



**MINUTES of the June 20, 2019 Meeting of the  
Woodland Hills - Warner Center Neighborhood Council and the  
PLANNING LAND USE & MOBILITY COMMITTEE**

Members present: Lauren Coffman, Ray Cole (arrived @ 8:01 pm), Peter Fletcher, Karen Koe, Martin Lipkin, Henry Rice, August Steurer.

- 1. Call to Order:** the meeting was called to order at 6:37 p.m.
- 2. Public Comment:** none.
- 3. Approval of Minutes:** the Minutes of the June 6, 2019 meeting were returned to Karen to revise. It was suggested that she use less stream/flow of consciousness comments.
- 4. ZA-2019-1844-CUB 20910 W. Vanowen Street, WH, 91303**  
**Pursuant to Section 12.24,W-1 of the LAMC a conditional use permit to allow the sale and dispensing of beer and wine only for off-site consumption in conjunction with an existing 854 SF gas station market with hours of operation 24- hours daily in the WC North Village SN-RIO- zone.**

Discussion: Gas station at Vanowen and DeSoto, across from McDonalds. Have security cameras, car wash. Been @ location for over 30 years. Public hearing July 16th.

Informed all liquor licenses have been denied and no approvals given for liquor distribution @ gas stations because of 18 year precedent of not mixing alcohol and gas @ same location. Is problematic. Is very large liquor store across the street. Creates huge problem.

**MOTION:** presented by Ray Cole; second by Martin Lipkin.

As pertaining to Case ZA-2019-1844-CUB, having held one public meeting for the Application filed for a new conditional use permit to allow the sale and dispensing of beer and wine beverages (ABC Type 20 liquor license) for off-site consumption in conjunction with an existing 854 square foot Gas Station Mini Mart. The existing establishment operates 24 hours daily and is located in the (WC) NORTH VILLAGE-SN-RIO Zone. The Mini Mart is proposing to serve alcoholic beverages between the hours of 8:00 am and midnight daily.

The Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, there is an 18 year precedence that no new CUB's have been approved for gas stations; and

WHEREAS, alcohol should not be sold where people are obtaining gasoline and driving; and

WHEREAS, there is a major liquor store across the street from this establishment from whom patrons can purchase liquor; and

WHEREAS, approving a CUB will lead to a virtual land rush of previously unapproved CUB requests and new CUB requests from gas stations, which will overall negatively effect the community; and

WHEREAS, the recommended action is made without prejudice to the Applicant, but is based on an existing 18 year precedence policy;

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 for the proposed Conditional Use Permit at the Gas Station Mini Mart, located at 20910 Vanowen St, Los Angeles, CA 91303 **NOT**

**RECEIVE THE SUPPORT** of the Board of the Woodland Hills-Warner Center Neighborhood Council.

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent recommendation **NOT TO SUPPORT** this application as presented on June 20, 2019.

<b>Vote:</b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>	<b><u>Recused</u></b>
	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>

- 5. DIR-2019-664-DRB-SPP-MSP 4704 N. Galendo Street WH, 91364**  
**Mulholland Design Review Board pursuant to LAMC section 16.50 and project permit compliance pursuant to LAMC section 11.5.7 for the construction of a new 2,400 SF single family home with an attached garage and a basement.**

Discussion: Concerns did not show materials but new renderings now have. Bldg. height — see Baseline Code; also on substandard street which needs to be addressed. Garage door materials? Site drainage? Location of HVAC equipment?

Applicant presented information re bldg. ht. and there was a discussion re compliance of bldg. height at the front. Discussion re how Applicant will handle haul route, staging area, parking for construction workers, drainage, swale, catch basins. No big sewers in the hills.

Walked through the materials for the project. Using porcelain tile that looks like wood. Suggested correcting description before going to Mulholland. Windows = vinyl. Railing=metal, factory finished.

Discussed stabilizing soils on hillside, retaining walls, will be no equipment in the roof, lighting — interior and exterior (down lighting), materials to be used for walls, access to hillside above (i.e. weed maintenance), hillside maintenance needs to be done year-round.

Applicant to return with landscape plan and other minor things. Want to come back in two weeks. But next mtg would be July 4th so next mtg with PLUM would be July 18. Will come back July 18.

Meeting was recessed @ 8:30 p.m.

Meeting was reconvened @ 8:39 p.m.

- 6. ZA-2019-1640-CUB 6443 N. Topanga Blvd, WH 91303**  
**Pursuant to section 12.24.W,1 of the LAMC, a conditional use permit to allow the sale and dispensing of beer and wine, only for on-site consumption in conjunction with a 3,585 SF restaurant with 80 seats and a 590 SF outdoor patio with 30 seats. Proposed hours of operation are from 7:00 AM to 11:00 PM daily in the (WC) Topanga-SN-RIO Zone.**

Discussion: Applicant did not appear so no discussion was held.

## **7. Future Agenda Items**

Committee members may raise issues for discussion at future meetings relevant to areas under the committee's purview.

Discussion: None

## **8. New cases, review of current cases, and committee business.**

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

Discussion: August Steurer and Martin Lipkin will take Item #1.

Committee reviewed the PLUM Project Schedule.

**9. Adjournment:** the meeting was adjourned at 9:07 p.m.

Submitted by,

Karen Koe