



MINUTES
Woodland Hills-Warner Center Neighborhood Council
FULL BOARD MEETING

Wednesday, June 8, 2022, 6:30 pm
VIRTUAL MEETING BY TELECONFERENCE

Zoom Meeting Online or By Telephone
(<https://us02web.zoom.us/j/96493712127>)
Dial (1 669 900 6833) to Join the Meeting
Then Enter This Webinar ID: 964 9371 2127 and Press #

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.

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 – Dena Weiss, 6:35pm

Pledge of Allegiance – Paul Lawler

Roll Call – Karen DiBiase

Quorum at time of meeting called to order: 19

Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler (left early 8:35pm), Sean McCarthy, Kathleen Barth, Nancy McLean (left early 8:26pm), John Sandy Campbell (arrived late 7:51pm, left early 8:18pm), Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Houtan Hormozian, Talia Isaacs

Absent: Alex Farassati, Tristin Esfandiari, Joyce Fletcher

Public Announcements:

Office of Councilmember Bob Blumenfield – Tim Glick, Rep

Office of LA County Supervisor Sheila Kuehl – Blake Clayton, Rep

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 – May 11, 2022

See posted support document.

Original Motion: Dena Weiss, ***Second:*** Leslie Simon

Amendment Motion#1: Sean McCarthy, ***Second:*** Peter Fletcher

Amendment Motion#1: Strike Area Reports and Committee Reports from the Minutes from Board Meeting on May 11, 2022

Amendment Motion#1 withdrawn, no vote taken

Amendment Motion#2: Leslie Simon, ***Second:*** Heath Kline

Amendment Motion#2: Send Minutes from Board Meeting on May 11, 2022 back to the Secretary to listen to the recording and add notes to Area Reports and Committee Reports

Roll Call Vote

PASS Yes: 16 No: 0 Abstain: 0 Ineligible: 3 Total: 19

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Logan Fisher, Houtan Hormozian, Talia Isaacs

- *NO: 0*
- *ABSTAIN: 0*
- *INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth, Lauren Coffman*

Original Motion: Dena Weiss, **Second:** Leslie Simon

Note: Amendment Motion#2 passed, so no action taken on Original Motion

B. Officer Reports

President – Joyce Fletcher (*read by Dena Weiss, Joyce Fletcher is absent*)

Sam Evans has resigned from the board as of June 30th

Brian Archibald has resigned from the board

Vacant seats on the board – At Large Rep., Area 4 Residential Rep., Area 5 Business Rep.

At Large Alternate, Area 3 Alternate, Area 4 Alternate, Area 5 Business, Area 6 Alternate,

Vice President – Dena Weiss

Committees: New committees will be announced at the end of June

Treasurer – Paul Lawler - *None*

Secretary – Karen DiBiase - *None*

Parliamentarian – None

2. Items for Discussion and Possible Action:

Item No. (1) President, Joyce Fletcher

(22-061) Administrative Budget Packet for 2022-2023

Discussion and possible action:

Motion for the board to approve the Neighborhood Council Funding Program Administrative Packet with Preliminary General Budget for fiscal year 2022-2023 and the Financial Officers Letter of Acknowledgement & Agreement.

[See posted support documents](#)

Motion: Dena Weiss, **Second:** Mihran Kalaydjian

Roll Call Vote

PASS Yes: 16 No: 0 Abstain: 0 Ineligible: 3 Total: 19

- *YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Logan Fisher, Houtan Hormozian, Talia Isaacs*
- *NO: 0*
- *ABSTAIN: 0*
- *INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth, Lauren Coffman*

Item No. (2) President, Joyce Fletcher

(22-062) Election Of Parliamentarian

Discussion and possible action:

Nominations will be accepted for the position of Parliamentarian.

The new Parliamentarian will serve a one-year term or until the 2023 WHWCNC Election has been certified by the City Clerk and then a WHWCNC Officers Election will be held at the next regular Board Meeting. WHWCNC elections are normally held around April or May.

Description Per the Bylaws:

E. **Parliamentarian.** The Parliamentarian shall ensure that the WHWCNC meetings are in compliance with the Bylaws, Standing Rules, WHWCNC Code of Civility, EmpowerLA Code of Conduct and all other City, State and Federal rules and regulations.

The Parliamentarian shall ensure the meetings are undertaken in an expeditious manner and shall be the timekeeper, ensuring that all speakers speak within the publicly noticed time frames.

The Parliamentarian shall ensure the members abide by all rules to ensure that our NC's business is conducted in a respectful and courteous manner and in a manner that will generate respect and credibility for our WHWCNC.

Election of Parliamentarian:

The Officers must be *elected* members of the Board ... or

an *appointed* member of the board can be elected as an Officer, should no elected member agree to be nominated for a specific Officer position or no elected member is elected by a majority vote of the board for a specific Officer position.

The Youth Member and Alternate Representatives cannot serve as an Officer of the Board.

The Youth Member can vote in the election.

Alternate Representatives cannot vote in the election unless one of their area reps is absent.

If there are more than two (2) candidates for an office and none receives a majority vote on the first election, a run-off election shall be held immediately between the two (2) candidates receiving the highest number of votes.

[See posted list of elected board members and appointed board members eligible for nomination for Parliamentarian.](#)

Motion: Dena Weiss, Second: Peter Fletcher

Roll Call Vote

ELECTED: Mihran Kalaydjian

Mihran Kalaydjian: 9 Leslie Simon: 7 Abstain: 0 Ineligible: 3 Total: 19

- **MIHRAN KALAYDJIAN:** Mark Schwartz, Arturo Velasquez, Paul Lawler, Dena Weiss, Peter Fletcher, Mihran Kalaydjian, Logan Fisher, Houtan Hormozian, Talia Isaacs
- **LESLIE SIMON:** Aaron Quantz, Karen DiBiase, Sean McCarthy, Nancy McLean, Martin Lipkin, Leslie Simon, Heath Kline
- **ABSTAIN:** 0
- **INELIGIBLE:** Reina Cerros-McCaughey, Kathleen Barth, Lauren Coffman

Item No. (3) PLUM Committee – Lauren Coffman, Chair

(22-062) DIR-2021-9388-DRB-SPP MSP; ENV-2021-9389-CE

4810 Galendo St., Woodland Hills CA

Discussion and possible action:

The Planning Land Use and Mobility Committee of the Woodland Hills Warner Center Neighborhood Council held 2 virtual meetings on an application for new construction requiring review pursuant to DIR-2021-9388-DRB-SPP MSP; ENV-2021-9389-CE, Design Review Board, Project and Permit Compliance – Major. The Applicant is Lutfi Sotiri, Rep: Susana Juarez, and Design Architect Nathan Sewell, NS Designs Inc.

PROJECT LOCATION Street Address 4810 Galendo St. The project is within the baseline hillside ordinance area, the Girard Tract, and Mulholland Scenic Parkway Outer Corridor.

The proposed project is for new construction of a 2,133 sq. ft. residential floor area, a 3-story ground-up single-family dwelling with a 361 sq. ft. attached garage, and a 483 sq. ft. attached Accessory Dwelling Unit (ADU) for a total of 2,977 sq. ft. The proposed home will have 2 parking spaces inside the garage - one compact and one standard parking space and one uncovered compact parking space.

Motion: The Planning, Land Use, and Mobility committee hereby finds that:

WHEREAS, the Applicant has presented a design that substantially complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan and The Baseline Hillside Ordinance; and

WHEREAS, the Applicant has provided plans for a staging area plan for receiving and storing construction materials, a parking plan for construction workers; and

WHEREAS, the Applicant has agreed to implement and note on their plans any of the suggested changes by the Mulholland Design Review Board and the WHWCNC PLUM,

THEREFORE, IT IS RESOLVED that the Planning, Land Use, and Mobility committee, for the findings and conditions stated herein, finds:

The submitted application submitted by the Applicant, Lutfi Sotiri, for new construction of a 2,127.5 SF 3-story ground-up single-family dwelling with a 385 sq. ft. attached garage and a 500 sq. ft. attached Accessory Dwelling Unit (ADU) for a total of 2,627.5 sq. ft. The proposed home shall provide 2 parking spaces inside the garage, and 1 uncovered compact parking space shall receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action contingent upon the following conditions:

CONDITIONS:

1. All plans presented at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) on June 8, 2022, shall be dated as such and re-submitted to Planning as an updated project application submittal.
2. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.
3. The Applicant and owner shall not submit any significant further updated plans or changes without presenting them to the WHWCNC for support.
4. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete, or conducting work that will disrupt traffic flow for more than 5 minutes.
5. The Applicant has agreed to station construction materials at an offsite location. Further that the Applicant states they have a construction plan and will comply with city construction requirements.

The Planning, Land Use, and Mobility Committee recommend that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and supporting recommendation for the application presented to the WHWCNC Board on June 8, 2022.

[See posted support document](#)

Motion: Lauren Coffman, Second: Peter Fletcher

Roll Call Vote

PASS Yes: 15 No: 1 Abstain: 0 Ineligible: 2 Recuse: 1 Total: 19

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Martin Lipkin, Dena Weiss, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Logan Fisher, Houtan Hormozian, Talia Isaacs
- NO: Peter Fletcher
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth
- RECUSED: Heath Kline

Note: Heath Kline is recused for Item#3 due to the proximity of the project to his residence

Item No. (4) PLUM Committee – Lauren Coffman, Chair
(22-063) Cases DIR-2021-6097-DRB-SPP-MSP and ENV-2021-6098-CE
4343 Divina Street. Woodland Hills,

Discussion and possible action:

As pertaining to **Cases DIR-2021-6097-DRB-SPP-MSP and ENV-2021-6098-CE**, having held 2 public teleconference PLUM meetings for the application for compliance review, at 4343 Divina Street. Woodland Hills, for construction of a 2 story, 1,889 sq ft., single family residence, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, a visibility study showed that the proposed project development will be visible from Mulholland Drive, but will not penetrate the viewshed; and,

WHEREAS, a soils study has been performed, and is pending approval, to confirm the stability of the property; and,

WHEREAS, the building height of 25 ft., the lot coverage of 16%, and the FAR of 32% are well within the requirements; and,

WHEREAS, the five California live oak protected trees on the property will be preserved; and,

WHEREAS, the applicant proposes to store building materials and construction equipment on the site during construction; and,

WHEREAS, the overall square footage of the proposed house is compatible with the neighborhood, and;

WHEREAS, the applicant proposes to use barrels to capture storm water runoff from the building to prevent excessive water flowing down slope and potentially on to other properties below

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for construction of a 2 story, 1,889 sqft., single family dwelling at 4343 Divina Street receive the **support** of the Board of the Woodland Hills-Warner Center Neighborhood Council contingent upon the following conditions:

Conditions:

1. The applicant shall satisfactorily resolve all issues identified at the Mulholland Design Review Board (DRB) reviews.
2. Divina Street road improvement to the nearest intersection per Bureau of Engineering requirement shall be provided.
3. The PLUM committee strongly recommends the applicant provide additional articulation of the west elevation with a variation of finish materials (Note: Revised elevations have been submitted to the PLUM committee on 4/22/22 reflecting this revision to the building design and are part of the Final PLUM Case Report).
4. The applicant will review the possibility and revise the flat roofs to sloping roofs if possible. (Note: Revised elevations have been submitted to the PLUM committee on 4/22/22 reflecting the revision of the building design and are part of Final PLUM Case Report).
5. The applicant shall provide boulder protection to downslope residences during construction.
6. The applicant shall obtain an approved soils report that supports the development.
7. All plans presented on June 8, 2022 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
8. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
9. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions

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, the Mulholland Design Review Board, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on June 8, 2022.

[See posted support document](#)

***Motion:** Lauren Coffman, Second: Leslie Simon*

Roll Call Vote

PASS Yes: 16 No: 0 Abstain: 1 Ineligible: 2 Recuse: 1 Total: 20

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Logan Fisher, Houtan Hormozian, Talia Isaacs
- NO: 0
- ABSTAIN: John Sandy Campbell
- INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth
- RECUSED: Heath Kline

Note: Heath Kline is recused for Item#3 due to the proximity of the project to his residence

Note: John Sandy Campbell (arrived at 7:51pm) is now present and voting on Item#4

Item No. (5) PLUM Committee – Lauren Coffman, Chair
(22-064) Cases DIR-2021-6258-DRB-SPP-MSP and ENV -2021-6259-CE
4337 Divina Street. Woodland Hills

Discussion and possible action:

As pertaining to ***Cases DIR-2021-6258-DRB-SPP-MSP and ENV -2021-6259-CE***, having held 2 public teleconference PLUM meetings for the application for compliance review, at 4337 Divina Street. Woodland Hills, for construction of a (2) story single family residence, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, it has been determined that the proposed project development will be visible from Mulholland Drive, but will not penetrate the viewshed; and,

WHEREAS, a soils study has been performed, and is pending approval, to confirm the stability of the property; and,

WHEREAS, the building height of 25 ft., the lot coverage of 32%, and the FAR of 45% are well within the requirements; and,

WHEREAS, one California live oak protected tree on the property will be removed; and,

WHEREAS, the applicant proposes to store building materials and construction equipment on the site during construction; and,

WHEREAS, the overall square footage of the proposed house is compatible with the neighborhood, and;

WHEREAS, the applicant's drainage design meets the drainage requirements and uses barrels to capture storm water runoff from the building to prevent excessive water flowing down slope and potentially on to other properties below.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for construction of a (2) story single family dwelling at 4337 Divina Street receive the **support** of the Board of the Woodland Hills-Warner Center Neighborhood Council contingent upon the following conditions:

Conditions:

1. The applicant shall satisfactorily resolve all issues identified at the Mulholland Design Review Board (DRB) reviews.
2. The applicant shall obtain an approved soils report that supports the development.
3. Divina Street road improvement to the nearest intersection per Bureau of Engineering requirement shall be provided.
4. The California live oak being removed shall be replaced in accordance with Urban Forestry regulations.
5. The stone on the East Elevation/front facade shall wrap the North and South elevations equally to the first stucco control joint. The overhang shall extend approximately 1 foot beyond the stone. Applicant shall submit and present alternate revised drawings to the Mulholland

6. Design Review Board review. (Note: Revised elevations have been submitted to the PLUM committee on 4/22/22 reflecting this revision to the building design and are part of the Final PLUM Case Report).
7. Applicant shall provide boulder protection to downslope residences during construction of the project.
8. All plans presented on June 8, 2022 at the Board Meeting of Woodland Hills-Warner Center Neighborhood Council shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
9. The applicant will not submit any significant, further updated plans without presenting them to the WHWCNC for support.
10. Additionally, all conditions herein shall be printed on one of the Project Summary pages as commitment to and acceptance of these conditions

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, the Mullholland Design Review Board, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on June 8, 2022.

[See posted support document](#)

Motion: *Lauren Coffman, Second: Mihran Kalaydjian*

Roll Call Vote

PASS Yes: 13 No: 3 Abstain: 1 Ineligible: 2 Recuse: 1 Total: 20

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Dena Weiss, Leslie Simon, Mihran Kalaydjian, Lauren Coffman, Logan Fisher, Talia Isaacs
- NO: Martin Lipkin, Peter Fletcher, Houtan Hormozian
- ABSTAIN: John Sandy Campbell
- INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth
- RECUSED: Heath Kline

Note: Heath Kline is recused for Item#3 due to the proximity of the project to his residence

Item No. (6) PLUM Committee – Lauren Coffman, Chair
(22-(065) Case No. ZA-2021-10650-CUB/ ENV-2021-10651CE - Chipotle Mexican Grill
6401-6443 Canoga Ave./21436-21610 W. Victory Blvd., Woodland Hills, 91367

Discussion and possible action:

Application for a Type-47 ABC (CUB) Conditional Use Permit to allow the sale and dispensing of full line of alcohol for on-site consumption in conjunction w/ an existing 3,640 SF restaurant (3,180 SF interior with 67 interior seats & 14 seats on a 466 SF on-site outdoor patio. No alcohol will be served on the patio. Hours of operation 9 AM - 11 PM daily, in a fully developed surface shopping center in the Warner Center Specific Plan, Downtown zone.

Motion:

Having held two virtual (Zoom) public meetings for the application ZA-2021-10650-CUB/ ENV-2021-10651CE concerning a Conditional Use Beverage Permit (Type 47) for the sale and dispensing a full line of alcoholic beverages by Chipotle Mexican Grill at 6401-6443 N. Canoga Ave./21436-21610 W.

Victory Blvd., the Woodland Hills-Warner Center Neighborhood Council Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS the Applicant has been continuously operating this Chipotle Mexican Grill at this location since 2012; and

WHEREAS, the restaurant has held a current CUB (Type 41) for beer and wine service only at this location and has had no actions by the LAPD; and

WHEREAS the Applicant is proposing to upgrade its CUB to a Type 47 for serving a full line of alcoholic beverages at this location with service hours extended to 10 AM until 11:00 PM daily; and

WHEREAS the Applicant will not be serving or allowing wine, beer or any alcoholic beverages on its patio area unless/until it meets the full ABC requirements for separating the patio area; and

WHEREAS the shopping center location provides all the necessary on-site parking required for restaurant operation;

THEREFORE, The Planning, Land Use and Mobility Committee (PLUM), based on the findings and condition(s) stated herein, supports approval of the submitted application for a CUB (Type 47-full service of alcoholic beverages) by Chipotle Mexican Grill at 6401-6443 N. Canoga Ave, and recommends the Board of the Woodland Hills - Warner Center - Neighborhood Council adopt this motion supporting approval as its own, as was presented June 2, 2022 at PLUM, and on June 8, 2022 to the Board, contingent upon the following condition(s):

Condition(s)

1. Applicant to post signage to alert patrons that alcoholic beverage service or consumption is not allowed on the patio.

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 PLUM's findings and its subsequent supporting recommendation to approve this application as presented on June 8, 2022.

[See posted support document](#)

Motion: *Lauren Coffman, Second: Mihran Kalaydjian*

Roll Call Vote

PASS Yes: 14 No: 1 Abstain: 0 Ineligible: 4 Total: 19

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Nancy McLean, Martin Lipkin, Dena Weiss, Peter Fletcher, Leslie Simon, Mihran Kalaydjian, Heath Kline, Logan Fisher
- NO: Houtan Hormozian
- ABSTAIN: 0
- INELIGIBLE: Reina Cerros-McCaughey, Kathleen Barth, Lauren Coffman, Talia Isaacs

Note: John Sandy Campbell (left at 8:18pm) has left the meeting and did not vote on Item#6

Item No. (7) PLUM Committee – Lauren Coffman, Chair
(22-066) Case: ZA-2022-2735-CU
22949 Del Valle Street, Woodland Hills, CA 91364

Discussion and possible action:

Project Description

The requested entitlement, pursuant to Los Angeles Municipal Code Section 12.24 W.37, the Applicant seeks approval of a Conditional Use for the Construction and Maintenance of a public parking area with up to 23 parking spaces on a vacant lot in the (T) R-3 zone.

PLUM Motion

As pertains to ZA-2022-2735-CU having held one virtual public meeting for the application filed by Del Valle Holdings LLC who seek approval of a Conditional Use for the Construction and Maintenance of a public parking area with up to 23 compact parking spaces on a vacant lot in the (T) R-3 zone, located at 22949 Del Valle Street Woodland Hills, CA 91364, the Planning, LandUse and Mobility Committee hereby finds that:

WHEREAS, the Applicant is requesting a conditional use for a lot zoned (T)R3-1 / R1-1, which is the same zoning as the adjacent lot, which is also used as a privately owned and restricted / public parking lot, and

WHEREAS, Craig Frye & Assoc, the owner's representative, is presenting the argument that by providing more off-site parking, more parking along Ventura Boulevard will become available for *in demand* customer and short term parking use, and

WHEREAS, Del Valle is a low traffic street with other privately owned / public parking lots, and

WHEREAS, Woodland Hills has the highest summer temperature and the owner has agreed to consider a cool surface treatment for the asphalt,

THEREFORE, IT IS HEREBY RESOLVED THAT, the Planning, Land Use and Mobility committee (PLUM) for the findings stated herein, finds that the submitted application submitted by the applicant Del Valle Holdings LLC, *receive the support* of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action, with the following conditions.

Conditions

1. The property owner will provide security cameras with 24-hour surveillance that is available for review for at least 14 days.
2. Any problems with the entry and exit gate will be remedied within 24 hours.
3. An address sign with a 24-hour response telephone number on it will be provided for the neighbors to report issues or suspicious persons on the property.
4. All conditions herein shall be added to the Cover Page of the application and resubmitted to the Planning Department;
5. Any changes made to the application shall be brought to the attention of the PLUM committee, for possible review;

FURTHER, 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 recommendation to *support / not support* this application as presented to the WHWCNC Board on June 8, 2022.

[See posted support document](#)

Motion: Lauren Coffman, Second: Sean McCarthy

Roll Call Vote

PASS Yes: 15 No: 0 Abstain: 0 Ineligible: 1 Total: 16

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Sean McCarthy, Kathleen Barth, Martin Lipkin, Dena Weiss, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Houtan Hormozian, Talia Isaacs
- **NO:** 0
- **ABSTAIN:** 0
- **INELIGIBLE:** Reina Cerros-McCaughey

Note: Nancy McLean (left at 8:26pm), Paul Lawler (left at 8:35pm) and Leslie Simon (left at 8:43pm) have left the meeting and did not vote on Item#7

Item No. (8) PLUM Committee – Lauren Coffman, Chair

(22-067) Case DIR-2021-10583

Whole Foods Market at 21347 Ventura Boulevard, Woodland Hills, CA 91364

Discussion and possible action

Case DIR-2021-10583 - A CUB for the sale and service of a full line of alcohol for offsite consumption and ancillary instructional tastings to an existing grocery store. Project is Categorically Exempt from CEQA.

As pertaining to Case DIR-2021-10583 for renewal and modification for the Conditional Use Permit for sale of alcoholic beverages by Whole Foods Market at 21347 Ventura Boulevard, Woodland Hills, CA 91364, after having held one (1) digital live virtual public meeting, on May 19, 2022, for the application filed by Whole Foods Market, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, subsequent to a previous approval, ZA 2004-1378(CUB)(PA3), applicant requests a continuance/renewal of its existing Conditional Use Permit pursuant to Los Angeles Municipal Code [LAMC] Section 12.24-W1, and to authorize an upgrade of its existing license for sales of beer and wine for off-site consumption (ABC Type 20) to a license that also includes distilled spirits for off-site consumption (ABC Type 21 | *Off-sale General*), to authorize continuance of the ancillary instructional tastings (ABC Type 86), and to authorize the continuance of on-site consumption of beer & wine (ABC Type 42) in an approximately 31,867 square-foot specialty grocery store; and,

WHEREAS, “On March 12, 2014, the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) approved a motion regarding ZA 2014-1378-CUB-PA3. The following recommendation as submitted by Planning, Land Use and Mobility Committee Chair, August Steurer, was approved by prevailing vote of the WHWCNC Board: In regards to Case No. ZA 2004-1378-CUB-PA3, a Plan Approval Request by Mrs. Gooch’s to permit continued on-site tasting of beer and wine use under condition 7, expiring July 15, 2014, and the addition of Type 86 instructional tasting use to permit on-site tasting of beer and wine in conjunction with the operation of an existing Mrs. Gooch’s Natural Foods Markets, Inc. dba Whole Foods Markets. The Planning, Land Use and Mobility Committee recommends that the Woodland Hills – Warner Center Neighborhood Council support the requested Plan Approval to the City Planning Department and Councilmember Blumenfield; and,

WHEREAS, the applicant is requesting removal of Conditions 4, 5, 6, 7, 8, 9, 10, and 16; and,

WHEREAS, the applicant is changing the hours of permitted operation to between 6 a.m. and Midnight for the supermarket (and presumably Burger King) from Sun-Thu 6 a.m. – 11 p.m. and Fr-Sa 6 a.m. – Midnight as provided in Conditions 9a and 9b; and,

WHEREAS, the conditions previously imposed by four separate actions of the Office of Zoning Administration have been substantially complied with; and,

WHEREAS, Whole Foods Market has been conducting Instructional Training since 2005; and,
WHEREAS, Instructional Tasting, pursuant to the ABC Type 86 license, for beer, wine and distilled spirits, may occur anywhere within the grocery store in a manner, scope, and frequency restricted by the Department of Alcoholic Beverage control to preclude the possibility of over-consumption of alcoholic beverages and the negative consequences associated thereto;

THEREFORE, IT IS HEREBY RESOLVED that, for the findings and conditions stated herein, the Board of the Woodland Hills-Warner Center Neighborhood Council accept and adopt as its own the Planning Land Use and Mobility Committee recommendation to support approval of the application for CUB renewal and modification submitted by Whole Foods Market and Topo Canoga LLC, **ZA-2021-10583-CUB**, contingent upon the following conditions:

Conditions:

1. The applicant will not submit any significant, further updated requests for modification of conditions without first presenting them to the WHWCNC for support.
2. The ZA will repeat any previous recommendations to ABC that are not now disallowed.
3. Condition 4 regarding all graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence. This condition should be retained unless already required by LAMC.
4. Condition 5 regarding printing the first page of the grant on the building plans. This condition should be deleted.
5. A Condition 5, originating from ZA 98-0270(CUB)(ZV)(SPR), limits alcohol sales to beer and wine. This condition should be deleted with the license change to Type 21.
6. Condition 7 regarding limiting the CUB grant to ten years. This condition should be deleted if the recent history of compliance warrants the elimination.
7. Condition 6 regarding limiting dispensing of alcoholic beverages to the outdoor eating area is superseded by State law. Condition 11 restricting locations of tasting conflicts with Type 86 regulation and should therefore be eliminated. These conditions should be deleted and made as a recommendation to ABC.
8. Conditions 9a and 9b, originating from ZA 98-0270(CUB)(ZV)(SPR), be rectified with the applicant's application stating hour of operation are Daily 6 a.m. to Midnight.

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 subsequent recommendations to SUPPORT this motion presented to the PLUM Committee on May 19, 2022 and to the Board on June 8, 2022.

[See posted support document](#)

Motion: *Lauren Coffman, Second: Sean McCarthy*

Roll Call Vote

PASS Yes: 13 No: 1 Abstain: 0 Ineligible: 2 Total: 16

- YES: Aaron Quantz, Karen DiBiase, Arturo Velasquez, Sean McCarthy, Kathleen Barth, Martin Lipkin, Dena Weiss, Peter Fletcher, Mihran Kalaydjian, Heath Kline, Lauren Coffman, Logan Fisher, Houtan Hormozian
- NO: Mark Schwartz
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey, Talia Isaacs

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, John Sandy Campbell, Alex Farassati

Area 4 - Martin Lipkin, Dena Weiss

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

Summary:

- 1. Need to research the watering use requirements: what is allowed and when we are able to water*
- 2. Neighbor in Area#7 wants a stop sign added on their street to improve safety while driving (Peonia Rd and Ybarra Rd intersection). This will be directed to the Public Safety Committee to follow up*
- 3. Sidewalk around the Woodland Hills Golf Course needs to be repaired. Suggest we all look in our areas and gather a list of needed repairs so we can submit to the City. Suggest the Public Safety Committee follow up with this.*
- 4. Graffiti is on the outside wall of the abandoned warehouse at 6033 DeSoto Ave, can this be cleaned?*
- 5. Requesting an update on what is happening with the Warner Center Specific Plan.*
- 6. Median on Ventura Blvd (by \$.99 Store) is a mess. Sean McCarthy was asked to follow up with the Chamber of Commerce (who has adopted this area and is responsible for the maintenance)*
- 7. Rams purchase of the Westfield Promenade property was announced*
- 8. Logan Fisher celebrated earning Eagle Scout at his Court of Honor Ceremony*
- 9. Sean McCarthy thanked those who helped with the Chamber of Commerce community cleanup(s) and requests others to join*

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 *(held a well attended event on May 31st for LAUSD District 4 Candidate Forum. 2 out of 3 candidates participated)*

Environmental & Beautification Committee – Brian Archibald, Chair

Governance Committee – Joyce Fletcher, Chair

Public Health and Homelessness Committee – Sam Evans, Chair *(CERT training program will start in Sept. Will give updates to the Board)*

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 July 13, 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: 9:04pm

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

