



MINUTES

Woodland Hills-Warner Center Neighborhood Council SPECIAL - FULL BOARD MEETING

Monday, December 12, 2022, 6:30 pm

VIRTUAL MEETING BY TELECONFERENCE

Zoom Meeting Online or By Telephone

Link to join Webinar

<https://us02web.zoom.us/j/83817897333>

Dial (1 669 900 6833) to Join the Meeting

Then Enter This Webinar ID: 838 1789 7333 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 # 838 1789 7333** 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. THIS MEETING IS BEING HELD 48 HOURS PRIOR TO THE REGULAR FULL BOARD MEETING DUE TO SCHEDULING ISSUES.

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, 6:33pm*

Pledge of Allegiance – *Paul Lawler*

Roll Call – *Karen DiBiase*

Quorum at time of meeting called to order: 22

Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey, Arturo Velasquez, Paul Lawler (left early 9:08pm), Sean McCarthy, Philip Swain, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabac, Christopher Waddy, Leslie Simon (arrived late 7:11pm), Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, Christine Robinson (left early 7:30pm), August Steurer, Bobbie Wasserman

Absent: John Sandy Campbell, Gretchen Gesell, Talia Isaacs

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 – November 9, 2022

See posted support document

Motion: Dena Weiss, Second: Mihran Kalaydjian

Roll Call Vote

PASS Yes: 15 No: 0 Abstain: 3 Ineligible: 4 Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Mihran Kalaydjian, Heath Kline, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN: Arturo Velasquez, Aaron Williams, Christine Robinson
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabac (Alt), Bobbie Wasserman (Alt)

B. Officer Reports

President – Dena Weiss - Theme for month: PEACE.

Vice President – Mihran Kalaydjian - *Welcome to all new NC Board Members.*

Treasurer – Paul Lawler - *Attendance is important.*

Secretary – Karen DiBiase.

Parliamentarian – Vacant.

2. Items for Discussion and Possible Action:

Item No. (1) Paul Lawler, Treasurer, and Dena Weiss, President, (22-107) Approval of MER for September 2022

Discussion and possible action:

Motion for the board to approve the September 2022 Monthly Expense Report (MER).

[See posted support document](#)

Motion: Paul Lawler, Second: Dena Weiss

Roll Call Vote

PASS Yes: 15 No: 0 Abstain: 3 Ineligible: 4 Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Annemarie Donkin, Don Patterson, Dena Weiss, Rachel Tabak, Christopher Waddy, Mihran Kalaydjian, Heath Kline, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN: Mark Bell, Aaron Williams, Christine Robinson
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Martin Lipkin (Funding), Bobbie Wasserman (Alt)

**Item No. (2) Paul Lawyer, Treasurer, and Dena Weiss, President,
(22-108) Approval of MER for October 2022**

Discussion and possible action:

Motion for the board to approve the October 2022 Monthly Expense Report (MER).

[See posted support document](#)

Motion: *Paul Lawler, Second: Mihran Kalaydjian*

Roll Call Vote

PASS Yes: 15 No: 0 Abstain: 3 Ineligible: 4 Total: 22

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Annemarie Donkin, Don Patterson, Dena Weiss, Rachel Tabak, Christopher Waddy, Mihran Kalaydjian, Heath Kline, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN: Mark Bell, Aaron Williams, Christine Robinson
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Martin Lipkin (Funding), Bobbie Wasserman (Alt)

**Item No. (3) Paul Lawyer, Treasurer, and Dena Weiss, President,
(22-109) Approval of MER for November 2022**

Discussion and possible action:

Motion for the board to approve the November 2022 Monthly Expense Report (MER).

[See posted support document](#)

Motion: *Paul Lawler, Second: Mihran Kalaydjian*

Roll Call Vote

PASS Yes: 17 No: 0 Abstain: 2 Ineligible: 4 Total: 23

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Dena Weiss, Rachel Tabak, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN: Aaron Williams, Christine Robinson
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Martin Lipkin (Funding), Bobbie Wasserman (Alt)

Note: Leslie Simon arrived late at 7:11pm, and is eligible to vote on Item#3.

Item No (4) Governance Committee, Dena Weiss, Chair
(22-110) Stakeholders Appointment to Area 5 Business Rep Seat

Discussion and possible action:

Motion for the board to appoint Julie Waltrip to the Area 5 Business Rep board seat.

Motion: Dena Weiss, ***Second:*** Heath Kline

Roll Call Vote

ELECTED: Julie Waltrip

Yes: 18 No: 0 Abstain: 0 Ineligible: 4 Total: 22

- ***YES:*** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- ***NO:***
- ***ABSTAIN:***
- ***INELIGIBLE:*** Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Bobbie Wasserman (Alt)

Note: Christine Robinson has left the meeting at 7:30pm (internet issues), and did not vote on Item#4.

Item No (5) Governance Committee, Dena Weiss, Chair
(22-111) Stakeholders Appointment to Area 5 CBO Seat

Discussion and possible action:

Motion for the board to appoint Theresa Campbell to the Area 5 Community Based Organization board seat.

Motion: Dena Weiss, ***Second:*** Don Patterson

Roll Call Vote

ELECTED: Theresa Campbell

Yes: 18 No: 0 Abstain: 0 Ineligible: 5 Total: 23

- ***YES:*** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams,

Houtan Hormozian, August Steurer

- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Bobbie Wasserman (Alt)*

Item No (6) Governance Committee, Dena Weiss, Chair
(22-112) Stakeholder Appointment to Area 6 Alternate Board Seat

Discussion and possible action:

Motion for the board to appoint Vipul Parmar to the Area 6 Alternate board seat.

Note: Per Dena Weiss, Item#6 is continued to the Jan 2023 NC Board Meeting, per request by Vipul Parmar.

Item No. (7) Governance Committee, Dena Weiss, Chair
(22-113) Election Of Parliamentarian

Discussion and possible action:

Nominations will be accepted for the position of Parliamentarian.

The new Parliamentarian will serve 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. The 2023 WHWCNC election will be held on June 18. 2023.

Description Per the Bylaws:

Section 2: Duties and Powers

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:

Article VI - Section 1: Officers of the Board: The Officers of the Board (“the Officers”) shall consist of a President, a Vice-President, a Treasurer, a Secretary and a Parliamentarian. These Officers shall be elected by the Board as provided below, and all must be **elected** members of the Board.

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.

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

The youth member can vote in the election.

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: Reina Cerros-McCaughey

Note: Arturo Velasquez nominated Leslie Simon as Parliamentarian. She accepted the nomination.

Roll Call Vote

ELECTED: Leslie Simon

Yes: 13 No: 1 Abstain: 4 Ineligible: 6 Total: 24

- **YES:** Aaron Quantz, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Annemarie Donkin, Don Patterson, Dena Weiss, Christopher Waddy, Mihran Kalaydjian, Heath Kline, Houtan Hormozian, August Steurer
- **NO:** Karen DiBiase
- **ABSTAIN:** Mark Bell, Martin Lipkin, Leslie Simon, Aaron Williams
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Note: Don Patterson was approved by Leslie Simon to remain as the “time-keeper” during the NC meetings.

Item No. (8) Planning, Planning, Land Use, and Mobility Committee (PLUM)- Don Patterson, Chair (22-114) Case No. ZA-2022-5065-CWW, ENV-2022—5066-CE 23388 Mulholland Drive, Woodland Hills 91364

Discussion and possible action:

Project Description

AT&T Mobility is proposing a roof mounted wireless telecommunications facility consisting of 16 panel antennas & 48 RRUs, arranged in four sectors of four antennas/12 RRUs each (all screened), and ancillary equipment atop the roof (also screened). The proposed design will mitigate any adverse visual impacts and blend with the design of the underlying building. (See attached simulations.)

PLUM Motion

The Planning Land Use and Mobility committee of the Woodland Hills Warner Center Neighborhood Council (WHWCNC), having held one remote meeting via ZOOM on the proposed AT&T Mobility Wireless Telecommunications Facility (WTF) request and has made the following finds and recommends the support of the Board of the WHWCNC as follows:

WHEREAS: AT&T Mobility proposes installing a wireless facility consisting of 16 panel antennas, 48 RRUs, and equipment cabinets behind screening on an existing rooftop; and

WHEREAS: Existing service is insufficient to meet existing demand by customers in the West Valley due to overloaded existing facilities resulting in interrupted service, dropped calls, or complete denial of service inside nearby neighborhood retail centers; and

WHEREAS: The LAMC authorizes the Zoning Administrator to grant Conditional Uses, allows conditional use of Wireless Telecommunications Facilities; and

WHEREAS: AT&T Mobility has satisfied the conditions of LAMC Sections 12.24 and 11.5.7 that allow for the installation of wireless facilities in R3-1 Zones; and

WHEREAS: The location meets the minimum distances to habitable structures required by the FCC. The antennas will be painted matte in a non-reflective color to match the existing transmission tower where they will be installed. The proposed antennas meet setback requirements from all abutting streets, residential uses, and all zones; and

WHEREAS: AT&T Mobility emissions are regulated by the FCC to ensure public safety standards based on peer-reviewed scientific studies, including the Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH) ; and

WHEREAS: AT&T Mobility analyzed several alternate locations as candidates for a AT&T Mobility WTF, and the subject location is the only location that has the requisite space, power, telco utility availability on site, as well as land-lord interest in leasing space to AT&T Mobility for a new WTF; and

WHEREAS: The site is of adequate size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility in that all setbacks are met, and it has access to power and telephone connections; and

WHEREAS: The use and development will be compatible with the intended character of the area and are similar to other rooftop approvals elsewhere in the City; and

WHEREAS: AT&T Mobility will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and the CPUC, governed by the Telecommunications Act of 1996 and other applicable laws.

THEREFORE, IT IS HEREBY RESOLVED; That the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by AT&T Mobility for the proposed Conditional Use Permit at the Motion Picture & Television Fund, Woodland Hills, CA 91364, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions. Further Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and its subsequent supporting recommendation to **approve** this application as presented to the Board of the WHWCNC on December 12, 2022

[See posted support document](#)

Motion: *Don Patterson, Second: Heath Kline*

Roll Call Vote

PASS Yes: 17 No: 1 Abstain: 0 Ineligible: 6 Total: 24

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- **NO:** Arturo Velasquez
- **ABSTAIN:**
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Item No. (9) Planning, Land Use, and Mobility Committee (PLUM) – Don Patterson, Chair (22-115) Case No. ZA-2022-1090-ZV-ZAA 22450 W. Collins Street, Woodland Hills, 91367

Discussion and possible action:

Project Description

Application to expand an operating 6-bed/patient Detox facility in a single family residence treating substance abuse patients (by-right under State Law) into a 12-bed/12 person Detox facility at the same location using primarily the same staff and facilities. Expansion over the State allowed 6 patients is not by-right under State Law, and approval is solely at the discretion of the City of Los Angeles. At three (3) WHWCNC PLUM Committee presentations, neighbors spoke about numerous problems currently emanating from this facility and causing issues in the neighborhood, and aired concerns that doubling the number of patients in the current facility without expanding staff or protections put the community at

risk. The Applicant was asked—and agreed—to hold in-persons meetings with the neighbors and discuss the issues and any possible remedies. No meeting(s) occurred in the 3 months after the request was made and agreed-to by the Applicant.

PLUM Motion

As pertaining to Cases ZA-2022-1090-ZV-ZAA and ENV-2022-2091-CE, having held three (3) public virtual teleconference PLUM meetings for the application filed by Aaron Barsalou, the applicant/owner of Psyclarity Health, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the applicant has been operating a by-right 6-bed Residential Detox Program at the 22450 Collins Street location under State License No.191055AP since August 2020, treating substance abuse patients: and,

WHEREAS, the applicant is now requesting a Zone Variance to permit increasing the by-right, 6 bed licensed Residential Detox Program on the RE11-1 zoned parcel at 22450 Collins Street, to a 12-bed Program, that is not covered by the State statute, by doubling up in the existing rooms; and,

WHEREAS, the applicant has stated does not plan to increase staff levels, add oversight personnel or make any modifications to the existing structure to accommodate the requested increased client count; and,

WHEREAS, the LAPD has reported that during the period of September 2021 to September 2022 there were a total of 9 police/emergency calls (an average of 1 every 40 days) for service at the facility; and,

WHEREAS, the surrounding neighbors have expressed concerns that the increased volume of occupants will result in an increase in the level of residents roaming the neighborhood streets at night, and increase emergency and police activity resulting in further deterioration of the safety and quiet, semi-rural nature of the residential community; and,

WHEREAS, the Applicant agreed to hold meetings with neighbors to see if issues could be worked out, but failed to hold even one such meeting over a three month period; and,

WHEREAS, the PLUM Committee members question whether the existing staff level will be sufficient to prevent occupants from leaving the facility alone and roaming on the local streets; and,

WHEREAS, the applicant plans to increase on-site parking capacity from 4 to 8 spaces by adding 4 new parking spaces and 10 bicycle spaces in the open back yard space of the property to comply with the required minimum of 9 parking spaces, thus negating the need for a Zone Variance; and,

WHEREAS, a Zoning Administrator Determination is being requested to address an existing reduced side yard setback of 5'6" to 8' in lieu of the minimum required setback of 10' for institutions and centers like this; and,

WHEREAS, a temporarily closed school facility--Hughes Adult Learning Center, (formerly Charles Evans Hughes Junior High School) is directly across Capistrano Avenue to the west and is currently

being used by the West Valley Girls Softball League for athletic activities and could put these children in a dangerous situation; and,

WHEREAS, another Detox facility in the community is already located approximately 0.38 of a mile away on Dolorosa Street;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings stated herein, finds that the submitted application and plans to expand the Substance Abuse facility at 22450 Collins Street from the current 6 patients to the requested 12 patients, **not receive** the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action(s);

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 recommendation to **not approve** the application presented on Dec. 12, 2022.

[See posted support document](#)

Motion: *Don Patterson, Second: Sean McCarthy*

Roll Call Vote

PASS Yes: 18 No: 1 Abstain: 0 Ineligible: 6 Total: 24

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- **NO:**
- **ABSTAIN:**
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Item No. (10) Planning, Land Use, and Mobility Committee (PLUM) – Don Patterson, Chair (22-116) Case No. DIR-2021-7703-DI 5919 Canoga Ave., Woodland Hills, CA 91367 (Ruth’s Chris Steakhouse)

Discussion and possible action:

Project Description:

The Applicant is requesting s supplemental permit for minor modifications to the façade, internal floor layout and revise location of RTUs.

PLUM Motion

As pertaining to Case DIR-2021-7703-DI for relocation and renovations for Ruth’s Chris Steak House at

5919 Canoga Avenue, Woodland Hills, CA 91367, after having held one (1) virtual public meeting related to a modification to the previously supported project filed by Ruth's Hospitality Group, Inc. to enlarge, upgrade and refurbish an existing restaurant structure in Allison Plaza in the Downtown District of the Warner Center 2035 Plan, and to gain Administrative Clearance and a Director's Interpretation for WC 2035 SP Section 5.3.2.7.2 for horizontal additions, and for relief from Section 6.1.2.3.5(a), the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed modifications result in no change to the overall design and functions of the approved plans; and

WHEREAS, the requested changes will retain a long-time, high-end Warner Center dining establishment in the Downtown District and help to attract additional commercial activity and enterprises to the commercial center of Warner Center.

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 Ruth's Hospitality Group Inc. and its affiliated architects and representatives 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. All plans presented either in person or electronically on December 1, 2022 to the WHWCNC PLUM Committee and Board of the WHWCNC on December 12, 2022 shall be dated as such.
2. 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 that are no longer in substantial conformance with the initial presented plans 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.

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 December 12, 2022.

[See posted support document](#)

Motion: *Don Patterson, Second: Martin Lipkin*

Roll Call Vote

PASS Yes: 18 No: 1 Abstain: 0 Ineligible: 6 Total: 24

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer

- *NO:*
- *ABSTAIN:*
- *INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)*

Item No. (11) Planning, Land Use, and Mobility Committee (PLUM) – Don Patterson, Chair (22-117) Case No. ZA-2022-2788-CU-SPP-SPR-WDI 22822 Ventura Blvd., Woodland Hills, CA 91364 (In-N-Out)

Discussion and possible action:

Project Description

Application to demolish vacant 1-story former bank building on the corner of Rigoletto Street and Ventura Blvd., and replace it with a new 3,342 SF restaurant with 24 car drive-thru service lane, dining patio, parking lot, and trash enclosure in the Cahuenga Blvd./Ventura Blvd. Specific Plan. The property structure is zoned C4-1 VLD. The site also includes a large parking lot zoned P-1 VLD. The entire property totals 39,876 SF, and has two access entry/exits—on Ventura Blvd, and on Rigoletto. Application includes four (4) Code relief requests.

PLUM Motion

As pertains to Application ZA-2022-2788-CU-SPP-SPR-WDI, concerning the demolition of existing 6,739SF bank building with parking lot (total 39,876 SF lot), and construction of a new 3,342 SF restaurant with drive-thru service, dining patio, parking lot and trash enclosure in the Cahuenga Blvd./Ventura Blvd. Specific Plan section of Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has submitted a demolition and construction plans that substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

WHEREAS, the request for relief from Code Section 12.24.W.17 for a CUP for a drive-through restaurant in the C4 Zone appears to be warranted; and

WHEREAS, the request from Code Section 12.24.W.27 for a CUP for a commercial corner development that operates between 11 PM and 7 AM and does not comply with requirements in Section 12.22.A.23(a)(3) also appears to be warranted; and

WHEREAS, the request to waive the 5-foot dedication along Rigoletto (and add to the dedication along Del Valle) should be considered; and

WHEREAS, the submitted landscape plan not only satisfied the Specific Plan requirements, but also will help shield the adjacent apartment complex from the project; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 22822 Ventura Blvd, Woodland Hills, CA 91364, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Condition(s)

- 1.) All plans presented on December 12, 2020 at the virtual Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4.) Applicant shall work with the City’s Department of Transportation to address the “Right Hand Turn Only” necessity for the drive-through exit.

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 December 12, 2022.

[See supporting documents](#)

Original Motion: Don Patterson, Second: Dena Weiss

Substitute Motion: Heath Kline, Second: Houtan Hormozian

Substitute Motion: Send Item#11 back to the PLUM Committee for additional response concerning noise, safety, neighbor comments, etc.

Roll Call Vote

FAIL Yes: 6 No: 7 Abstain: 5 Ineligible: 6 Total: 24

- YES: Arturo Velasquez, Martin Lipkin, Dena Weiss, Heath Kline, Aaron Williams, Houtan Hormozian
- NO: Aaron Quantz, Paul Lawler, Sean McCarthy, Don Patterson, Christopher Waddy, Leslie Simon, Mihran Kalaydjian
- ABSTAIN: Karen DiBiase, Mark Schwartz, Mark Bell, Annemarie Donkin, August Steurer
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Amendment Motion: August Steurer, Second: Heath Kline

Amendment Motion: Add Condition #5 to motion: “to advise the Zoning Administration that the community is concerned with blank walls on the west elevation and street wall, and to apply City design guidelines”

Roll Call Vote

PASS Yes: 18 No: 0 Abstain: 0 Ineligible: 6 Total: 24

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Original Motion (as amended): Don Patterson, Second: Dena Weiss

Roll Call Vote

PASS Yes: 18 No: 0 Abstain: 0 Ineligible: 6 Total: 24

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Paul Lawler, Sean McCarthy, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Philip Swain (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Item No. (12) WHIP Chair, Heath Kline

(22-118) CIS regarding City Council File 22-1489

Van Nuys Airport (VNY) / Development Projects / Community Impact / VNY Citizens Advisory Council

Discussion and Possible Action: Motion to adopt the following CIS from the WHIP Committee:

CIS Summary:

The Woodland Hills – Warner Neighborhood Council Board SUPPORTS the Los Angeles City Council enacting the actions in Motion #22-1489 with swift and immediate enforcement.

Van Nuys Airport (VNY) has grown to rank as one of the world’s busiest general aviation airports. Even though the airport’s growth has brought financial gain to the airport and the City of Los Angeles and additional jobs for Angelenos, it comes at a real cost to San Fernando Valley residents. Increased noise,

pollution, and air traffic complicate our regional efforts to address environmental justice concerns and our climate crisis.

Woodland Hills – Warner Neighborhood Council Statement of Impact on Community

Van Nuys Airport (VNY) has grown to rank as one of the world's busiest general aviation airports. It is one of two airports owned by Los Angeles World Airports (LAWA)--including Los Angeles International Airport (LAX). Its location in the center of the San Fernando Valley had been a significant departure and arrival point for legions of small private and corporate prop aircraft for decades. But year after year, it has seen many small single-engine aircraft users replaced by newer, bigger, and noisier corporate jet aircraft. And, during Covid, VNY traffic increased, and operations expanded, providing private air traffic an alternative to LAX. That has substantially increased the volume of air traffic over densely populated Valley communities.

Even though the airport's growth has brought financial gain to VNY and the City of Los Angeles and more jobs for Angelenos, it comes at a real cost to San Fernando Valley residents. Increased noise, pollution, and air traffic complicate regional efforts to address environmental justice concerns and our climate crisis.

The airport system operates under the direction of a policy-making Board of Airport Commissioners [BOAC] appointed by the Mayor of Los Angeles. In 1985, the Los Angeles City Council established the Van Nuys Airport Citizens Advisory Council [CAC] for community examination and input around all aspects of general aviation operations, facilities development, and land utilization at and around the airport. But during the recent Covid crisis, the perceived urgency facilitated an easy way for VNY to bypass the Van Nuys CAC and other advisory bodies, to ignore their input and process, and just submit project proposals directly to the BOAC.

Due to the circumvention of the Van Nuys CAC, year-over-year *after-hours operations* at VNY have increased by 40.24%--directly impacting nearby residents with additional noise, pollution, and traffic. Overall, FAA traffic control and after-hours operations have risen 40.06% since 2017.

This moment is critical for the City of Los Angeles when transparency and credibility are needed to restore public trust. As such, LA City Council Members from Valley District 3, District 2, and District 4 created Motion #22-1489 that mandates input from the Van Nuys Airport CAC and sets clear standards of community outreach from the Los Angeles World Airports (LAWA) regarding updates made to the Van Nuys Airport. Additionally, the Councilmember for the LAX area supports the motion.

As such, the Woodland Hills-Warner Center-Neighborhood Council must endorse this City Council action and encourage our City Councilman, Bob Blumenfield, to continue his vigilance over increasing noise, pollution, and air traffic impacts on the residents and businesses of Council District 3.

Therefore:

WHEREAS, the residents, businesses, and property owners of the Woodland Hills-Warner Center area, as do all other VNY impacted communities deserve a meaningful opportunity for input about any proposed changes and projects under consideration by VNY and evaluation by the BOAC; and,

WHEREAS, the City of Los Angeles has chartered the Van Nuys Airport CAC with providing stakeholder input and outreach that VNY and the BOAC must in good faith adhere to; and

WHEREAS, the WHWCNC desires to completely support the actions of City Council Motion #22-1489 and urge the Council President that it be brought out of Committee to the Council floor for a complete vote of the LA City Council as swiftly as possible;

THEREFORE, the Woodland Hills Impacts and Policies (WHIP) Committee recommends the Woodland Hills – Warner Neighborhood Council Board accept this Impact Statement as its own and request the Los Angeles City Council to enact the actions in Motion #22-1489 with swift and immediate enforcement.

FURTHERMORE, the Woodland Hills Impacts and Policies Committee recommends that WHWCNC Board President Dena Weiss send a letter with this statement to all the active members of the City Council for immediate action, as well as the BOAC and Mayor Bass.

Motion: *August Steurer, Second: Heath Kline*

Roll Call Vote

PASS Yes: 16 No: 2 Abstain: 0 Ineligible: 5 Total: 23

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Leslie Simon, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- **NO:** Sean McCarthy, Philip Swain
- **ABSTAIN:**
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

Note: Paul Lawler has left the meeting at 9:08pm, and did not vote on Item#12

Item No. (13) WHIP Chair, Heath Kline

(22-119) Board CIS regarding City Council Files 21-0407. Neighborhood Council / Standardize Election Rules / Stakeholder Participation

Discussion and Possible Action: Motion to adopt the following CIS from the WHIP Committee.

Community Impact Statement:

The Woodland Hills – Warner Center Neighborhood Council [WHWCNC] strongly encourages the City Council to require the Department of Neighborhood Empowerment to submit a supplemental report-back responding to City Council requests in City Council File 21-0407. Further input from experienced Neighborhood Council Board Members, which improves upon the report's initial conclusions, should better serve as the basis for City Council decisions.

The WHWCNC Board bases this advice on the knowledge that fellow Neighborhood Councils [NCs] report the report-back from EmpowerLA, submitted to City Council on 10/14/2022, contains factual errors when compared to raw elections data available on EmpowerLA.org. The Department's limited attention to detail and awareness of statistics concerns the WHWCNC Board. Consequently, our NC expects that the City Council will not rely on the 10/14/2022 report for making changes to the regulation of NC Elections. However, further study is essential, especially regarding self-affirmation.

The WHWCNC Board is highly concerned that self-affirmation by potential voters will become mandated by the City. The founders of this NC crafted the structure of WHWCNC to minimize the possibility of an organization's takeover of the Board to follow its self-serving agenda. Our NC structure depends on recognizing, preserving, and promoting our seven distinct *sub-communities of interest* areas within our NC boundaries and having representatives of three types to encourage diversity of viewpoints and interests. Unfortunately, the feared takeover-attempt situation has occurred more than once. Yet, those attempts failed more than once, primarily due to the Board's structure. Self-affirmation allows voters to jump to other areas to tilt election outcomes fraudulently. Implementing voter self-affirmation removes the safeguards upon which honest elections and the Board structure depend. Self-affirmation is only appropriate when there is no distinction in standing for Board seats.

In recent years, voter fraud has become an intense topic in America. Voter validation improves confidence in elections. The Woodland Hills – Warner Center Neighborhood Council notes that Neighborhood Councils that required voter validation, like WHWCNC, had higher voter turnout and more vote-by mail ballots returned and counted despite them being a smaller percentage of the councils having an election in 2021. WHWCNC believes voter validation minimizes the risk of fraudulent board takeovers.

While Empower LA may make recommendations, our Board emphasizes that Neighborhood Councils are independent under the City Charter. Therefore, any amendments to their bylaws regarding voter qualifications cannot be made by the City Council or other entity, only by each Neighborhood Council.

Distribution: The WHIP Committee unanimously recommends adoption of the above CI Statement by the WHWCNC and posting the CIS to the Council CIS Portal to the relevant Council Files and all City Council Members.

Motion: *Heath Kline, Second: Don Patterson*

Roll Call Vote

PASS Yes: 15 No: 2 Abstain: 1 Ineligible: 5 Total: 23

- YES: Karen DiBiase, Mark Schwartz, Sean McCarthy, Philip Swain, Mark Bell, Annemarie Donkin, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Mihran Kalaydjian, Heath Kline, Aaron Williams, Houtan Hormozian, Bobbie Wasserman
- NO: Arturo Velasquez, Leslie Simon
- ABSTAIN: Aaron Quantz
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), August Steurer (Temp Alt)

Item No. (14) WHIP Chair, Heath Kline

(22-120) Board CIS regarding City Council Files 21-1472, 22-1196, 22-1197 and 23-0002-S1 pertaining to creating new Council Redistricting Commission Rules and Increasing the Number of Council Districts.

Discussion and Possible Action: Motion to adopt the following CIS from the WHIP Committee.

Community Impact Statement Summary:

Since the origination of LA's city council system, there have been 15 council districts. At the time, there were 200,000 people in the City of LA, with about 13,300 persons per district. That number is multiplied twenty times to over 3.85 million people today. Each Council District in Los Angeles has more people than the Cities of Burbank and Pasadena combined. There is scant evidence that this consolidation of power in such populated Districts is good for the residents and voters of LA. The Woodland Hills – Warner Center Neighborhood Council wholeheartedly supports bringing Charter Reform Ballot Initiatives to the voters before 2024. These would increase and tie Council district sizes to population, expand the City Council to provide more representation to our communities and remove Councilmembers and elected officials from redistricting.

WHIP Drafted CIS For Board Consideration

The WHIP Committee unanimously recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council [WHWCNC] resolve and send the following WHIP statement of community impact as its own. The CIS **supports** calling for City Charter ballot measures on the expansion of the number of Council Districts and a new impartial Redistricting process to redistrict Los Angeles in time for the 2024 election cycle:

[Council File 21-1472](#)

November 2022 Ballot / Ballot Measure / City Charter Amendment / Independent Redistricting Commission

[Council File 23-0002-S1](#)

Independent Redistricting Process / New Commission / New Redistricting Maps / City of Los Angeles / April 2023 Special Election

[Council File 22-1196](#)

Charter Reform Ballot Initiative / 2024 / Redistricting Process / Los Angeles City Council Seats / Representation Fixed to Population Growth

The Woodland Hills – Warner Center Neighborhood Council supports the creation of an independent redistricting commission. It is a necessary and overdue step for the City Council and Los Angeles Unified School Board Districts. During the 2021 redistricting process, many Neighborhood Councils had to expend significant energy and time to fight for their neighborhood in a polarized and politicized process. It is time for Los Angeles to catch up to California and Los Angeles County, which already have independent redistricting commissions.

We propose adding restrictions for applicant qualifications excluding any bidder, contractor, developer, or someone with a direct financial interest in the City's work from serving on the Commission. We also recommend excluding anyone affiliated with the management of an employee union, any recent candidate for a City of LA elected office, former elected officials in the City of LA, and anyone who has donated or raised above a certain threshold for local candidates.

The Redistricting process must follow a set of rank-ordered criteria to create new districts:

1. *Population Equality*: Districts must comply with the U.S. Constitution's requirement of "one person, one vote."
2. *Federal Voting Rights Act*: Districts must ensure an equal opportunity for minorities to elect a candidate of their choice

3. *Geographic Contiguity*: All areas within a district must connect as an undivided whole, except for the particular case of islands
4. *Geographic Integrity*: Without violating previous criteria, Districts shall minimize the division of Neighborhood Councils before minimizing the division of communities of interest to the extent feasible. Communities of interest are secondary to neighborhood councils. They must be a contiguous population sharing common social and economic interests that justify inclusion within a single district for purposes of its effective and fair representation.
5. *Geographic Compactness*: To the extent practicable, and where this does not conflict with previous criteria, districts must not bypass nearby communities for more distant communities of interest. Communities of interest cannot be considered broader than 7 miles.
6. To the extent practicable, Districts should not cross watersheds.
7. Drawing Districts shall not consider any effects on incumbents, office candidates, or political parties.

The City Council districts are currently too large to govern each area well. They have created an environment leading to opportunities for corruption by concentrating so much power in so few hands. A fifth of our City Council Members coming under indictment in the last decade is a strong indicator of opportunities for corruption. We also strongly believe in the expansion of the City Council's size.

It is simply impossible for 15 Council Members to govern 4 million people appropriately. Each City Council Member is supposed to represent over a quarter million residents. For comparison, in New York City (8.4 million people, 51 council districts), each council district represents approximately 160,000-170,000 people. In Chicago (2.71 million people, 50 wards), each alderperson represents about 54,000 people. The City of Fresno has a Council Member per 112,000 persons. We favor getting to somewhere in the middle.

We support a ballot measure to establish a new City Council, having one Council Member per 110,000 residents to the nearest whole number of Council Districts and expanding the number of Council Districts as the population increases.

Serving as Commission Co-chairs, two retired Superior Court Judges put forth by the presiding judge of the Los Angeles Superior Court shall select the Commission from a pool of about 80 candidates nominated across the City. At least one judge shall live in the City of Los Angeles.

To establish the pool of candidates, each Los Angeles Neighborhood Council may nominate at least one and up to 3 candidates at the rate of one per 50,000 in population to the nearest whole number, ideally resulting in selecting about 1 out of 5 candidates to the Redistricting Commission of 17 members plus the two Co-chairs.

We support ballot measures to increase the number of Council Districts and establish new redistricting procedures. They should appear on the same ballot. When voters pass one or both ballot measures as proposed, the City Council must immediately initiate the redistricting process to complete new redistricting in time for the 2024 election cycle.

Distribution: The WHIP Committee recommends Posting the CIS to the Council CIS Portal to the relevant Council Files and all Council Members.

Motion: *Heath Kline, Second: Aaron Williams*

Roll Call Vote

PASS Yes: 14 No: 3 Abstain: 1 Ineligible: 5 Total: 23

- YES: Aaron Quantz, Karen DiBiase, Mark Schwartz, Arturo Velasquez, Mark Bell, Annemarie Donkin, Don Patterson, Dena Weiss, Christopher Waddy, Leslie Simon, Heath Kline, Aaron Williams, Houtan Hormozian, Bobbie Wasserman
- NO: Sean McCarthy, Philip Swain, Martin Lipkin
- ABSTAIN: Mihran Kalaydjian
- INELIGIBLE: Reina Cerros-McCaughey (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), August Steurer (Temp Alt)

Item No. (15) WHIP Chair, Heath Kline

(22-121) CIS regarding City Council File 14-0425-S13- 18477 West Sherman Way | Reseda Theatre Restoration Project

Discussion and Possible Action: A Motion to adopt the following CIS from the WHIP Committee passed unanimously.

Position: Woodland Hills Warner Center Neighborhood Council [WHWCNC] opposes City Council adoption of actions in Council File 14-0425-S13 unless amended and not before adequately reaching out to the Reseda community and satisfactorily receiving and addressing their comments and concerns.

The revitalization of the Reseda Theater has been a dream of the Reseda Community for over two decades. The community supported bundling the theater project with a senior housing project, which promised to revitalize the theater years ago.

Throughout the years, the Reseda Neighborhood Council [RNC] requested updates regarding the progress of the theater. RNC asserts that City entities never promptly informed the community regarding the proposed transfer and severance of Reseda Theater Senior Housing LP into two corporate entities, Reseda Theater and Public Market LP.

In public records, RNC discovered that the developer filed incorporation documents in May 2021 that set the groundwork for using two corporate entities. In addition, these records show that over 18 months, the developer and the City failed to inform the Reseda community of potential changes.

The WHWCNC and local community have likewise experienced similar lapses in communicating promptly with the impacted stakeholders and us. This results in the perception of concealment of City development activities and creates the perception of backroom dealings in our shared Council District on development projects impacting our local communities. We remember the handling of the expansion of the West Valley Food Pantry. There was also the acquisition of properties across from Taft High School with public funds to be operated by a non-profit to provide homeless housing and services to targeted groups. Unfortunately, details on these projects, and more, only come post-approval of projects by the City or until it is too late for the community to adequately weigh in with input before the City determines its decisions. This lack of communication continually happens despite numerous requests from the public for timely transparency on projects in CD3 that will have an enormous impact on our community and our stakeholders. Thus, WHWCNC feels it is our responsibility to join the RNC in calling out the inadequate and delinquent sharing of necessary information regarding development

projects in Council District 3 that results when bypassing Neighborhood Councils and not informing or gathering community input.

Community input matters. Because Reseda stakeholders were not informed of the proposed changes and denied the opportunity to weigh in on serious concerns while the project was still in the planning stages, the perception of backroom deals continues. Inadequate timely transparency has plagued the Los Angeles City Council and City operating departments for years. By way of examples, we refer to the ways that LA City Council handled its own redistricting and that of LAUSD last cycle, where community and NC input fell on deaf ears. We also see similarities in the handling of the Northeast Valley Animal Shelter and the Van Nuys Airport [VNY], in which City departments bypassed steps for informing the public and getting necessary responses from affected stakeholders and Neighborhood Councils (see our CISs regarding **Council Files 22-0897 and 22-1489**).

The City of Los Angeles provides financing for this project with tax dollars. RNC's understandable concern is that this request for ownership transfer from one corporate owner to two is a possible ploy on the developer's part to keep the successfully operating housing project and escape their contractual obligations to restore and revitalize the Reseda Theater as promised to the community.

Therefore, the WHWCNC requests the City Council defer acting on Council File 14-0425-S13 until after the City informs the stakeholders of Reseda on the reasons for and the possible implications of the changes proposed. The City and developers must objectively show the community that the proposed changes in ownership structure and any other pending changes will in no way jeopardize the restoration of the theater as promised. After educating the community and RNC on the impact of the pending changes, they should have the opportunity to provide robust feedback. Then the City and developer should consider the community's thoughtful input. Waiting for community education and assessing their responses means the property transfer from Reseda Theater Senior Housing, LP, to Reseda Theater and Public Market LP must be delayed and possibly denied unless the community is assured of project completion with the proposed changes.

Sincerely,

Woodland Hills Warner Center Neighborhood Council

Distribution: The WHIP Committee recommends Posting the CIS to the Council CIS Portal to the relevant Council Files and all Council Members.

Motion: *Heath Kline, Second: Karen DiBiase*

Roll Call Vote

PASS Yes: 14 No: 3 Abstain: 1 Ineligible: 5 Total: 23

- **YES:** Aaron Quantz, Karen DiBiase, Mark Schwartz, Sean McCarthy, Philip Swain, Mark Bell, Annemarie Donkin, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Aaron Williams, Houtan Hormozian, August Steurer
- **NO:** Arturo Velasquez, Don Patterson, Leslie Simon
- **ABSTAIN:** Mihran Kalaydjian
- **INELIGIBLE:** Reina Cerros-McCaughey (Alt), Rachel Tabak (Alt), Julie Waltrip (Training), Theresa Campbell (Training), Bobbie Wasserman (Alt)

3. Area Reports –

Area 1 - Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros-McCaughey

Area 2 - Arturo Velasquez, Paul Lawler, Sean McCarthy, Philip Swain – *Community cleanup this past weekend looks good*

Area 3 –Mark Ball, John Sandy Campbell, Annmarie Donkin – *Coyote are being hunted. They are needed to suppress the rodents*

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak

Area 5 – Christopher Waddy, Gretchen Gesell – *Will set up meeting with Police so we can be better connected*

Area 6 – Leslie Simon, Mihran Kalaydjian, Heath Kline – *Mud flows in area are due to the rain*

Area 7 – Aaron Williams, Houtan Hormozian, Christine Robinson – *Do not leave out food for the wildlife. It is not healthy for them.*

At-Large –August Steurer, Bobby Wasserman

Youth Member – Talia Isaacs

4. Committee Reports -

Budget Committee – Paul Lawler, Chair

Community Services Committee – Rachel Tabak and Houtan Hormozian, co-chairs

Community Outreach and Social Media Committee - August Steurer and Bobbie Wasserman, co-chairs

Education Committee –Mihran Kalaydjian, Chair – *LAUSD Superintendent is making rounds with schools*

Environmental & Beautification Committee – Karen DiBiase, Chair

Governance Committee – Dena Weiss, Chair

Public Health and Homelessness Committee –Aaron Quantz, Chair – *Mayor Bass has homeless as an emergency. Next Committee meeting on Jan 24.*

PLUM Committee – Don Patterson, Chair – *PLUM Committee meeting on Jan 19 will discuss only one issue: Affordable Housing project on Ventura Blvd.*

Safety Committee - Houtan Hormozian and Rachel Tabak, co-chairs

WHIP Committee – Heath Kline, Chair – *We should be prepared to start meeting in person in 2023, possible hi-bred meetings. Will need to be prepared with ADA accessible meeting room.*

Ad-hoc Committee – Flight Path and Noise Advisory Committee - Martin Lipkin, Chair – *Working on update to possible move of the flight path back to where they were originally*

Announcements:

The next Regular Board meeting will be held on January 11, 2023, by teleconference. President Dena Weiss will prepare the Agenda but be unable to attend due to family commitment overseas. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for 2022 -2023 year: Full Board meeting are held the second Wednesday of every month at 6:30 p.m. 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: 10:37pm
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 Dena Weiss, at email address d.weiss@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 Dena Weiss, at email address d.weiss@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 Dena Weiss al d.weiss@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