



**MINUTES OF THE JULY 16, 2020 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCING ("ZOOM")**

Members present: Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy (@ 6:46pm), Henry Rice and August Steurer.

1. **Call to Order:** the meeting was called to order by Chairperson Lauren Coffman @ 6:36 pm.
2. **Public Comment:** Sean McCarthy commented that he was confused, infuriated and afraid for his City, his family and his church in light of recent attacks, specifically, the fire at the San Gabriel Mission Church.
4. **Approval of Minutes:** The Committee provided corrections to the draft of the Minutes. The approval of the Minutes of July 02, 2020 was tabled to the meeting of August 6, 2020.
5. **DIR-2019-4861-DRB-SPP-MSP 22552 W. Uhea Road Woodland Hills, 91364 Mulholland Scenic Parkway Specific Plan Project Permit compliance (major SFR, outer corridor) pursuant to LAMC Section 11.5.7, and design review, pursuant to LAMC section 16.50, for a new 3,290 SF single family residence with grading, on a vacant lot in the R1-1 zone.**

Case leader Lauren Coffman summarized the project and presented an update on the status of the project. Neither the Applicant nor the Applicant's representative attended the meeting. The Committee provided its comments to the project. The project was continued to the next available meeting, which is September 3, 2020.

6. **DIR-2019-4531 4314 N. Canoga Place, Woodland Hills, 91364 Pursuant to LAMC 11.5.7 and 16.50, a major project permit compliance with design review within the Mulholland Scenic Parkway Specific Plan for new construction of 1,869 SF single family home / 3 levels over a 845.6 SF subterranean basement.**

Case leader Lauren Coffman summarized the project and pointed out the major issues with the project, including, but not limited to, building height, landscaping, site drainage and side yard setbacks.

Applicants Shahram and Ashraf spoke in regard to their project. Shahram believes that the interpretation in regard to the height requirement is wrong. He will do research and get written evidence of this. They will also obtain a written document from someone in authority regarding what they have to/ do not have to do to the project. The project was continued to the next available meeting.

7. AA-2019-6661-PMLA 23349 - 23355 W.Collins St, WH 91367
Pursuant to LAMC 17.50 C, an application for a parcel map to consolidate 2 arbitrarily cut parcels into one parcel to subdivide into 2 legal parcels (flag lot) to build a SFD on each lot.

Public comment was received from 7 members of the Walnut Acres neighborhood, all in opposition to the project. Case leader Henry Rice then presented the case to the Committee. Specifically, the three major issues are: (a) the 2 lots are not tied together legally; (b) the Developer has begun to build on the lot to the East but the permits were for the lot to the West; and (c) the flag lot split.

Applicant's representative, Hayk Martirosian, a Soils Engineer, spoke in regard to the project.

Committee members offered extensive comments to the project. Councilman Bob Blumenfield's representative, Elizabeth One, also offered comments on the project. Thereafter, 16 more public comments were offered by Walnut Acres neighbors, almost all of which were in opposition to the project.

Henry Rice read/presented the MOTION to the Committee. The Committee then began amending the motion. After an extensive discussion, it was decided that the MOTION would be revised and the vote would be tabled/moved to the next PLUM meeting on August 6, 2020.

MOTION: As pertaining to Case AA-2019-6661, having held 1 public meeting for the application to permit combining two lots and then subdivision of the resulting parcel, at 23349-23355 Collins St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the large lot resulting from the consolidation of the two existing lots will conform to all applicable code requirements for an RA-1 zone.

WHEREAS, based on the Preliminary Parcel Map provided by the applicant, dated 10/15/2019, the proposed lot split does not involve a parcel landlocked by topography; and,

WHEREAS, the Preliminary Parcel Map, dated 10/15/19, provided by the applicant includes a rear flag lot that does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by LAMC Article 2, Section 12.03; and,

WHEREAS, the Preliminary Parcel Map provided by the applicant, dated 10/15/19, does not include a feature for fire trucks to turn around at the rear end of the driveway to the proposed rear lot; and,

WHEREAS, the proposed lot split will result in a flag lot increasing the density, in a designated very low density residential community, in direct conflict with the design purpose of an RA-1 zoned parcel, and the General Plan; and,

WHEREAS, the proposed lot split will potentially create privacy issues and conflicts with adjoining residents; and,

WHEREAS, the proposed lot split will promote development that adds extra stress on the infrastructure, including streets and utilities designed for very low density usage; and,

WHEREAS, the proposed lot split and subsequent development will impinge on the animal keeping privileges of adjoining property owners; and,

WHEREAS, the proposed lot split will become the beginning of a negative trend for future development of the neighborhood that will destroy the character and semi-rural atmosphere of the entire RA-1 zoned community; and,

WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,

WHEREAS, most existing flag lots in the community pre-date the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the submitted application for the consolidation of two lots and then subdivision the resulting RA zoned parcel into two lots creating a flag lot, **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 **non-supporting** recommendation for this application as presented on August 12, 2020.

(ADD SPECIFIC CONDITIONS)

By motion of Henry Rice, with a second by Martin Lipkin, with a **Vote of 7 Ayes, 0 Nays, 0 Abstentions, the motion was tabled for revision and a vote to be taken on a revised motion at the August 6, 2020 meeting.**

8. Future Agenda Items

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

9. 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.

The Committee discussed door hangers for PLUM projects. The idea will be taken to the Outreach Committee.

There was one new case. It was for signage for the Public Storage building next to the Woodland Hills Library. It was decided that the Committee would not take/handle this case.

The next meeting will be August 6, 2020. Items 7, 8 and 15 will be heard. Items 1 and 10 will be moved to the September 3, 2020 meeting. Sean McCarthy announced that he has had absolutely no reply/response to his attempts to contact the Applicant or its representative.

10. Adjournment: the meeting was adjourned at 11:18pm.

Submitted by,
Karen Koe