



**MINUTES OF
THE NOVEMBER 18, 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 6:49 p.m.
2. **Roll Call/Members present:** Lauren Coffman, Peter Fletcher , Karen Koe, Martin Lipkin, Sean McCarthy, Don Patterson, Henry Rice, August Steurer.^{1/}

[MR. FLETCHER LEFT THE MEETING JUST PRIOR TO THE START; MR. STEURER ASSUMED THE ROLE OF HOST.]

3. **Public Comment:** Seth Samuels of Councilman Blumenfield's office announced that Councilman Blumenfield's Holiday Mixer food drive/pantry will be December 9, 2021 from 4:00pm-7:00pm at the Warner Center Park bandshell, the Lou Bredlow Pavilion.
4. **Approval of Minutes:** The minutes of the November 4, 2021 meeting will be provided for approval at the next meeting.
5. **ZA-1999-2667-ZV-PAD-PA8** 23527 Calabasas Road, Calabasas 91302
Plan approval to renew conditional use permit, alcoholic beverage service, live entertainment, patron dancing, in conjunction with an existing restaurant. Note: Previously reviewed by NC Board; Motion only referencing previous Board action.

PLUM MOTION : Re-Filed Planning Case--Sagebrush Cantina Restaurant

Applicant: Sagebrush Cantina Restaurant,
23527 Calabasas Road, Woodland Hills, 91302

Conditional Use Permit (CUP) Renewal Application

Original Case Number: ZA-99-2667-ZV-PAD-PA7 (WHWCNC Board Approved—7/14/21)

New Planning Case Number: ZA-1999-2667-ZV-PAD-PA8 (WHWCNC PLUM
Hearing-11/18/21)

This Case was originally presented to and approved at the WHWCNC PLUM Committee on 7/8/21, and Approved by the Full WHWCNC Board on 7/14/21 with the motion and conditions contained in the Case Report. A change of staff in the Planning Department resulted in the failure to send the recommendation on to the Planning Hearing officer. Subsequently, the new Planner

^{1/} Lisa Meyer has resigned as a member of this Committee.

re-filed under a new City Case. No changes were made in the application by the Applicant or Planning at that time.

PLUM MOTION: ZA-1999-2667-ZV-PAD-PA8

As pertaining to Case ZA-1999-2667- ZV-PAD-PA8, having held two public meetings for an approval to renew an existing Conditional Use Permit for a CUB allowing for a full line of alcohol on-site consumption in an existing 11,300 SF landmark restaurant with a dedicated bar area, indoor and outdoor dance floors, and performance stage in the facility which was previously approved by a vote of the full Board of the WHWCNC on July 14, 2021:

WHEREAS, due to changes in personnel at the LA City Department of Planning, the Case File for this application was misplaced and the Department failed to forward it to a Zoning Administrator for its public hearing; and,

WHEREAS, the Planning Department subsequently refilled the original application under the new Case File Number ZA-1999-2667-ZV-PAD-PA8; and,

WHEREAS, there have been NO changes made to the application from its original filing; and,

WHEREAS, the CUB application was heard at two open public WHWCNC hearings and was voted for approval of the Application with conditions by the full WHWCNC Board on July, 14, 2021; and

WHEREAS, there have been NO changes requested by the Applicant and no additional conditions or changes are proposed by the WHWCNC;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this Re-filed/Re-numbered Case Application regarding the Conditional Use Permit application and plans submitted on behalf of the Sagebrush Cantina located at 23527 Calabasas Road, Woodland Hills, CA 91302, be re-approved by the Board of the Woodland Hills Warner Center Neighborhood Council without additional hearings or votes.

FURTHER, 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 **APPROVE** this re-filed / re-numbered application as presented on November 18, 2021.

The aforementioned Motion was brought by Martin Lipkin, with a second by Henry Rice. However, following discussion of the language of the motion, Mr. Lipkin withdrew this motion. He will re-draft this motion and present the revised motion at the December 2, 2021 meeting.

ITEMS 6 AND 7, AS RELATED ITEMS, WERE DISCUSSED TOGETHER.

- 6. DIR-2021-6097-DRB-SPP-MSP** 4343 Divina Street WH 91364
New two story SFD with attached two car garage on a down slope property in the outer Mulholland Corridor.
- 7. DIR-2021-6258-DRB-SPP-MSP** 4337 Divina Street WH 91364
New two story SFD with attached two car garage on a down slope property in the outer Mulholland Corridor.

Case leader Henry Rice introduced the two projects. Applicant's representative, Jian Kerendian, presented both projects and reviewed the site plans. He also reviewed the Girard Tract Specific Plan, the parking requirements and the projects' elevations.

Committee comments included, but were not limited to, failure of the renderings to properly reflect anything after the Design Review Board's ("DRB") hearing; failure to show the benefit the projects have to the immediate community and how they fit into the established community; that the projects are being done by a father and son-in-law; roof configuration; building materials and storage thereof during construction; parking problems; street widening; location of utilities such as sewer lines, power poles and other utilities; need for landscaping plans; lack of variety on massing of projects; representation of slope of property; lighting; and Case leader outreach to the surrounding neighborhood.

[MR. FLETCHER RETURNED TO THE MEETING AT 9:24PM AND RESUMED THE ROLE OF HOST OF THE MEETING.]

Mr. Kerendian will return to the Committee with updated renderings of both projects on January 6, 2022.

ITEMS 8 AND 9 WERE DISCUSSED TOGETHER.

- 8. 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.
- 9. Future Agenda Items**
Committee members may raise issues for discussion at a future meeting relevant to areas under the committee's purview.

There are no new cases.

For December 2, 2021: Sean McCarthy will present the 21055 Topochico Drive project. Marty Lipkin will present the Victory project. Don Patterson will present the Variel project.

Peter Fletcher will reach out to Tommy's tomorrow. Henry Rice will do outreach on the Food Pantry project.

For January 6, 2022: the Agenda will include the 2 Davina houses and Ruth Chris steakhouse.

THE NEXT MEETING IS DECEMBER 2, 2021.

THE MEETING FOR DECEMBER 16, 2021 HAS BEEN CANCELLED.

NB: The full discussion of all Agenda items 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.

- 10. Adjournment:** the meeting was adjourned at 10:07 p.m.

Submitted by,
Karen Koe