



**MINUTES OF  
THE June 2, 2022 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 @ 6:41 pm.

**2. Roll Call:** Lauren Coffman, Peter Fletcher, Sean McCarthy, August Steurer, Marty Lipkin, Henry Rice. Karen Koe not present. (Quorum met: August Steurer minutes/ M. Lipkin transcription)

Attendees: Valerie Sacks, Larry Mondragon, Varant Majarian, Bobbie Hakimi and Janice Lawson.

**3. Public Comment for items not on agenda:**

No Public comment.

Chair Lauren Coffman commented on Area Planning Commission decision of the appeal of the Case on Saltillo.

**4. Minutes**

Minutes corrections: Date corrected to June 8, 2022 for the Board meeting in the Whole Foods motion in May. Moved by Lauren, Second by August Steurer: Vote: 5 Aye—0 No—1 Abstain- (1 Absent) Motion Passes

**5. ZA-2021-10650-CUB Chipotle Mexican Grill-CUB 6401-6443 N. Canoga Ave / 21436-21610 W. Victory Blvd. WH 91367**

*Conditional Use Permit for the sale / service of a full line of alcohol for on-site consumption in conjunction w/ an existing 3,640 SF restaurant (3,180 SF interior with 67 interior seats & 14 seats on a 466 SF on-site outdoor patio. No alcohol will be served on the patio. Hours of operation 9 AM - 11 PM daily, in a fully developed surface shopping center in the Warner Center Downtown zone. Second Public presentation:*

Valerie Sacks, representing the applicant, indicated Chipotle does not want to serve alcohol on the patio under the belief that they would have to get approval under the specific plan for modifications to the patio. Marty Lipkin presented the report and motion from the previous meeting. Case Report/motion was amended to have relevant addresses match. Moved by Martin Lipkin, Seconded by Sean McCarthy. Vote: Unanimous (6 ayes). Karen Koe absent

**6. ZA-2021-10605-CU-SPR-SPP-ZBA; ENV-2021-10606-EAF** 20137 W. Ventura Blvd, WH 91364

*Construction, use and maintenance of a 1700 SF coffee shop with drive-thru and outdoor seating operating 4:00 AM - 12:00 AM (midnight) 7 days a week. Actions requested: exchange C & P zone designation with a zone boundary adjustment; site Plan Review as the proposed use is changing to a fast food establishment resulting in a new increase of 500 or more daily vehicle trips as determined by LADOT*

Case to be put on hold or withdrawn. Applicant is reconsidering. Peter Fletcher said the case may go away completely, because the case is for the vacant Denny's restaurant which is on a parcel next to and owned by the 818 hotel now being proposed to house homeless families.

**7. ZA-2022-2735-CU** 22949 W. Del Valle Street, WH 91364

*Construction of a new 23 vehicle public parking area on a vacant lot in the (T) R3-1 zone. Case Leader Lauren Coffman.*

Although not zoned R-3, the parcel has a Tentative Condition allowing an option to utilize R-3 zoning. Even though it states public parking, it really is private parking, but under legal definition it is considered public parking. Parking lot is intended for employees working at site on north side of Ventura Blvd because 2-hour metered street parking is a logistical problem for the employees because their work is disrupted.

Comment made that many lots on Del Valle are utilized for parking. Questions were on charging stations fencing, landscaping, cool pavement in lieu of trees that are normally required.

Moved by Lauren Coffman, seconded by Sean McCarthy. Suggested amendments were to include temperature mitigation by use of cool surface, install 24/7 video surveillance 365 with 14-day video retention, Suggested adding signage that parking is not for the public, and provide necessary maintenance, and to preserve access within 24 hours. Vote: Unanimous (6 ayes). Karen Koe absent

**8. Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and Committee Business**

No new cases or assignments presented.

PLUM Chair Lauren Coffman announced she is leaving the Committee and the Neighborhood Council to attend to personal matters. A new PLUM Chair will be determined by the WHWCNC officers and the WHWCNC Board.

**9. Adjournment of Meeting**

Meeting adjourned at 9:30 PM. The next PLUM Committee meeting will be announced once a new PLUM Chair has been appointed. Please visit the calendar page at [whcouncil.org](http://whcouncil.org) for the complete details and to confirm the date and time.