



**MINUTES OF THE APRIL 15, 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 6:38 pm.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer.
3. **Public Comment:** Martin Lipkin thanked Peter Fletcher for all of his outstanding efforts in coordinating each of the technical elements of our meetings.
4. **Approval of Minutes:** by motion of Lauren Coffman, with a second by Sean McCarthy, the minutes of MARCH 18, 2021 were approved by a **Vote of 7 Ayes, 0 Nays, 0 Abstentions.**
5. **DIR-2021-1882-SPP 5419-5437 N. Farralone Ave., 91367
Remodel, Façade Improvements and parking lot landscaping to an existing 4,604 SF commercial Building including 2 wall signs and 1 projecting pedestrian sign on site.**

Case leader Henry Rice presented the project. It is on the site of the former Love's BBQ restaurant and is being considered as a facility for hair transplants.

The Committee offered comments including, but not limited to, signage; architectural design; upgrades; landscaping; fencing; building height; molding; correction needed to renderings; and building accessibility.

6. **New Tommy's Hamburger 20032 Ventura Blvd., 91364
New Tommy's Hamburger drive thru / Courtesy Presentation**

Richard Herman, the project architect, made the courtesy presentation of this project. It is to be located at the SE corner of Quakertown and Ventura Boulevard, the site of the old Nix Automotive. The desired hours of operation are 24/7. It will be a drive-through, pick up, on-site dining location with patio seating. It will be across the street from the Jack in the Box.

The Committee offered comments regarding, but not limited to, ingress/egress; effects of traffic flow both on site and in the neighborhood; circulation of cars on site; pedestrian safety; creating a better outdoor/patio dining experience; architectural design; site design/layout; zoning; and parking for customers, employees and ADA accessibility spaces.

7. **DIR-2021-951-DI 21100 Erwin Street, Woodland Hills, CA 91367**
Change of use from office to medical research laboratory. Director's Determination that operating a vivarium as part of a medical research lab is a permitted Hybrid Industrial use and that various WCSP requirements do not apply to the subject change of use.

Sean McCarthy read his case report to the Committee. It involves the site of the old Weider building located at the SW corner of Erwin and Variel Streets.

The Applicant was represented by CJ Laffer, a land use attorney; Dr. Ali Khademhosseini, Terasaki Institute; Catalina Guerra, a veterinarian; and Stewart Han. This is to be an adaptive research project.

The Committee was interested in, and offered comments regarding, but not limited to, garbage disposal of items such as animal carcasses and chemicals; safety; filtration systems; College internship programs; Community outreach; an exhibit area/mini museum/teaching area to interface with the Community; animals to be housed in the vivarium; landscaping including drought tolerant landscaping; transportation and parking.

Sean McCarthy will rewrite the proposed motion and present it to the Committee for a vote on May 6, 2021. CJ Laffer asked to see the proposed motion before it was presented to the Committee.

8. **Review of Streetscape Project**
Update of property owner use of property with respect to possible PLUM community project

There is no update as Sean McCarthy is awaiting a response from Diana Williams.

ITEMS 9 AND 10 WERE DISCUSSED TOGETHER.

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

- (1). Sagebrush Cantina: renewal of its liquor license. Marty Lipkin will take this case.
- (2). A lot split on Oxnard Boulevard. Henry Rice will take the case.

NB: The full discussion of each Agenda item can be found at www.whcouncil.org/PLUM and is located on the PLUM webpage. For a complete review of the Committee's discussion on each item see the corresponding video of the discussion which is incorporated herein by this reference and made a part hereof as though set forth in full.

11. **Adjournment:** the meeting was adjourned at 11:09 p.m.

Submitted by, Karen Koe