



**MINUTES OF
THE OCTOBER 6, 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 Don Patterson at 6:33 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Sean McCarthy, Henry Rice, August Steurer.
Members Absent: Martin Lipkin, Leslie Simon.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:**
 - (a) V. Majarian — opined that the Brown Act provided for 2 minutes per person for public comment and asked why PLUM limited it to 1.5 minutes per person. Also, commented that Joyce Fletcher's name should be removed from the Agenda as she is no longer on the Neighborhood Council.
 - (b) Chris Rowe — requested a hard link to the Agenda/meeting. She also opined that the Brown Act did not specify any amount of time for public comment.
 - (c) David Johnson — inquired how he could access updates on past Agenda items.
 - (d) Penny Bahn — opined that Brad Rosenheim represented the proposed HHH project next to Bowlero.
 - (e) Karen Koe — also suggested Joyce Fletcher's name be removed from future Agendas.
 - (f) Seth Samuels (CD 3) announced his presence at the meeting. He stated that the HHH project is not a homeless housing project; rather it is an Affordable Housing project.
 - (g) Scott Silverstein — wondered why this meeting was still being conducted via ZOOM and wondered why this meeting was not being held as a live, in person meeting.
 - (h) Brad Rosenheim stated/corrected an earlier public comment. He stated that he is not representing the proposed project next to Bowlero.
4. **Approval of Minutes:** By motion of Sean McCarthy, with a second by Karen Koe, the minutes of September 15, 2022 were approved as written by a **Vote of 5 Ayes, 0 Nays.**

Items for Discussion and Possible Action

All comment is limited to 1.5 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.**

5. **Presentation on updated plan for the redevelopment of the Boething Treeland Nursery property.**
The committee will hear a presentation and provide initial feedback on an updated plan for the redevelopment of the Boething Treeland Nursery Property located at 23475 Long Valley Rd., Woodland Hills, CA 91367. The proposed redevelopment encompasses the entire property on both sides of Valley Circle Blvd. at Ventura Blvd. **No action will be taken as a result of this presentation.**

Case leader Don Patterson re-introduced the case. Applicant's Representatives Brad Rosenheim and Jessica Pakdaman of Rosenheim and Associates, as well as Nick Norvilas of Toll Brothers, presented the updated redevelopment plan of the project.

The Boething family has owned the property since 1952. The original site was bifurcated by Valley Circle Boulevard. The family has chosen to partner with Toll Brothers on this 32.4 acre property. This site is adjacent to Hidden Hills.

Originally, the proposed project had 87 Assisted Living sites (60,527sf); 26 single family homes (RE 11 homes); 70 small lot homes; and 25 small lot homes. However, Boething's initial outreach found this plan was not consistent with the community's desires so Boething has changed their design of the project and enlisted the assistance of Toll Brothers. Toll Brothers works in the luxury home market and has properties in Porter Ranch and Santa Clarita.

The alternative proposed project provides for 24 Single Family (RE 11) homes on 70'x100' lots; 32 Single Family (R1) homes on 55'x100' lots; 7 Single Family (R1) homes on 55'x100' lots. The 32 single family dwelling will replace the Assisted Living area.

Public comment was then taken from approximately 10 people. Comments included, but were not limited to, concerns regarding whether the 7 homes were to be multi-level homes (yes, they will be 2 story); access to Canzonet St.; traffic and horrendous problems with traffic backing up on Wilhemina; having access to the site via Long Valley, not Valley Circle (access to the S portion of the site will align with Ventura); that a signal light at Canzonet would be disastrous; the question was asked how does this project benefit the community; concern that the pie shaped area will tower over the Calenda Historic District; a request that the 7 single family homes be reduced to 3 homes and be constructed away from the property line; Hidden Hills having the power to veto the building on the site (Hidden Hills has no authority over the site); concern over building height and a preference for single story homes. Brad Rosenheim noted that Long Valley Road from Valley Circle Boulevard is controlled by the City of Los Angeles.

The PLUM Committee then offered its comments which included, but were not limited to, the height limit for the 7 homes in the NE corner (30'-35'), the assumption being that there is no prohibition to pulling a permit to build 2 story homes; the exit on Valley Circle Boulevard is problematic if it is so close to the 7 houses, there would be tremendous traffic disruption; a signal would be needed unless it is a right turn only exit; there is a greater need for R1 homes than RE 11 homes; 2 exits should be lined up to justify signal; consider making larger lots; S portion of 39 homes needs an exit; would be good if it does not impact the current queueing line situation on Valley Circle Boulevard; the updated plan is much better than the original; the plan should be consistent with the homes in the area; there should be more green areas in the project; the fire road has hiking trails (can look at hiking trail system but there are no fire roads because they are not required); whether there are plans to connect the 2 communities.

Brad Rosenheim was requested to send the pdf of this presentation to Chairperson Don Patterson who will then disseminate the presentation to the Committee. Mr. Rosenheim agreed to do so.

THE NEXT MEETING OF THE COMMITTEE WILL BE OCTOBER 20, 2022.

Sean McCarthy stated that he is unable to attend the October 20, 2022 meeting.

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.

- 6. Adjournment:** the meeting was adjourned at 7:50 p.m.

Submitted by,
Karen Koe