



**MINUTES OF THE JANUARY 07, 2021 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCE**

1. **Call to Order:** the meeting was called to order by Chairperson Lauren Coffman at 6:31 pm.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher (present but ineligible to vote), Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer.
3. **Public Comment:** Chris Rowe offered comment regarding the last meeting concerning the Rocketdyne site. She would like PLUM committee members to participate in these meetings.
4. **Approval of Minutes:** corrections were offered to the draft of the minutes of the PLUM meeting of DECEMBER 03, 2020; thereafter, by motion of Lauren Coffman, with a second by Martin Lipkin, the minutes were approved as amended by a **Vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 Ineligible.**

AGENDA ITEMS 10, 11 ANDN 9 WERE TAKEN OUT OF ORDER

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

The Committee discussed the status of the door hangers proposed for use for notifying the community of agenda items to be discussed at upcoming PLUM meetings. August Steurer is designing them and will send a sample to the Committee of what it will look like.

Martin Lipkin raised the issue of Affordable Housing.

The issues of (a) door hangers and (b) Affordable Housing will be placed on the January 21, 2021 Agenda for discussion by the Committee.

11. **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 is one new case — a house in the Girard Tract — which is around the corner from Lauren Coffman's home. Henry Rice agreed to take the case and Lauren Coffman will work with Henry on it.

Canoga Place is being taken to the Full Board again.

Deadlines for submittals were reviewed: submittals to Peter for posting shall be made by no later than the end of the day on TUESDAY before the meeting.

Applicants shall be advised that they must have all of their documents to the Case Leader by FRIDAY before the PLUM meeting on the following Thursday. If not, their case will **be removed** from the Agenda. Lauren must have all the pertinent information BEFORE the weekend prior to the meeting as she writes/prepares the Agenda on the weekend.

At the last Full Board meeting, the motion was not read. This generated a full presentation of the project. It was suggested that the Case Leader present a summary of the project, then read the full motion so that the Board will have a basis for the motion. Further discussion of this issue was tabled.

Karen Koe agreed to receive Notices for PLUM and send them to Peter for posting by TUESDAY EVENING.

A courtesy review of the Anthem site is on the Agenda for the next meeting.

There were inquiries whether 2 PLUM meetings a month were still necessary since the PLUM schedule has become shorter. The topic will be discussed in 2 weeks, at the January 21, 2021 meeting.

Notices of Demolition were received for 22522 Clarendon; 22734 Burbank Blvd.; and 22911 Califa Street.

9. Discussion re: Woodland Hills Streetscape Plan

Lauren Coffman stated that she was surprised at the detail of the plan and wondered “who does it?” and “who funds it?” She also wondered whether Woodland Hills can obtain funds to implement aspects of the plan.

Elizabeth Ene of Councilmember Blumenfield’s office opined that the plan was old. She stated it had not been triggered by any projects she is working on. She suggested requesting a City Planner come to a meeting and explain how the plan can be implemented. Committee members then offered comments on the plan, including but not limited to, the lack of enforcement of the guidelines by Planning; the need for an ordinance for enforcement; the need for standards, not guidelines; that the plan is hopelessly outdated and cannot be implemented; that the onus should be on the City, not on small businesses, to implement a majority of the plan; and the suggestion that the Homeowners Organization and/or Chamber of Commerce should be tasked with doing something in this regard.

Chris Rowe offered that possible rumored cuts to LAPD funding may cause our community to lose LAPD’s Topanga Station. Elizabeth Ene will check on this but she thinks that this is just a rumor and that we will not lose the Topanga station.

The discussion on the Streetscape Plan was continued to the next meeting so that the discussion may be closed on this topic.

5. **ZA-2018-7428-ELD-SPP-MCUP 5500 N. Canoga Avenue**
Courtesy Presentation for changes to project – Previously approved by WHWCNC Board
Original project description: Mixed use elder care development proposing 1,269,592 sq. ft. of floor area including approx. 566 independent living dwelling units, 129 guest rooms providing memory care, assisted living, and skilled nursing care and amenities, as well as restaurant/retail use on 17.62 acres of the 58.9 acre site. Exist. office/industrial uses to remain on the remaining approx. 41.28 acres.

Co Case leaders Martin Lipkin and August Steurer reviewed the Applicant's changes to the project. The Committee then questioned the changes. Community member Chris Rowe offered her concerns regarding TCE and the proximity of the project to the 101 freeway. She stated that she will probably file an appeal of this project as she opposes anything near the freeway.

Martin Lipkin read the motion for resolution by the Board to accept the changes to a project previously supported by the Board. The revised motion will be presented at the January 21, 2021 PLUM meeting.

6. **DIR-2019-4606 21075 W. Topochico Drive, WH 91364**
Revised Design:
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.

Case leader Marty Lipkin presented the updated/revised design and motion. The Committee offered its comments on the revised plan for the project. It was generally agreed that the current design was better than the previous design.

Martin Lipkin presented the following:

Revised application for a permit to construct a newly redesigned and expanded 2-story, 3,406 SF Single Family Residence and attached two-car garage in the outer core of the Mulholland Scenic Parkway Specific Plan. The site is an 8,115.2 square foot vacant, down sloped property zoned R1-1 / Low Residential, and is subject to conformance with the Baseline Hillside Ordinance, the Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.

MOTION: As pertaining to DIR-2019-4606—DRB-SPP-MSP for a 2-story, 3,406 SF single family residence with 2-car garage at 21075 Topochico Drive, Woodland Hills 91364, having held four (4) public meetings for the application for new construction of a structure in the Girard Tract and the outer core of the Mulholland Scenic Parkway Specific Plan, the Planning, Land Use and Mobility committee hereby finds that:

WHEREAS, the Applicant has designed a residence that complies with the applicable regulations, findings, standards, and provisions of the Mulholland Scenic Parkway Specific Plan, The Girard Tract Specific Plan and the Baseline Hillside Ordinance; and

WHEREAS, the applicant has provided plans for a staging area plan for receiving and storing construction materials, and a parking plan for construction workers; and

WHEREAS, the applicant has agreed to implement and will note on their plans, suggested improvements and modifications and conditions (see below) agreed upon with the Woodland Hills-Warner Center Neighborhood Council to the submitted application; and

WHEREAS, the applicant has agreed to implement and will note on their plans, all of the agreed-to changes brought forth in hearings by the Mulholland Design Review Board; and

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility committee, for the findings and conditions stated herein, finds that the submitted application submitted by the applicant, Leonard Yaghoobi, for the new construction of a two- story, 3,406 sq. ft. residence, which includes an attached 2-car garage and parking for two (2) additional vehicles on a suspended driveway bridge, receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested action contingent upon the following conditions:

Conditions

1. All plans presented on at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) January 13, 2021 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.

2. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.

3. Required replacement oak trees, if any, shall be planted far enough away from structures and any retaining wall footings so that the canopies and root balls can develop to maturity and the drip-lines of the tree be kept intact.

4. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.

5. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete or conducting work that will disrupt traffic flow for more than 5 minutes. All equipment remaining on-site shall be stored in the on-site parking area.

6. The Applicant will erect wall/fencing under the driveway bridge to prevent animal habitation.

FURTHERMORE, the Planning, Land Use and Mobility Committee recommends the Board of the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield of its findings and resolution to SUPPORT the application with all listed conditions as presented to the WHWCNC Board on January 13, 2021.

By motion of Martin Lipkin, with a second by Sean McCarthy, **the motion to support the resolution was approved by a Vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 ineligible.**

7. DIR-2020-0882-DRB-SPP-MSP 4505 San Blas Avenue, WH 91364

Review of and vote on Motion:

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.

Case leader August Steurer presented a revised case report. The Committee offered comments to the updated plans/report. August Steurer then read the motion, which was seconded by Sean McCarthy.

Motion: MOTION TO BE PROVIDED BY AUGUST STEURER.

By motion of August Steurer, with a second by Sean McCarthy, **the motion to support the resolution was approved by a Vote of 6 Ayes, 0 Nays, 0 Abstentions, 1 ineligible.**

The project renderings must be updated. Since the Applicant does not currently have an appointment with the Mulholland Design Review Board, it should be okay for the project to be placed before the Full Board at its February 10, 2021 meeting. But, the Applicant must get the revised/updated renderings to August Steurer before the February 4th PLUM meeting.

12. Adjournment: the meeting was adjourned at 10:54 p.m.

Submitted by,
Karen Koe