



**MINUTES OF THE SEPTEMBER 17, 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, Henry Rice, August Steurer.

1. **Call to Order:** The meeting was called to order by Chairperson Lauren Coffman @ 6:34 pm.
2. **Public Comment: None.**
3. **Approval of Minutes:** the minutes of the meeting of August 27, 2020, by motion of Peter Fletcher, with a second by Lauren Coffman, were approved as written by a **Vote of 7 Ayes, 0 Nays.**

The minutes of September 3, 2020, by motion of Lauren Coffman, with a second by Peter Fletcher, were approved as written by a **Vote of 7 Ayes, 0 Nays.**

4. **DIR-2019-4606 21075 W. Topochico Drive WH 91364**
Pursuant to LAMC Sections 11.5.7 and 16.50, specific plan review and design review for a new two-story single family dwelling with attached 2-car garage in the Mulholland Specific Plan outer corridor.

Applicant will not be ready to present new renderings until PLUM meeting on October 15, 2020.

5. **DIR-2020-0882 4505 San Blas Avenue WH 91364**
New 3 story residence of 2,986 SF on a 10,334 SF lot with an attached two garage of 361 SF. The project is located in the Girard Tract and the outer Mulholland Scenic Parkway Corridor. The project is subject to the Baseline Hillside Ordinance, Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.

PLUM review of project has been rescheduled to PLUM meeting on October 15, 2020.

6. **DIR-2020-1334 4924 N. Llano Drive WH 91364**
Project permit compliance review for the construction of a new approximately 4,261 SF single family dwelling.

PLUM review of project has been rescheduled to November 5, 2020.

7. **ZA-2020-1639-CUB-ZV 4923 N. Topanga Canyon Blvd, 91364**
Zone variance for zero additional on-site parking spaces & to allow parking to back into the

street, & conditional use-alcohol for renewal of beer & wine sales at a bone fide restaurant (Rib Ranch).

Case leader Henry Rice presented the case and the updated floor plan. The Committee offered its comments on the project. Most of the comments were in regard to the existing, non-compliant condition of the restaurant; the triggered additional parking requirement; the problems created by the requested variances; the request for additional hours to provide breakfast service; and the suggestion that Applicant only focus on the renewal of its CUB.

Applicant, Mike Ignelzi, and his representative, Gregory Taylor, then offered their comments on the project. They offered that the variances were their “solution to a ticking time bomb,” and that they are trying to legalize an existing non-compliant condition. They do not have a hearing date yet.

Applicant was requested, and, in fact, agreed to provide existing and proposed furniture/seating floor plans, which clearly show, in detail and to scale, the layout of the restaurant dining areas, and the existing vs. new equipment, so that the Committee can clearly see the relationship of the requested building addition on the existing restaurant operation and flow. Gregory Taylor agreed to call the project architect to provide these requested schematic floor plans.

The project was continued to October 15, 2020 for further consideration.

8. Future Agenda Items

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

Chairperson Lauren Coffman reminded the Committee that case reports containing motions to be voted on at the meeting should be provided to Peter Fletcher for posting no later than 6:30 pm on the Monday before the meeting. Other information should be provided to Peter by no later than 6:30pm on the Tuesday before the meeting.

Martin Lipkin thanked Peter for doing such a GREAT job on posting all of the PLUM information. Everyone on the Committee agreed and added their thanks.

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.

There are no new cases/projects.

The Committee reviewed the PLUM Project Schedule/Updated 9.17.20.

Items 1, 2, 5 and 6 will be heard on October 1, 2020.

Items 7, 10, 15 will be heard on October 15, 2020.

The Board referred the In-n-Out project back to the PLUM Committee. Once Chairperson Coffman evaluates how to move forward, In-n-Out will be contacted. The Planner for this project is Marianne King.

Henry Rice announced that he had received notification from City Planning that the Applicant for Item 11 has requested to withdraw its project. Henry will reach out to the City to verify.

10. Adjournment: the meeting was adjourned at 9:06 pm.

Submitted by,
Karen Koe