



**AGENDA**

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

Call to Order – Dena Weiss, 6:30pm

Pledge of Allegiance – Paul Lawler

Roll Call – Karen DiBiase

Quorum at time of meeting called to order: 14

*Karen DiBiase, Geoffery Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabac, Christopher Waddy, Theresa Campbell (left early 6:55pm), Heath Kline, Joyce Fletcher (arrived late 6:37pm), August Steurer, Bobbie Wasserman*

*Absent: Shelley Schwartz, Julie Waltrip, Mihran Kalaydjian*

**Public Announcements:**

Office of Councilmember Bob Blumenfield – Seth Samuels, CD3 Rep

- 1) Limited types of plastic that can be recycled are: 1-2-5 markings only, 2-4-6-7 are trash and need to be put in the black trash can containers.
- 2) West Nile Virus has been detected in Reseda/Woodland Hills/Tarzana. Please be aware of mosquitoes.
- 3) Re-image Ventura Blvd has been paused at Royer: 1 year moratorium due to new construction expected between Royer and Valley Circle Blvd.

Fire Station 84 – M.Gikas

- 1) There is a process now to get help for clearing weeds/trash on your property.

Empower LA – Prabhjot Chamber, Rep for WHWCNC

- 1) Training workshops are available at City Hall on Sept 23<sup>rd</sup>, covering onboarding and required training.
- 2) Congress of Neighborhoods is on Sept 23<sup>rd</sup>
- 3) NC Bylaws Amendment Period is open now thru April 1<sup>st</sup>, 2024

NC Budget Advocate – Glenn Bailey

- 1) The Budget Advocate advises the city on budget items and sends out a monthly budget summary.
- 2) Annual Retread is set for Aug 19, and will work on a budget plan for the year

**General Public Comment, by the Public, on Non-Agenda Items:** Glenn Bailey and Aaron Quantz  
General Public Comment is limited to (2) minutes per speaker and 10 minutes total due to limited timing at the Fire Station venue.

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

**Item No. (1) Empower LA/ Dena Weiss (current President)**  
**(23-045) Officer Elections for:**

President, Vice President, Treasurer, Secretary and Parliamentarian.

Thank you to the Officers who have served the previous term of office. The following Bylaws govern this election:

**BYLAWS: ARTICLE VI - OFFICERS**

**Section 1:**

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 choose 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 members cannot serve as an Officer of the Board.

**Per the Bylaws, see below the list of *Elected* voting board members who are eligible to be nominated for an Officer position. Appointed members, alternate members and alternate members who were elected as an alternate then later appointed to a voting board seat, are not eligible to be elected to an Officer position.**

**At-Large**

None.

**Area 1**

Karen DiBiase, Geoffrey Hobson and Shelly Schwartz.

**Area 2**

Paul Lawler.

**Area 3**

Tracey Rosen.

**Area 4**

Martin Lipkin and Dena Weiss.

**Area 5**

Christopher Waddy, Julie Waltrip and Theresa Campbell.

**Area 6**

Mihran Kalaydjian, Heath Kline.

**Area 7**

Joyce Fletcher.

Should no elected Board member agree to be nominated or elected for a particular position, the presiding officer will request approval from the Board to allow an *appointed* Board member to be nominated and elected to hold the Officer position for that particular seat. Per the Bylaws, alternates cannot be elected to be an Officer.

**List of Appointed Board members by Area:**

**At Large**

August Steurer.

**Area 1, 2, 2, 5, 7**

None

**Area 4**

Don Patterson.

Nominations and voting.

*Discussion and election procedures were lead by Prabhjot Chambers, EmpowerLA Rep*

*Note: Joyce Fletcher arrived at the meeting at 6:37pm, and voted on all election and agenda items*

*Note: Theresa Campbell left the meeting at 6:55pm, and did not vote on any election or agenda items*

**PRESIDENT**

*Dena Weiss was nominated by Christopher Waddy, Second: Rachel Tabac*

**Roll Call Vote**

**PASS**    Yes: 11            No: 0            Abstain: 1            Ineligible: 2            Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Christopher Waddy, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN: Dena Weiss
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

**VICE PRESIDENT**

*Christopher Waddy was nominated by Heath Kline, Second: Don Patterson*

**Roll Call Vote**

**PASS**    Yes: 11            No: 0            Abstain: 1            Ineligible: 2            Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN: Christopher Waddy
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

## **SECRETARY**

*Karen DiBiase was nominated by Don Patterson, Second: Paul Lawler*

### **Roll Call Vote**

**PASS**    Yes: 11            No: 0            Abstain: 1            Ineligible: 2            Total: 14

- YES: Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN: Karen DiBiase
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

## **TREASURER**

*Paul Lawler was nominated by Joyce Fletcher, Second: Dena Weiss. Paul withdrew his nomination.*

*Heath Kline was nominated by August Steurer, Second: Christopher Waddy*

### **Roll Call Vote**

**PASS**    Yes: 11            No: 0            Abstain: 1            Ineligible: 2            Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN: Heath Kline
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

## **PARLIAMENTARIAN**

*Note: No elected Board Member was nominated for the Parliamentarian position, so appointed Board Members are allowed to be nominated as an Officer, per Bylaws Article VI-Officers.*

*Don Patterson was nominated by Joyce Fletcher, Second: Paul Lawler*

### **Roll Call Vote**

**PASS**    Yes: 12            No: 0            Abstain: 0            Ineligible: 2            Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

## **2. Items for Discussion and Possible Action and roll call votes:**

**Item No. (2) President**  
**(23-046) Approval of the Minutes**

**Approval of Minutes: Board Meeting – July 12, 2023**

See posted support document

*Motion: Dena Weiss, Second: Heath Kline*

**Roll Call Vote**

**PASS**      *Yes: 11*            *No: 0*            *Abstain: 1*            *Ineligible: 2*            *Total: 14*

- *YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher, August Steurer*
- *NO:*
- *ABSTAIN: Don Patterson*
- *INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)*

**Item No. 3**

**PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs**

**(23-047) Case ADM-2023-3738 (Administrative Review)**

**Los Angeles Rams Temporary Practice Facility**

21555 Oxnard Street, Woodland Hills, CA 91367

**Final Case Report (<https://whcouncil.org/wp-content/uploads/2023/08/Case-Report-LA-Rams-Practice-Field-FINAL.pdf>)**

*For discussion and possible action:*

The applicant proposes the demolition of two existing ancillary structures and a portion of an existing surface parking lot in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields. This results in an approximately 50,000 square feet of net additional building space. The existing building meets all requirements for the 2035 Warner Center Specific Plan for the Downtown District. They are seeking Administrative Clearance to permit a horizontal addition to an existing structure as allowed in Section 5.3.2.7 of the WC 2035 Plan.

**MOTION**

As pertaining to Case **ADM-2023-3738** at 21555 Oxnard Street, Woodland Hills, 91367, having held one public meeting for the application filed by TKG Management, Inc. for the development of a portion of an existing surface parking lot in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the proposed site plan activates currently unused surface parking lots and vacant ancillary buildings;

and  
WHEREAS, the proposed development will maintain existing ingress and egress to the property and large areas of parking; and

WHEREAS, the facility will have minimal or no access by the public, resulting in minimal impacts to traffic; and

WHEREAS, all proposed landscaping is climate appropriate and will mitigate the visual impact of the facility;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Sandstone Properties receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “requests”:

### **Requests**

*Because Administrative Clearance approvals do not allow any Conditions of Approval, The WHWCNC is listing the following items as “requests” because questions or issues sometimes arise within City Planning or with the public, and these “requests” can help resolve those questions. Additionally, the Applicant has suggested that they would return to PLUM or the WHWCNC Board as a courtesy with landscape plans and any changes to the design once the permitting process has commenced.*

- 1.) All plans presented August 9, 2023 at the Board of the WHWCNC shall be dated as such and, upon revision of the revised plan package reflecting the Revised Site Plan included herein, shall be re-submitted to Planning as an (updated) project plan application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) The Applicant will place a project sign on the project under construction which is clearly visible to the street showing a rendering of the proposed/approved project building(s), plus specifics as to the size (number of units), ownership and contact information.
- 4.) Additionally, all “requests” herein shall be printed on one of the Project Summary pages.

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 recommendation to APPROVE this application presented on August 9, 2023.

[See posted support document- click link above](#)

**Motion:** Don Patterson, Second: Christopher Waddy

### **Roll Call Vote**

**PASS**      Yes: 11              No: 1              Abstain: 0              Ineligible: 2              Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher
- NO: August Steurer
- ABSTAIN:
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

**Item No. 4**

**PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs**

**(23-048) Cases: ZA-2023-2170-ZAD, VTT-83927-HCA, ENV-2023-2172-EAF**

**Oakdale Estates**

5300 North Oakdale Avenue Woodland Hills, 91364

**Final Case Report (<https://whcouncil.org/wp-content/uploads/2023/08/Case-Report-OakdaleEstates-FINAL.pdf>)**

*For discussion and possible action:*

The Applicant proposes the creation of Oakdale Estates---a private, gated community. This is a 23-lot subdivision, with 21 lots to be developed as part of the Project. Each of the 21 lots will allow for the construction of a two-story, single-family home (the “Proposed Project”). The community includes the construction of a gated Private Street which will intersect Oakdale Avenue and provide access to all 21 homes. The Project encompasses 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property. The remaining 1/3 (approx. 4.15 acres or 180,834 SF) are being donated to the Mountains Recreation Conservation Authority (MRCA). This project represents the remaining 13-acre portion of the former Bothwell Ranch, a once prominent commercial orange grove.

**MOTION**

As pertaining to Case **ZA-2023-2170-ZAD** at 5300 Oakdale Avenue, Woodland Hills, CA 91364, held three public meetings for the application filed by Oakdale Estates, LLC for the development of Oakdale Estates---a private, gated community of 21 lots, across 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan; and

WHEREAS, the proposed project requests relief on Los Angeles Municipal Code Section 17.15; and

WHEREAS, the proposed project requests approval of a ZONING ADMINISTRATOR’S DETERMINATION; and

WHEREAS, the proposed project requests relief from LAMC Section 12.22.C.20.F; and

WHEREAS, the proposed project developer has sought and incorporated resident concerns regarding water runoff on north side of development;

WHEREAS, 4.5 acres of the original property is to be donated to the Mountains Recreation Conservation Authority, administered by the State of California; and

WHEREAS, all 21 proposed homes will have 2,500-gallon cistern for water retention and landscape use, energy-efficient home systems and appliances, as well as additional state-of-the-art smart home technologies;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Oakdale Estates, LLC receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “request” of “no/limited” parking on Oakdale Avenue during construction.

See posted support document -click link above

*Motion: Martin Lipkin, Second: Heath Kline*

**Roll Call Vote**

**PASS**      Yes: 12              No: 0              Abstain: 0              Ineligible: 2              Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher, August Steurer
- NO:
- ABSTAIN:
- INELIGIBLE: Rachel Tabac (Alt), Bobbie Wasserman (Alt)

**Item No. 5**

**President.**

**(23-049) Motion to Approve Expenditure of \$1,000 for Participation in the Congress of Neighborhoods**

*For discussion and action:*

Motion to approve expenditure of \$1,000 from Outreach line item, for participation in the 2023 Los Angeles Congress of Neighborhoods, which will take place in-person on Saturday, September 23 at City Hall and is free and open to the public:

See information provided by Empower LA in prior email to board members:

“Consider having your Neighborhood Council be a sponsor for this year’s event. [Click here](#) to learn more”.

For further information, visit [neighborhoodcongress.la](http://neighborhoodcongress.la).

*Original Motion: Dena Weiss, Second: Martin Lipkin*

*Substitute Motion: Tracey Rosen, Second: Don Patterson*

*Substitute Motion: Motion to approve expenditure of \$500 for participation in the Congress of Neighborhoods*

**Roll Call Vote**

**PASS**      Yes: 11              No: 1              Abstain: 0              Ineligible: 2              Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Joyce Fletcher, August Steurer
- NO: Heath Kline

- **ABSTAIN:**
- **INELIGIBLE:** Rachel Tabac (Alt), Bobbie Wasserman (Alt)

**Original Motion:** Dena Weiss, **Second:** Martin Lipkin

**Roll Call Vote:** n/a

**Item No. 6**

**August Steurer, Committee Co-Chair Outreach Committee**

**(23-050)**

**Presentation and Possible Motion to Consider Reallocation of Expenditures for Outreach**

*For discussion and possible action:*

Presentation of budget considerations and suggestions of a budget to accomplish outreach goals

**Original Motion:** August Steurer, **Second:** n/a

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

**Substitute Motion:** Referencing Bylaws Article IX-Finances, motion to send this item to the Budget Committee for review with committee chairs and their budget needs before NC Board vote:

**Roll Call Vote**

**PASS**      *Yes: 11*              *No: 0*              *Abstain: 1*              *Ineligible: 2*              *Total: 14*

- **YES:** Karen DiBiase, Geoffrey Hobson, Reina Cerros-McCaughey, Paul Lawler, Tracey Rosen, Don Patterson, Martin Lipkin, Dena Weiss, Christopher Waddy, Heath Kline, Joyce Fletcher
- **NO:**
- **ABSTAIN:** August Steurer
- **INELIGIBLE:** Rachel Tabac (Alt), Bobbie Wasserman (Alt)

**3. Committee Reports.**

Budget Committee – Paul Lawler, Chair – *will discuss item#5 in our Committee*

Community Services, Public Safety and Transportation Committee – Rachel Tabak, Chair – *Seth Samuels came to our committee meeting and discussed updates and Boys & Girls Club*

Community Outreach Committee – August Steurer and Chris Waddy, Co-Chairs

Education and Youth Committee –Mihran Kalaydjian, Chair

Environmental & Beautification Committee – Karen DiBiase, Chair – *will work on 1<sup>st</sup> Saturday Cleanups*

Governance Committee – Dena Weiss, Chair

Public Health and Homelessness Committee –Reina Cerros-McCaughey, Chair – *Committee is currently active*

PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs - *Committee is currently active*

WHIP Committee – Heath Kline, Chair

Ad-hoc Committee – Flight Path and Noise Advisory Committee, Martin Lipkin, Chair

Hybrid Committee- Heath Kline, Chair.

**4. Area Reports** - updates given by various NC Board Members

Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey

Area 2 - Paul Lawler

Area 3 – Tracey Rosen

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

Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell

Area 6 –Mihran Kalaydjian, Heath Kline

Area 7 – Lillian / Joyce Fletcher

At-Large – August Steurer, Bobbie Wasserman

Youth Member – None

Summary of Area Reports:

- 1) *Old Westfield Promenade site is now charging to park*
- 2) *There are two new neighborhood Watch groups have been set up*
- 3) *Will work with CD3 for cleanup of median on Ventura Blvd/old Ace Hardware store*
- 4) *Will re-review possible pocket park near Motion Picture Hospital site*

**Adjournment of Meeting:** 9:05pm

*Minutes submitted by Karen DiBiase, Secretary*

The next Regular Board meeting will be held in person on **September 13, 2023**, once more at the Fire Station # 84, unless otherwise indicated. Please visit the calendar page at [whcouncil.org](http://whcouncil.org) for the complete details and to confirm the date and time.

Meeting dates for the 2023 -2024 year: Full Board meetings 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.

**\*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 based on disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) before the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

**\*PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non- exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our

website: [www.whcouncil.org](http://www.whcouncil.org) or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact the President and / or Dena Weiss, at email address [d.weiss@whcouncil.org](mailto:d.weiss@whcouncil.org).

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

- [www.whcouncil.org](http://www.whcouncil.org) and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>
- **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](http://www.whcouncil.org)
- SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss al [d.weiss@whcouncil.org](mailto: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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978- 1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).