



**MINUTES OF THE October 1, 2020 Virtual (Zoom) MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE**

Members present: Lauren Coffman, Peter Fletcher, Sean McCarthy, Henry Rice, August Steurer, Martin Lipkin (Acting Sec.). Quorum present.

Members absent: Karen Koe

Attendees: 21 stakeholders listed by phone number

1. **Call to Order:** The meeting was called to order by Chairperson Lauren Coffman @ 6:44 pm.
2. **Roll Call:** Listed above
3. **Public Comment:** Sean McCarthy: Asked about follow-up of desecration of San Gabriel Mission. Also asked if LAFD is clearing brush in Ahmanson Ranch(SMM Conservancy) property due to fire season.
4. **Minutes of 10/1/20 (Approval):** The minutes of the meeting of August 27, 2020, by motion of Lauren Coffman, with a second by Peter Fletcher, were approved as written by a **Vote of 6 Ayes, 0 Nays, (1 Absent)**
5. **AA-2020-3128-PMLA 22838 W. Erwin Street WH 91367** Subdivision of one 35,700 SF lot into two lots. Case Leader Henry Rice presented the case of a requested flag lot split in the RA-1 section of Walnut Acres. Explained that the rear (flag lot) parcel of the application fails to meet the mandatory mid-point zoning requirement as to width—even though both lots would be over 17,500 SF. Committee offered its comments on the project.

Public Comment(s): Back lot would infringe on technical animal keeping rights of neighbors; Planning must uphold the Zoning requirements as written; Changes character of RA-1 neighborhood; Existing garage encroaches on proposed driveway; This is a Very Low Density area.

Applicant stated that Van Nuys Planning never informed them about existing Zoning requirements for width.

PLUM Motion: Henry Rice
Second: Lauren Coffman

MOTION:

As pertaining to Case AA-2020-3128-PMLA, having held 1 public PLUM teleconference meeting for the application to permit subdivision of the parcel at 22838 Erwin 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, based on the Preliminary Parcel Map provided by the applicant, dated 04/20/20, the proposed lot split does not involve a parcel landlocked by topography; and,

WHEREAS, the Preliminary Parcel Map, dated 04/20/20, provided by the applicant includes a rear flag lot that is 20 ft. wide at the midpoint and thus does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (LAMC) Article 2, Sections 12.03 (lot width definition) and 12.07. C. 4, ("RA" Suburban Zone Standards minimum width requirement); and,

WHEREAS, the proposed lot split and subsequent development can impinge on the animal keeping privileges of adjoining property owners authorized by the RA-1 zoning regulations, and thus deprive owners of the value of the RA-1 zoning for which they paid; and,

WHEREAS, the proposed lot split will result in a nonconforming flag lot increasing the density, in a very low density residential community as designated by the General Plan, and thus deprive Walnut Acres owners of the value of the RA-1 zoning for which they paid; and,

WHEREAS, the proposed lot split and nonconforming flag lot will potentially create privacy issues and conflicts with adjoining residents, and will potentially depreciate the value of adjoining properties; and,

WHEREAS, flag lots change the character of the Walnut Acres community and have the potential to destroy the character and semi-rural atmosphere of the entire Walnut Acres RA-1 zoned community thus depriving Walnut Acres owners of the value of the RA-1 zoning for which they paid; 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 Walnut Acres community pre-date the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations, and thus set no precedent for this application,

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the application for subdivision of an RA-1 zoned parcel at 22838 Erwin Street into two lots creating a flag lot, not receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

AND FURTHERMORE, 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 to not support this application as presented on October 14, 2020.

Motion **approved** as written by a Vote of 6 Ayes, 0 Nays, (1 Absent)

6. ZA-2017-841 4798 N. Abargo Street WH 91364

Zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet measured from the centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. .A project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (*7 Variance requests*)

Case Leader Lauren Coffman presented the case and reviewed prior PLUM meeting information concerning this application. The applicant has appeared before PLUM a number of times on this Case. Committee discussed 0' front lot setback, structure height, impacts on neighboring properties, main entry stairs not on property, and required covered parking.

Public Comment(s): It is an unbuildable lot; Insufficient parking; Front of house directly on property line; Impinges on privacy rights of neighbors; 45' Height variance is problem; Impacting neighbor driveway access and LAFD access; Diminishes values of adjacent property.

Applicant comments: Trying to work with City and they suggested variances. Planning hearing scheduled for end of November.

After significant discussion on each requested variance, Lauren Coffman made a motion to continue the Case to the 10/15 PLUM meeting. Peter Fletcher seconded. Vote: unanimously approved 6-0-0 (1 Absent)

7. 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.

Applicant not present. Case Leader Lauren Coffman stated that the e Case Report from previous meeting is being used. The Case came back to PLUM for reconsideration. The Case has not been scheduled by the Mulholland Design Review Board yet. She stated she felt that we should still vote on it and let it move through system.

Action: Reconsideration continued to Oct. 15 PLUM. Lauren will write a new motion concerning this Case.

8. Future agenda items and committee business: Combined with Agenda item #9

9. New Cases and review of current cases not presenting:

- The applicant for a project on Morrow Drive has withdrawn their application.
- Marty to verify if Topochico will attend 10/15 PLUM.
- August to try to get San Blas project defined.
- Henry to arrange getting Rib Ranch on Topanga to return.
- Fry's Site Hotel/Mixed Use project (5500 Canoga) assigned to Sean McCarthy and Marty Lipkin. Lauren to drop off packet with project information.
- CUB application for previously approved Senior Living complex on 6233-6279 Variel assigned to Marty Lipkin.
- In & Out (Ventura and Capistrano) returning to PLUM on 10/15/20. Already had ZA hearing. Waiting for WHWCNC determination and holding file open.
- Peter Fletcher report on SOS project (Mulholland and San Feliciano): Meeting was held by City PLUM. They continued hearing to 11/5/20. Part of the project had been modified. ZAD was approved for 12 oaks to be removed.

10. Adjournment

Meeting adjourned at 10:50