of Warner Center as an economic interest for the West Valley. Redistricting must create a City Council District that maintains a strong focus on Warner Center, composed of the Neighborhood Councils that are affected by Warner Center, and one that will avoid generating conflict with distant Neighborhood Councils competing for attention. Most Neighborhood Councils surrounding Warner Center are included in the Neighborhood Protection Plan element of the 2035 Warner Center Specific Plan and thus should be included in the same Council District as Warner Center. Likewise, the Specific Plan also has a Plan Implementation Board of appointed local community members that is overseen by the Council Member for Warner Center and that Board directs the funding priorities of the Plan's mitigation projects within the West Valley, which is of significant interest to surrounding Neighborhood Councils.

### **The WHWCNC Board is "Against Using Redistricting Commission Proposed Map K2.5"**

The WHWCNC Board opines that Map K 2.5 does not serve the best interests of our greater local community groups and violates the important premise of keeping communities of interest in the same Council District. Woodland Hills shares a much greater community interest with its West Valley neighbors than it does with communities east of the 405 Freeway like Valley Village and Valley Glen or Sherman Oaks that are included with Woodland Hills in Map K 2.5.

The WHWCNC Board opines that Map K 2.5 will quickly dilute the vote power of the Council District for Warner Center. The current "CD 3" had the most growth in Los Angeles. Future West Valley population growth will be led by Warner Center. Starting with an excess population of almost 12,000 for "CD 3", the deviation overage will be quickly exacerbated. Map K 2.5 does not account for the additional 10,000+ residential units to be built over the next 6-8 years, according to the Planning Department, above and beyond the thousands of units already approved or under construction. This could easily result in over



20,000 to 35,000 additional residents from just Warner Center on top of the 12,000 taking the proposed District population way beyond the ideal much faster than other Council Districts which effectively denies equal representation.

### **The WHWCNC Board is “Against Using Redistricting Commission Proposed Map L”**

The WHWCNC Board opines that Map L does not serve the best interests of Neighborhood Councils. It violates the principal of keeping Neighborhood Councils whole. Neighborhood Councils must not be split between 2 or 3 Council Districts. A Council District on both sides of Mulholland Drive results in interests located outside of the Valley taking away a Council Districts focus on Valley interests. A Council Member should not be put into a position of divided loyalty. Map L violates the goal of compactness as the residents of Reseda and Lake Balboa Neighborhood Councils (north of the US101 Freeway) have minimal to no local common interests with residents of the West Los Angeles and Palms Neighborhood Councils (south of the I-10 Freeway).

***Please see that attached PDF report that contains the redistricting maps referenced and additional information.***

[See posted support document.](#)

***Motion:*** Martin Lipkin, ***Second:*** Joyce Fletcher

### **Roll Call Vote**

**PASS**    *Yes: 16*        *No: 1*        *Abstain: 0*        *Ineligible: 1*        *Total: 18*

- *YES: Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, John Sandy Campbell, Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Joyce Fletcher, Sam Evans*
- *NO: Angela Dawson*
- *ABSTAIN: 0*
- *INELIGIBLE: Kathleen Barth*

*Note: Lisa Meyer has left the meeting, not voting on Item#14*

### **Item No. (15) John Sandy Campbell, Area 3 CBO Representative** **(21-087) Special Meeting Agenda**

Discussion and possible action:

Motion for the Board to approve a "Community Meeting/Town Hall" Special Meeting to be hosted by John Sandy Campbell and two (2) other interested board representatives from any area during the month of November, to present on topics that affect the community (i.e. Streets, Public Safety, Outreach, Education). Feedback received will be reported to the board at a future meeting for possible action.

[See posted Special Meeting Agenda support document](#)

*Note: Vanessa Serrano from EmpowerLA sent an email on 10-12-21 stating “Item#15 on the agenda must be vetted by the Executive Committee before it is considered by the Board. Item#15 should be postponed until it can follow the process stated by the WHWCNC rules”. No vote is needed as EmpowerLA has postponed the motion.*

*Note: Nancy McLean, Sam Evans, Leslie Simon and John Sandy Campbell have left the meeting after Item#15, prior to Area Reports.*



### **3. Area Reports – were provided.**

Area 1 - Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey  
Area 2 – Arturo Velasquez, Paul Lawler, Sean McCarthy, Kathleen Barth  
Area 3 – Nancy McLean, Angela Dawson, John Sandy Campbell, Alex Farassati  
Area 4 – Brian Archibald, Martin Lipkin, Dena Weiss  
Area 5 – Lisa Meyer, Peter Fletcher  
Area 6 – Leslie Simon, Mihran Kalaydjian, Heath Kline, Lauren Coffman  
Area 7 – Joyce Fletcher, Houtan Hormozian  
At-Large – Sam Evans, Eric Spitzer  
Youth Member – Vacant

### **4. Committee Reports - were provided**

Budget Committee – Paul Lawler and Joyce Fletcher, Co-Chairs  
Community Services Committee – Dena Weiss, Chair  
Education Committee – Reina Cerros McCaughey, Chair & Mihran Kalaydjian, Vice Chair  
Environmental & Beautification Committee – Brian Archibald, Chair  
Governance Committee – Joyce Fletcher, Chair  
Public Health and Homelessness Committee – Sam Evans, Chair  
PLUM Committee – Lauren Coffman, Chair  
Public Safety and Transportation Committee – Houtan Hormozian, Chair  
Social Media & Community Outreach Committee – Peter Fletcher, Chair & Kathleen Barth, Vice Chair  
WHIP Committee – Heath Kline, Chair  
Ad-hoc - Westfield Promenade 2035 Project – Joyce Fletcher, Chair  
Ad Hoc Committee – Measure A. Parks Program - Peter Fletcher, Chair  
Ad Hoc Committee – Arts Fees and Cultural Amenities - Lauren Coffman, Chair  
Ad-hoc Committee – Flight Path and Noise Advisory Committee - Martin Lipkin, Chair

#### *Announcements:*

The next Regular Board meeting will be held on November 10, 2021, by teleconference. Please visit the calendar page at [whcouncil.org](http://whcouncil.org) for the complete details and to confirm the date and time.

Meeting dates for 2021 -2022 year: Full Board meeting are held the second Wednesday of every month at 6:30pm. 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.

Due to COVID 19 ALL in person meetings have been moved to virtual teleconference.  
HOWEVER, please check the [www.whcouncil.org](http://www.whcouncil.org) website calendar page for any changes that may occur.

#### **Adjournment of Meeting: 10:28pm**

*Minutes submitted by Karen DiBiase, Secretary*

\*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](mailto:j.fletcher@whcouncil.org) or the Department of Neighborhood Empowerment at (213) 978-1551 [EmpowerLa@LACity.org](mailto: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](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 Joyce Fletcher at (818) 340-6554 or email [j.fletcher@whcouncil.org](mailto:j.fletcher@whcouncil.org)

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

- [www.whcouncil.org](http://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>

**\*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](http://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 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](http://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)