



MINUTES
Woodland Hills-Warner Center Neighborhood Council
FULL BOARD MEETING

Wednesday, April 13, 2022, 6:30 pm -10:00pm
VIRTUAL MEETING BY TELECONFERENCE

Zoom Meeting Online or By Telephone
(<https://us02web.zoom.us/j/96493712127>)
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VIRTUAL MEETING TELECONFERENCING and PHONE NUMBER FOR PUBLIC PARTICIPATION

In conformity with the September 16, 2021 Enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Woodland Hills-Warner Center Neighborhood Council meeting will be conducted entirely telephonically with a call-in option or internet based service option.

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.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

***PUBLIC INPUT ON AGENDA ITEMS** – The public may address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. *Public comment is limited to (1) minute per speaker.*

***PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - Comments from the public on other matters not appearing on the agenda *that are within the Board's jurisdiction* will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

General Public Comment is limited to (1) minute per speaker and 20 minutes total unless adjusted by the presiding officer of the board.

Notice: Candidates running for elections in LA and California: Individual candidates may not speak about their candidacy as this is prohibited by:

The California Supreme Court in *Stanson v. Mott* (1976) 17 Cal.3d 206 at 217 provided the general guiding principle prohibiting the use of public funds and resources in election matters: "A fundamental precept of this nation's democratic electoral process is that the government may not take sides in election contests or bestow an unfair advantage on one of several competing factions. NC board members may attend candidate forums that are not sponsored by the NC or provide a forum where *ALL candidates are invited, are present and are provided equal time to speak.*"

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

- www.whcouncil.org and go to the calendar page and click on the date, board meeting and agenda
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

AGENDA

Additional Supporting Documents for certain agenda items can be found at: www.whcouncil.org

Call to Order – *Joyce Fletcher, 6:35pm*

Pledge of Allegiance – *Paul Lawler*

Roll Call – *Karen DiBiase*

Quorum at time of meeting called to order: 24

Aaron Quantz (left early 9:59pm), Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey (arrived late 9:30pm), Arturo Velasquez, Paul Lawler, Sean McCarthy (left early 10:09pm), Kathleen Barth, Nancy McLean (left early 10:13pm), Angela Dawson (left early 10:07pm), John Sandy Campbell (left early 7:48pm), Alex Farassati (out of room from 7:48pm+, left early 9:50pm), Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Leslie Simon (arrived late 8:01pm, left early 9:42pm), Mihran Kalaydjian, Heath Kline, Lauren Coffman (left early 9:57pm), Logan Fisher, Joyce Fletcher, Houtan Hormozian, Sam Evans (left early 9:57pm), Talia Isaacs (left early 8:25pm)

Absent: Brian Archibald

Public Announcements:

Office of Councilmember Bob Blumenfield – *Tim Glick, Rep*

Office of Local and State Officials – *none*

LAPD - *Sean Dinse, SLO*

EmpowerLA – *Marilu Guevara, Rep for WHWCNC*

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

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

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. Approval of Minutes: Board Meeting – March 9, 2022

See posted support document.

Motion: Joyce Fletcher, Second: Mihran Kalaydjian

Roll Call Vote

PASS Yes: 15 No: 0 Abstain: 6 Ineligible: 3 Total: 24

- **YES:** *Karen DiBiase, Arturo Velasquez, Sean McCarthy, Nancy McLean, Angela Dawson, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Joyce Fletcher, Houtan Hormozian*
- **NO:** 0
- **ABSTAIN:** *Aaron Quantz, Mark Schwartz, Paul Lawler, John Sandy Campbell, Martin Lipkin, Sam Evans*
- **INELIGIBLE:** *Kathleen Barth, Alex Farassati, Talia Isaacs*

B. Officer Reports

President – Joyce Fletcher

Vice President – Dena Weiss

Treasurer – Paul Lawler

Secretary – Karen DiBiase

Parliamentarian – Sean McCarthy

Announcement: *President, Joyce Fletcher was advised by the Office of the City Attorney that Public Comment was not allowed at the PLUM Committee Meeting on 4-07-22 for Item # 6 (West Valley Food Pantry). This constitutes a Brown Act Violation, therefore, per the City Attorney, Item#10 (West Valley Food Pantry) is removed from the April 13, 2022, WHWCNC Board Meeting Agenda. No comments, vote or discussion can or will take place on Item #10.*

2. Items for Discussion and Possible Action:

Item No. (1) Treasurer, Paul Lawler **(22-041) February 2022 MER**

Discussion and possible action:

Motion for the board to approve the February 2022 Monthly Expenditure Report (MER).

[See posted support documents](#)

Motion: Paul Lawler, Second: Aaron Quantz

Roll Call Vote

PASS Yes: 20 No: 0 Abstain: 1 Ineligible: 3 Total: 24

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Nancy McLean, Angela Dawson, John Sandy Campbell, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Joyce Fletcher, Houtan Hormozian, Sam Evans
- **NO:** 0
- **ABSTAIN:** Sean McCarthy
- **INELIGIBLE:** Kathleen Barth, Alex Farassati, Talia Isaacs

Item No. (2) Treasurer, Paul Lawler **(22-042) Re-allocation of the 2021-2022 WHWCNC Budget**

Discussion and possible action:

Motion for the board to approve the reallocation of the WHWCNC Budget/Fiscal Year 2021-2022 to move a portion of unspent non-operating funds into line items General Outreach and NPG General Funds. As the end of the fiscal year is June 30, 2022, funds will be reallocated, *monthly, through the May 11, 2022 board meeting* to accommodate funding requests and ensure WHWCNC available funds will be spent by the end of the fiscal year.

The final day for the Treasurer to submit an NPG to the City Clerk is **June 1, 2022** (check payment request)

City Clerk End of the Year 2022 Fiscal Deadlines a. For the purposes of accounting and reconciliation, the following fiscal dates must be followed:

- May 20 - Final date to request an event approval for the current fiscal year using current fiscal year funds;
- June 1 - Final date to submit a check payment request using current fiscal year funds
- June 20 - Final day for any bank card transactions using current fiscal year funds

[See posted support document:](#)

Motion: Paul Lawler, Second: Martin Lipkin

Roll Call Vote

PASS Yes: 20 No: 0 Abstain: 0 Ineligible: 2 Out of Room: 1 Total: 23

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Joyce Fletcher, Houtan Hormozian, Sam Evans
- NO: 0
- ABSTAIN:
- INELIGIBLE: Kathleen Barth, Talia Isaacs
- OUT OF ROOM: Alex Farassati, absent from the meeting

Note: John Sandy Campbell (left at 7:48pm) has left the meeting and did not vote on Item #2

Note: Alex Farassati remained logged on his computer but did not participate. He is recorded as "Out of Room" or absent from the vote count

Item No. (3) Community Services Committee – Chair, Dena Weiss **(22-043) Funding Request - NPG for ONEgeneration**

Discussion and possible action:

Motion for the board to approve \$1,000.00 from the 2021-2022 Budget Line Item (ONEgeneration) to purchase a NC booth at the ONEgeneration annual Senior Symposium to be held on May 14, 2022, and support ONEgeneration who provides services that enable older adults to age with family, in community or independently. Programs include adult daycare, support for grandparents as parents, providing homebound meals and providing transportation for critical appointments.

[See posted support document:](#)

Motion: Dena Weiss, Second: Aaron Quantz

Roll Call Vote

PASS Yes: 20 No: 0 Abstain: 0 Ineligible: 3 Out of Room: 1 Total: 24

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Joyce Fletcher, Houtan Hormozian, Sam Evans
- NO: 0
- ABSTAIN:
- INELIGIBLE: Kathleen Barth, Leslie Simon, Talia Isaacs
- OUT OF ROOM: Alex Farassati

Note: Leslie Simon (arrived 8:01pm) is now present and voting on Item#3. Lauren Coffman (Alternate for Area#6) had already voted on Item#3, so Leslie Simon is counted as ineligible for Item#3.

Item No. (4) Outreach Committee – Chair, Peter Fletcher and Vice Chair, Kathleen Barth
(22-044) Funding Request - WHWCNC Booth at the Valley Cultural Foundation – Concerts on the Green

Discussion and possible action:

Motion for the board to approve \$5000.00 from the 2021-2022 Budget Line Item (VCF Booth at Concerts) for the purchase of a WHWCNC community outreach booth at (10) Concerts on the Green and to also support the many other free programs provided by the Valley Cultural Foundation (VCF) such as Movies in the Park, Children's Performance Series, Emerging Artists Showcase, and Arts on the Move. The NC outreach booth provides the opportunity for all board members to meet the public and discuss issues and concerns of the community. *The board approved a motion to fund the VCF at the March meeting, but the NPG has been revised. Therefore, this is not an additional NPG funding request for the VCF.*

<https://valleycultural.org/concerts-events/>

See posted support document

Motion: Peter Fletcher, Second: Dena Weiss

Roll Call Vote

PASS Yes: 19 No: 0 Abstain: 0 Ineligible: 3 Recuse: 1 Out of Room: 1 Total: 24

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Logan Fisher, Houtan Hormozian, Sam Evans
- NO: 0
- ABSTAIN: 0
- INELIGIBLE: Kathleen Barth, Lauren Coffman, Talia Isaacs
- RECUSE: Joyce Fletcher
- OUT OF ROOM: Alex Farassati

Note: Joyce Fletcher is Recused from Item#4. She previously served on the Valley Cultural Center Board. She is the Zoom Host and cannot leave the computer but will remain muted and leave the room.

Note: This NPG was previously approved by the WWCNC at the 3-09-22 Board Meeting, but it was rejected by the City Clerk. The NPG has been resubmitted and revised from \$3,000 to \$5,000.

Item No. (5) Environmental Committee – Chair, Brian Archibald
(22-045) Funding Request - NPG for Woodland Hills Elementary School

Discussion and possible action:

Motion for the board to approve up to \$5,000.00 from the 2021-2022 Budget Line Item (General NPG) for funding for a NPG for Woodland Hills Elementary. Woodland Hills Elementary Charter for Enriched Studies ("WHECES"), is in need of revitalized landscaping on San Feliciano Drive. Specifically, the school is on a grade and the front border of the school has weed patches, sparse landscaping, and dirt that spills onto the public sidewalk during certain weather creating slip hazards as well as a mess. This grant would be used to extend existing water access (using water conserving drip lines), prevent erosion of the grade by increasing planting along San Feliciano, create a barrier for dirt slippage into public walkways, as well as general beautification of our public school.

See posted support document

Motion: *Leslie Simon, Second: Aaron Quantz*

Roll Call Vote

PASS Yes: 12 No: 7 Abstain: 1 Ineligible: 2 Out of Room: 1 Total: 23

- **YES:** Aaron Quantz, Karen DiBiase, Arturo Velasquez, Nancy McLean, Angela Dawson, Dena Weiss, Sean Pitz, Tristin Esfandiari, Leslie Simon, Logan Fisher, Joyce Fletcher, Sam Evans
- **NO:** Mark Schwartz, Paul Lawler, Sean McCarthy, Martin Lipkin, Peter Fletcher, Mihran Kalaydjian, Houtan Homozian
- **ABSTAIN:** Heath Kline
- **INELIGIBLE:** Kathleen Barth, Lauren Coffman
- **OUT OF ROOM:** Alex Farassati

Note: Talia Isaacs (left at 8:25pm) has left the meeting and did not vote on Item #5

Item No. (6) Public Health and Homeless Committee - Sam Evans, Chair **(22-046) Funding Request – NPG for New Friends Homeless Center**

Discussion and possible action:

Motion for the board to approve funding for \$1,500.00 from the 2021-2022 Budget (Line Item General NPG) for a Neighborhood Purpose Grant for New Friends Homeless Center. New Friends Homeless Center is dedicated to feeding the unhoused and food insecure in our community. In addition to meals, we offer our guests free clothing, hygiene kits, pet food, water and extra food packs. We are staffed by a group of over 30 volunteers from the community who provide personal attentive services designed to bring encouragement into the lives of the less fortunate. The financial demand for providing our services has escalated as the numbers have grown due to the pandemic. This grant will help support our ability to provide meals and other necessities.

[See posted support document](#)

Original Motion: *Sam Evans, Second: Mirhan Kalaydjian*

Amendment Motion: *Sean McCarthy, Second: Angela Dawson*

Amendment Motion: *Send Item#6 back to the Public Health and Homelessness Committee to get corrected documentation*

Roll Call Vote

PASS Yes: 12 No: 7 Abstain: 1 Ineligible: 2 Out of Room: 1 Total: 23

- **YES:** Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Sean Pitz, Heath Kline, Joyce Fletcher, Houtan Hormozian
- **NO:** Aaron Quantz, Arturo Velasquez, Tristin Esfandiari, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Logan Fisher
- **ABSTAIN:** Sam Evans
- **INELIGIBLE:** Kathleen Barth, Lauren Coffman
- **OUT OF ROOM:** Alex Farassati

Original Motion: *Sam Evans, Second: Mirhan Kalaydjian*

Note: Amendment Motion passed, so no action taken on Original Motion

Item No. (7) Education Committee – Reina Cerros McCaughey, Chair & Mihran Kalaydjian, Vice Chair

(22-047) Funding Request – NPG for Serrania Charter School

Discussion and possible action:

Motion for the board to approve funding from the 2021-2022 Budget (Line Item General NPG) for a Neighborhood Purpose Grant for the benefit of Serrania Charter for Enriched Studies for \$1250. The grant will allow the school to purchase a Inchy's Bookworm Vending Machine. Inchy's Bookworm Vending Machine works by rewarding kids for good behavior, good grades, and good attendance.

The goal is to excite and energize their students to read, learn about themselves, and learn about others through literature. As a member of society, the more we learn to embrace others different than ourselves, the more we welcome new thoughts and value different ideas. As our students grow and develop, it is through literacy and excitement of education that we build a future of acceptance and recognize the empowerment education provides.

[See posted support document](#)

Motion: Mihran Kalaydjian, Second: Sean Pitz

Roll Call Vote

PASS Yes: 19 No: 0 Abstain: 1 Ineligible: 2 Out of Room: 1 Total: 23

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Angela Dawson, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Logan Fisher, Joyce Fletcher, Sam Evans
- **NO:** 0
- **ABSTAIN:** Houtan Hormozian
- **INELIGIBLE:** Kathleen Barth, Lauren Coffman
- **OUT OF ROOM:** Alex Farassati

Item No. (8) Woodland Hills Issues & Policy Committee [WHIP] - Heath Kline, Chair

(22-048) Community Impact Statement – Council File 19-0603

RE: City Building Code Fire District 1 Expansion / California Department of Forestry / Fire Protection Very High Fire Severity Zone / City High Wind Velocity Zone / Ordinance

Discussion and possible action:

Motion & CF 19-0603 CIS-report recommending LA eliminate FD1, adopt the International Building Code [BC] & the CA 2021 BC inclusive of all TYPE IV BCs incorporating them into LABC

The Woodland Hills Issues and Policies [WHIP] Committee did research and conducted three (3) virtual meetings. It received lengthy multi-round stakeholder and lobbyist comments and expert commentary on construction, engineering, building codes, and building fire safety. Upon discussion, WHIP, by a unanimous vote, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) adopt the following Community Impact Statement as its own, and submit it to Council File 19-0603, the Los Angeles City Council Members, the City Council PLUM Committee, the LA Department of

Building and Safety, the LA City Ethics Commission, the LA Fire Department, the Woodland Hills Homeowners Organization, the Warner Center Association and the West Valley Chamber of Commerce.

This action joins with the Neighborhood Councils of Mission Hills, South Robertson, Hollywood United, Encino, North Westwood, Los Feliz, Central Hollywood, Eagle Rock, Reseda, North Hollywood, Studio

City, Silverlake, and Downtown Los Angeles plus the Neighborhood Council Sustainability Alliance, which have already passed motions opposing the impacts of [Council File: 19-0603](#), which includes an action to retain and expand of Fire District 1.

Please see the attached and posted (10) page motion.

Motion: Heath Kline, Second: Martin Lipkin

Roll Call Vote

PASS Yes: 15 No: 1 Abstain: 4 Ineligible: 2 Out of Room: 1 Total: 23

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Nancy McLean, Martin Lipkin, Dena Weiss, Sean Pitz, Tristin Esfandiari, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Logan Fisher, Sam Evans
- **NO:** Angela Dawson
- **ABSTAIN:** Sean McCarthy, Lauren Coffman, Joyce Fletcher, Houtan Hormozian
- **INELIGIBLE:** Reina Cerros-McCaughey, Kathleen Barth
- **OUT OF ROOM:** Alex Farassati

Note: Reina Cerros-McCaughey (arrived at 9:30pm) has arrived at the meeting and voted on Item#8.

Note: Leslie Simon (left at 9:42pm) has left the meeting and did not vote on Item#8.

Item No. (9) Woodland Hills Issues & Policy Committee [WHIP] - Heath Kline, Chair **(22-049) Community Impact Statement (CIS) – Council File 21-1431**

Discussion and possible action:

CIS Supporting the City Councils efforts to clarify wording and intent to require a net increase in affordable housing units [AHU] beyond AHUs replaced when granting AHU incentives for a replacement building.

The WHIP Committee submits the following CIS regarding support for the City Council's action in Council File 21-1431 to clarify City Policy concerning how many affordable housing units are required for a project asking for incentives to get them to provide affordable residential units. Due to unclear drafting by the State legislature of two bills, an interpretation by the City Attorney has contributed to City Departments not requiring developers to include as many affordable units as intended. WHIP asks the WHWCNC board to adopt the CIS as its own and send it to City officials as indicated.

Suppose a developer demolishes five (5) affordable residential units to create a new multi-family building. The law says these have to be replaced as affordable housing units. The developer also seeks incentives, such as additional height or reduced setbacks if the developer provides some specified number of affordable housing units. Hypothetically, in exchange for a taller building, the project must provide three (3) affordable units to the project to add to the City's stock of affordable units.

Currently, the City Attorney's interpretation allows the three required incentive units to count toward the required five replacement units, so the developer only provides five affordable units.

The intention of the separately enacted State laws is to replace 5 units demolished and incentivize adding 3 more affordable units to result in a total of 8 affordable units.

This CIS supports a City Policy that would require the whole total number of affordable units along with other tenant protections as was intended, so that there is a net gain in units from what previously existed.

SB 8 / Occupant Protection Provisions Extension / SB 330 Housing Preservation / California Government Code Section 66300 / Proposed Housing Development Projects / Application and Permit Process

Regarding Council File 21-1431, the Woodland Hills Issues and Policies Committee finds that;

WHEREAS, Council File #21-1431, carried by Councilmembers Bonin, Raman, and Harris-Dawson, seeks to correct a wording error contained in SB 8, effective January 1, 2022; and,

WHEREAS, the City Council adopted the HOUSING COMMITTEE REPORT on January 26, 2022; and

WHEREAS, California Senate Bill 330 (SB330), “The Housing Crisis Act of 2019” (HCA), contains provisions that provide tenants protections for units that are “protected units” that low-income tenants occupy. These rental units are or were, within the five years prior, covenanted as rent-stabilized units, subject to any form of rent or price control within the five (5) years past, or that were withdrawn from rent or lease per the Ellis Act, within the past ten (10) years; and,

WHEREAS, SB330 gives Occupants of Protected Units additional protections, including the right of First Refusal in any new development; relocation benefits and replacement of units of comparable size and price for low-income tenants; and the ability to remain in their residential units until six (6) months before the commencement of construction of the new housing development; and,

WHEREAS, SB 330 provides for the sunset of the State Bill on January 1, 2025; and,

WHEREAS, effective January 1, 2022, Senate Bill 8 (SB8), extends the provisions of SB 330 (the HCA) to January 1, 2034. SB8 clarifies that SB330 intended to apply to proposed housing development projects consisting of one or more units (including units requiring no discretionary approval and those requiring discretionary approval). However, it also provides that the HCA shall only apply to a housing development project that submits a preliminary application before January 1, 2030. This language was a drafting error that, per the City Attorney, limits the types of housing development projects upon which the City may apply the replacement obligations and tenant protections; and,

WHEREAS, Council File #21-1431 seeks correction of the drafting error. The action directs the City Attorney and the Department of Planning to draft an ordinance that includes an urgency clause. The intention requires the replacement obligations and occupant protection of SB330 and SB8 to apply to Housing Development Projects that submit a complete application; file a complete set of building plans for plan check and permit; or receive a project or permit approval after January 1, 2022. This action eliminates any gap inapplicability of the replacement obligations and occupant protections, prevents the loss of replacement units and their protections, and consistently maintains the application of replacement obligations and occupant protection as both Senate Bills intended;

THEREFORE, the Woodland Hills Issues and Policies [WHIP] Committee moves that the Board of the Woodland Hills – Warner Center Neighborhood Council support the adoption of a Los Angeles City Ordinance that provides the consistency of tenant protections and obligations provided for in both SB 330 and SB 8 as proposed in Council File #21-1431.

FURTHERMORE, the WHIP Committee recommends that the Board of the WHWCNC submit this CIS presented to the WHWCNC Board and approved on April 9, 2022, to the City Clerk of Los Angeles and Council District 3 Councilmember Bob Blumenfield.

***Motion:** Heath Kline, Second: Mihran Kalaydjian*

Roll Call Vote

PASS Yes: 10 No: 8 Abstain: 2 Ineligible: 2 Out of Room: 0 Total: 22

- YES: Aaron Quantz, Arturo Velasquez, Paul Lawler, Martin Lipkin, Dena Weiss, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Logan Fisher, Sam Evans
- NO: Karen DiBiase, Mark Schwartz, Sean McCarthy, Nancy McLean, Angela Dawson,

Sean Pilz, Lauren Coffman, Houtan Hormozian

- *ABSTAIN: Tristin Esfandiari, Joyce Fletcher*
- *INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth*
- *OUT OF ROOM:*

Note: Alex Farassati (left at 9:50pm) had remained logged on his computer, but did not participate. He has now logged off his computer, left the meeting and did not vote on Item#9.

Item No. (10) PLUM Committee - Lauren Coffman, Chair
(22-050) Case ZA-2021-8374 and ENV-2021-8375
Prince of Peace Church, West Valley Food Pantry
5700 Rudnick Street, Woodland Hills CA

Discussion and possible action

Prince of Peace Church/West Valley Food Pantry, located at 5700 Rudnick Street in Woodland Hills, submitted a Conditional Use Permit application to construct a 1-story 6,646 sq. ft. building in 2 phases to house a commercial-size kitchen, food storage, offices, multipurpose rooms, and vehicular food distribution. Phase 1 will consist of a 4,390 sq. ft. building to contain a warehouse, two open work rooms and three office spaces, restrooms, and various associated utility rooms and a new north parking lot. Phase 2 will add an additional 2,256 sq. ft. to the building which will contain two community rooms, a small office and an 852 sq. ft. commercial-size kitchen.

After holding three (3) virtual public teleconference meetings, including committee discussion, regarding *City Planning Case ZA-2021-8374 and ENV-2021-8375*, the Planning, Land Use, and Mobility Committee [PLUM] finds that:

WHEREAS, the existing Conditional Use Permits issued for the church property do not authorize use of the property for Food Pantry activities; and,

WHEREAS, the proposed project site is zoned A1, which prohibits any use that disrupts and is inconsistent with the neighborhood's residential character; and,

WHEREAS, the current and proposed food distribution hours are 9:30 am. to 2:00 pm Monday thru Thursday and 9:30 am. to noon on Friday. The applicant states, in the application, that the primary purpose of the expansion is for the continued existing social services that occur from 7:00 am. to 2:30 pm. Monday thru Thursday and 7:00 am. to 12:30 pm. on Fridays for volunteers, clients and staff; and,

WHEREAS, the applicant claims inefficiency of existing Food Pantry operations occupying a church building and the main church parking lot; and,

WHEREAS, the current CUP does not put any limits on growth of the Food Pantry; and,

WHEREAS, The Food Pantry's observed distribution of food to approximately 35 vehicles (or 70 trips) per hour does not fit expectations for a residential collector street like Rudnick Avenue; and,

WHEREAS, the application is for permission for two or more uses beyond the existing religious use. These include a receiving/repacking/distribution warehouse of food goods and packing materials, and a kitchen; and,

WHEREAS, the onsite distribution of groceries and the associated problems of traffic, noise, and litter in the neighborhood are inconsistent with the residential character of the neighborhood; and,

WHEREAS, the Food Pantry provides a valuable charitable service for the distribution of donated and purchased food to the residents of Woodland Hills and surrounding communities who are in need and suffering from food insecurity; and

WHEREAS, the community supports the mission of providing services to insecure populations, the Food Pantry's operations outgrew the existing site's allowable uses and activity levels.

WHEREAS, the food distribution portion of the Food Pantry process creates the majority of issues that disrupt and are inconsistent with the residential neighborhood, other alternative methods for food distribution must be found;

THEREFORE IT IS RESOLVED, for the findings stated hereinabove, the Board of the Woodland Hills – Warner Center Neighborhood Council receives and adopts the Planning, Land Use and Mobility Committee's recommendation as its own.

The Board Multipart Resolution is:

- 1) To **support** a Conditional Use Permit for **Phase 1 construction**, using State funds, and use of a 1-story Food Pantry building limited to operation as a warehouse and associated workspaces, to be used solely by the Food Pantry, plus an additional parking lot on the Prince of Peace property at 5700 Rudnick Street in Woodland Hills; and,
- 2) To **not support** a Conditional Use Permit for **Phase 1 operation** of an on-site distribution of food. PLUM recommends that Food Pantry find another suitable location or method for distribution; and,
- 3) To **support** a Conditional Use Permit for **Phase 2 construction and operation** of a building addition to the Phase 1 building, paid for by Prince of Peace Church, to include a small commercial-size kitchen, two community rooms, and a small office that the Food Pantry can use with the permission of Prince of Peace Church on weekdays when the Food Pantry is operating.

Contingent upon the following:

Conditions:

- 1) The use of the State Grant funds shall be limited to Phase 1 of the development.
- 2) The Conditional Use Permit must specifically address all allowed Food Pantry activities.
- 3) Ongoing use of the Church's facility by the Food Pantry outside of the proposed new facility shall require a new conditional use permit for review of operations and community impact.
- 4) The applicant shall terminate the on-site food distribution process and find alternate methods for food distribution such as, but not limited to:
 - a) Transfer food distribution to sites one or more coalition members
 - b) Develop a mobile distribution system that reaches selected locations in the community.
- 5) The applicant shall establish a prominently posted hotline, or similar means, for nearby residents to report complaints and receive responses, supported by a joint homeowners and Food Pantry committee to ensure prompt and equitable resolution.
- 6) A tall landscape buffer shall be planted along the north edge of the north parking lot.
- 7) A review of Food Pantry operations and neighborhood impacts shall be conducted by the Zoning Administrator after five (5) years.

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 Councilmember, Bob Blumenfield, of its findings and its subsequent decision to **partially support Phase 1** only for operation of warehousing groceries and **not for on-site distribution of groceries** to recipients, and **support the Phase 2** actions requested in the CUP application, **ZA-2021-8374, and ZA-2021-8375**, as presented to the WHWCNC Board on April 13, 2022.

[See posted support document](#)

This item was removed from the agenda by the City Attorney. See Officer Reports. President, Joyce Fletcher was advised by the Office of the City Attorney that Public Comment was not allowed for Item #6 (West Valley Food Pantry) at the PLUM Committee Meeting on 4-07-22. Per the City Attorney, due to a Brown Act Violation, Item #10 (West Valley Food Pantry) was removed from the WHWCNC Board Meeting Agenda. No comments, vote or discussion could take place on Item#10.

Note: The following Board members have left the meeting prior to Area/Committee Reports: Lauren Coffman (9:57pm), Sam Evans (9:57pm), Aaron Quantz (9:59om), Angela Dawson (10:01pm), Sean McCarthy (10:09pm), Nancy McLean (10:13pm).

3. Area Reports

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, Sean Pilz

Area 5 – Peter Fletcher, Tristin Esfandiari

Area 6 – Leslie Simon, Mihran Kalaydjian, Heath Kline, Lauren Coffman

Area 7 – Joyce Fletcher, Houtan Hormozian, Logan Fisher

At-Large – Sam Evans

Youth Member – Talia Isaacs

4. Committee Reports -

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 May 11, 2022, by teleconference. Please visit the calendar page at 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 website calendar page for any changes that may occur.**

Adjournment of Meeting: 10:20pm

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 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, if available, 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 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>

- **A copy of this agenda is also physically posted on the outside of the window of the West Valley Warner Center Chamber located at 6100 Topanga Canyon Blvd, Ste 2330, Woodland Hills, CA 91367. The Chamber is located at the Promenade Mall outside the east entrance of the mall and to the left of Ruth Chris Restaurant. The Chamber office is accessed from Owensmouth Street. Parking is free.**

***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

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 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org provide services that enable older adults to age with family, in community or independently.

