# CITY OF LOS ANGELES CALIFORNIA

## Neighborhood Council Governing Board Officers:

President Dena Weiss Vice President Chris Waddy Secretary, Karen DiBiase Treasurer Heath Kline Parliamentarian Don Patterson



# WOODLAND HILLS WARNER CENTER NEIGHBORHOOD COUNCIL



200 N. Spring Street Los Angeles, CA 90012

Email: NCsupport@lacity.org Website: www.empowerla.org

# MINUTES, v2

Regular Full Board Meeting

City of Los Angeles Fire Station # 84 Community Room 21050 Burbank Blvd., Woodland Hills, CA, 91367 November 8, 2023 6:30 p.m.- 09:00 p.m.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Karen DiBiase, Secretaria, al **818-639-9444 o** por correo electrónico <a href="https://www.whcouncil.org">www.whcouncil.org</a> para avisar al Concejo Vecinal.

#### **Board Members:**

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

Area 2 - Paul Lawler

Area 3 – Tracey Rosen, Harout Z. Aristakessian

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

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 – Vacant seat

\*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 unless adjusted by the President. Public comment can only be made one time and will be heard at the beginning of an agenda item.

\*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.

## **AGENDA**

Call to Order – *Dena Weiss*, 6:33pm Pledge of Allegiance – *Paul Lawler* Roll Call – *Karen DiBiase* 

Quorum at time of meeting called to order: 14

Karen DiBiase, Geoffery Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer, Bobbie Wasserman

Absent: Reina Cerros-McCaughey, Rachel Tabak, Christopher Waddy, Theresa Campbell, Mihran Kalaydjian

#### **Public Announcements:**

Office of Councilmember Bob Blumenfield – Seth Samuels, CD3 Rep

1) Thank you to Payl Lawler for his service (Veteran's Day)

Office of 3<sup>rd</sup> District LA County Supervisor Lindsey Horvath – Daniell Vicente, Rep

- 1) Dec 6<sup>th</sup> is a Holiday Open House at the West Valley/Mountain Communities District Office in Calabasas, from 3-6pm.
- 2) Homelessness: Wants to increase access to beds for "treatable" issues regarding substance abuse. Empower LA Prabhjot Chamber, Rep for WHWCNC
  - 1) SB411 can now be hybrid or zoom, but must explain in a letter to CD3 WHY we want to participate in this. IE: Accessibility, increase stakeholder attendance, etc. Martin Lipkin asked that we are sent an update of what the plan is.

#### General Public Comment, by the Public, on Non-Agenda Items: None

General Public Comment is limited to (2) minutes per speaker and 10 minutes total due to limited timing at the fire station venue.

# 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 – October 11, 2023

See posted support document

Motion: Dena Weiss, Second: Tracey Rosen

**Roll Call Vote** 

PASS Yes: 12 No: 0 Abstain: 1 Ineligible: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Don Patterson, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- *NO*:
- ABSTAIN: Martin Lipkin
- INELIGIBLE: Bobbie Wasserman (Alt)

# **B.** Officer Reports

**President** – **Dena Weiss** - Word for the month is "Kindness". 11-14-23 is national Kindness Day. We need to be really kind to our neighbors and to each other. We need to think of being kind before speaking.

**Vice President – Chris Waddy -** *Absent* 

**Treasurer – Heath Kline -** *None* 

Secretary - Karen DiBiase - Thanks to all who have completed their EmpowerLA training

Parliamentarian – Don Patterson - None

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

<u>Item No. 1</u>
<u>Heath Kline, Treasurer</u>
(23-068) Approval of MER for October 2023

For discussion and possible action:

Motion for the Board to approve the October 2023 Monthly Expense Report (MER).

This MER will be distributed at the board meeting. The City Clerk has not made the document available as of the agenda posting time.

**Motion:** Heath Kline, Second: None

NOTE: The October 2023 MER is not available from LA City for tonight's meeting so this will be added to next month's Agenda. No vote taken on Item#1.

#### Item No. 2

<u>Dena Weiss, President and Heath Kline, Treasurer</u> (23-069) \$1,000 Budget Reallocation to Provide Funds for Refreshments

For discussion and possible action:

Whereas, The FY23-24 Budget that the Board approved last June did not provide any funding for food and refreshments at NC meetings, retreats, and outreach events as we have traditionally done under the **Office/Operational Expenditure Category** budget category.

Whereas, the Outreach Expenditure Category has a been previously allocated \$ 16,050 of which \$600.99 has been spent or allocated, leaving \$15,449.01 unspent, unincumbered, and available.

**Therefore**, The WHWCNC Board directs the Treasurer to make the following updates to our 23-24 NC Annual Budget and file it with the City Clerk as required:

- 1.) Reduce by \$1,000 the **Outreach Expenditure Category** from \$16,050.00 to **\$15,050.00**
- 2.) Increase by \$1,000 the **Office/Operational Expenditure Category** from \$11,901.56 to \$**12,901.56** and add the subcategory allocation for: **Food & Refreshments For NC Meetings, Retreats, & Outreach Events \$1,000.**

See FY23-24 Budget previously posted as part of the November 23 Supporting Documents.

Motion: Heath Kline, Second: Dena Weiss

#### **Roll Call Vote**

PASS Yes: 13 No: 0 Abstain: 0 Ineligible: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- *NO*:
- ABSTAIN:
- INELIGIBLE: Bobbie Wasserman (Alt)

#### Item No. 3

# <u>Community Services Committee - Chair, Joyce Fletcher</u> (23 -070) Funding for NC Booth at the Grateful Hearts/Disaster Preparedness Fair Event on April 6, 2024

Discussion and possible action:

Motion for the Board to approve funding of \$500.00 from the WHWNC Budget / General Outreach fund to purchase a WHWCNC booth at the 15th Annual Grateful Hearts / Disaster Preparedness Fair event to be held on April 6, 2024 from 9AM - 5PM at Warner Ranch Park. This event will combine two events, The Grateful Hearts Event and the annual Disaster Preparedness Fair.

This local event raises funds to support our local responders and provide essential items for firefighters and police officers which are not covered by City budgets. Fire Station 84 provides free meeting space for WHWCNC committees and the monthly WHWCNC Board Meeting. The booth provides an opportunity for all board members to meet with stakeholders and discuss issues and concerns that affect the stakeholders of Woodland Hills and the West Valley. Early approval of this event will provide adequate time to advertise our participation in the event to our stakeholders.

# See posted flyer

Motion: Joyce Fletcher, Second: Karen DiBiase

#### **Roll Call Vote**

PASS Yes: 12 No: 0 Abstain: 0 Ineligible: 1 Recuse: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Tracey Rosen, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- *NO*:
- ABSTAIN:
- INELIGIBLE: Bobbie Wasserman (Alt)
- RECUSE: Paul Lawler

*NOTE:* Paul Lawer is recused from Item#3. He is the chair of this event.

# Item No. 4

# <u>Community Services Committee - Chair, Joyce Fletcher</u> (23 -071) Funding to Replace (4) Torn or Missing WHWCNC Banners on Poles on Ventura Blvd

Discussion and possible action:

Motion for the board to approve funding up to \$900.00 from the WHWCNC Budget / General Outreach to replace (4) double sided torn or missing WHWCNC Banners on poles on Ventura Blvd. in Woodland Hills.

The vendor is A3 Visual (a AAA Flag & Banner company) which is an approved vendor.

The banners were destroyed by heavy rain storms and high winds.

# See posted invoice and photograhs

Motion: Joyce Fletcher, Second: Tracey Rosen

#### **Roll Call Vote**

PASS Yes: 12 No: 1 Abstain: 0 Ineligible: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- NO: Don Patterson
- ABSTAIN:
- INELIGIBLE: Bobbie Wasserman (Alt)

#### Item No. 5

# PLUM, Don Patterson, Martin Lipkin, Chairs

# (23 -072) Toll Brothers Apartment Development (mixed use) 6464 Canoga Avenue, Woodland Hills, 91367

Discussion and possible action:

Applicant proposes to demolish a vacant, 1960's earthquake-damaged red brick and glass Filmation building on corner of Canoga Ave. and Victory Blvd. and construct new 8-story mixed-use structure with 276 residential units (21 units set aside for Very Low Income [VLI]) and 4,045 SF of commercial space under State law AB 2097 which supersedes the 2035 Warner Center Specific Plan, mandating that no conditions can be attached to any motion the Woodland Hills-Warner Center Neighborhood Council Board adopts. However, the Neighborhood Council can make recommendations which the LA Planning Department can discuss with the Applicant.

# **Motion:**

As pertaining to the proposed Toll Brothers apartments/mixed-use building (*No Planning Case Number assigned*) at 6464 Canoga Avenue, Woodland Hills, CA 91367, after having held three (3) live public meetings for the application filed by Toll Brothers, for mixed-use structure project in the Downtown District of the Warner Center Plan under AB 2097, the Woodland Hills-Warner Center Neighborhood Council Board hereby finds that:

WHEREAS, the proposed project is in basic compliance with the 2035 Warner Center Specific Plan; and

WHEREAS, the proposed project adheres to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions except those granted under State laws; and

WHEREAS, the building will provide 276 residential units, with at least 21 units offered at Very Low Income (VLI) rental rates set by the State, as well as 4,045 SF of commercial space as required in a mixed-use structure in the WC Downtown District; and

WHEREAS, the 11,940 SF of usable Publicly Available Open Space (PAOS) exceeds the Specific Plan requirements; and

WHEREAS, at least 30% of the 438 vehicle parking spaces will provide EV charging with additional EV stations added in the future; and

WHEREAS, all 42 existing trees on the site will be removed and replaced with a total of 84 newly- planted *shade* producing trees in the PAOS, parklette and other areas; and

WHEREAS, the developer has modified the architecture to reflect agreements with the WHWCNC PLUM Committee; and

WHEREAS, all building materials and equipment will be stored on-site; and

WHEREAS, the issues of the dog relief area location and size are a significant question, a request/recommendation with possible solution(s) has been drafted in a letter from the Woodland Hills-Warner Center Neighborhood Council which the community hopes will be adopted and implemented by Toll Brothers for this project;

THEREFORE, IT IS HEREBY RESOLVED that for the findings and recommendations stated herein, that application and plans submitted by Toll Brothers for its application for a mixed-use, VLI residential building at 6464 Canoga Avenue in Warner Center receive the support of the Board of the Woodland Hills-Warner Center

Neighborhood Council (WHWCNC).

We also propose 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 recommendations to SUPPORT this motion presented on November 8, 2023.

# See posted report

**Original Motion:** Martin Lipkin, Second: Don Patterson

Substitute Motion#1: Karen DiBiase, Second: Heath Kline

Substitute Motion#1: Motion to add the results of the vote for Item#6 to the motion for Item#5.

NOTE: Substitute Motion#1 withdrawn by Karen DiBiase

Substitute Motion#2: Karen DiBiase, Second: Martin Lipkin

Substitute Motion#2: Motion to table Item#5 until Item#6 has been voted on.

NOTE: Substitute Motion#2 withdrawn by Karen DiBiase

Original Motion: Martin Lipkin, Second: Don Patterson

#### **Roll Call Vote**

PASS Yes: 13 No: 0 Abstain: 0 Ineligible: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- *NO*:
- *ABSTAIN*:
- INELIGIBLE: Bobbie Wasserman (Alt)

#### Item No. 6

PLUM, Don Patterson, Martin Lipkin, Chairs

(23-073) Toll Brothers Apartment Development 6464 Canoga Avenue, Woodland Hills, 91367

Discussion and possible action:

Motion related to a specific request for the installation of a dog park / dog bathroom area to be included in the proposed project, Toll Brothers Apartment Living, 6464 Canoga Avenue Woodland Hills 91367 as the development allows residents to have dogs.

RE: Letter per Community Dog Park / Dog Bathroom Area

Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367

The Los Angeles Development Review Process provides an overview of the entire development process, describes what circumstances will trigger a particular review process, and provides the chronological processes that must be completed before proceeding to further reviews.

The Woodland Hills-Warner Center Neighborhood Council provides recommendations related to the City of Los Angeles policies, standards, and regulations on land use, property development and construction review which are designed to help ensure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners.

At certain times the Woodland Hills-Warner Center Neighborhood Council may feel the need to weigh in on a particular component within a development in an effort to better serve the health, safety and welfare of its citizens.

Therefore, as pertaining to the installation of a dog park / pet bathroom area at development Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367, a new mixed use 8 story building at the corner of Canoga Ave. and Victory Blvd. in the Downtown District of Warner Center with 276 residential units and 4,045 sf of retail space with 27 or 28 units) offered at Very Low Income (VLI) rental rates which are set by the State.

Whereas, the project will provide amenities including Publicly Accessible Open Space (PAOS), 11,679 SF (15% of site area) as required. And the project proposes 11,940 SF—mostly along Victory Blvd and a meandering walkway park-let along Canoga Ave. Two large furnished outdoor patios will be provided for resident use only, and

Whereas, the developer plans to provide a dog washing station for resident use and the developer also plans to allow resident dogs to use the Victory Blvd. public right of way located in front of the dog washing station for use by resident dogs, as a dog bathroom area, and

Whereas, this public right of way is not fenced and therefore this could be a hazard to cars and both dogs and residents who may try to use it as a dog bathroom area, and

Whereas, as the LA DOT has future plans to widen Victory Blvd. and will use the right of way for street widening, and

Whereas, Victory Blvd. is a busy street with no fences, and fencing could provide a danger to a car and driver should an automobile accident occur, and

Whereas, the public right of way is generally not an appropriate location for a dog bathroom area as it would be dangerous for animals and residents, and

Whereas, establishing a specified safe dog park/ dog bathroom area also works to reduce pet waste issues in a community by centralizing dog deposits in one designated area, which is a win for everyone.

Therefore, the Woodland Hills -Warner Center Neighborhood Council recommends the following:

- a) The developer provides an enclosed dog bathroom area on the project's Publicly Accessible Open Space (PAOS) as the project allows residents to have dogs.
- b) The developer identifies an area situated on the southeast side of the project and/or preferably towards the back of the community easily accessible to all residents. Dog parks / dog bathroom areas do not necessarily have to be large nor located on perfectly flat areas and can occupy a piece of land in the community that is not suitable for other uses due to a slope or rough terrain.
- d) Use of decomposed granite could be used as it is extremely durable, requires minimal upkeep and is more environmentally friendly.

Specially designed artificial turfs for pet bathroom areas are also available.

WHEREAS the above letter is concurrent with the PLUM Committee recommendation for the proposed project:

**THEREFORE, IT IS HEREBY RESOLVED** that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this PLUM Letter regarding a dog park/pet bathroom area located at Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367 receive **approval** of the Board of the Woodland Hills-Warner Center Neighborhood Council.

The Planning, Land Use and Mobility Committee recommends the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation.

Original Motion: Joyce Patterson, Second: Bobbie Wasserman

Substitute Motion#1: Don Patterson, Second: Heath Kline

Substitute Motion#1: Replace the word "approval" with "support" in the motion for Item#6

## **Roll Call Vote**

PASS Yes: 13 No: 0 Abstain: 0 Ineligible: 1 Total: 14

- YES: Karen DiBiase, Geoffrey Hobson, Shelley Schwartz, Paul Lawler, Tracey Rosen, Harout Aristakessian, Don Patterson, Martin Lipkin, Dena Weiss, Julie Waltrip, Heath Kline, Joyce Fletcher, August Steurer
- *NO*:
- ABSTAIN:
- INELIGIBLE: Bobbie Wasserman (Alt)

*NOTE:* No vote needed on original motion.

#### 2. <u>Committee Reports.</u>

Budget Committee - Heath Kline, Chair

Community Services Committee – Joyce Fletcher, Chair

Community Outreach Committee –Chris Waddy and Tracey Rosen, Co-Chairs – *Updates are now added to NC Web Page. Still waiting on new Google emails to be set up.* 

Education and Youth Committee – Julie Waltrip, Chair – *Looking for a youth who wants to make a difference* 

Environmental & Beautification Committee – Karen DiBiase, Chair – *next First Saturday Community Cleanup on Dec 2<sup>nd</sup> will be in Candy Cane Lane* 

Governance Committee – Dena Weiss, Chair – we have received lots of new NC applications for open Board positions

Public Health and Homelessness Committee –Reina Cerros-McCaughey and Geoffrey Hobson, Co-Chairs Public Safety and Transportation –No Chair

PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs WHIP Committee – August Steurer and Heath Kline, Co-Chairs

# a. Area Reports

Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey – *LAUSD* has identified 9 unused locations to possibly build work force/affordable housing.

Area 2 - Paul Lawler

Area 3 – Tracey Rosen, Harout Aristakessian

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss

Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell – 2 big rigs are parked on Serrania Ave (by school). Working to get "no over-night parking" restriction signs posted. Another parking problem area is by the Bowlero Bowl on Ventura Blvd.

Area 6 - Mihran Kalaydjian, Heath Kline

Area 7 – Lillian / Joyce Fletcher

**Adjournment of Meeting:** 8:30pm

Minutes submitted by Karen DiBiase, Secretary

The next Regular Board meeting will be held in person on December 13, 2023, once more at the Fire Station #84, unless otherwise indicated. Please visit the calendar page at whocouncil.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.

\*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 the President and / or Dena Weiss, at email address <a href="mailto:d.weiss@whcouncil.org">d.weiss@whcouncil.org</a>.

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

- <u>www.whcouncil.org</u> 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 <a href="https://www.lacity.org/subscriptions">https://www.lacity.org/subscriptions</a>

- 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.