



**MINUTES OF
THE NOVEMBER 17, 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 6:35 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer.
Members Absent: Leslie Simon.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:**
Elizabeth Ene of Councilman Blumenfield's office stated that she sent the Reimagine Ventura ("RV") information to Don Patterson. RV is in Phase 1 and is updating the ADA curb wraps, a new signal at Ventura Blvd./Boyer, and a traffic signal with a cross walk with flashing lights at Ventura Blvd./Ponce. She stated that Ken Faroozman [sp?] will speak regarding the proposed median and he will be at the December PLUM meeting to address the issue.

Sean McCarthy requested that the Councilman's office address/clean up the median at the \$0.99 Store on Ventura Blvd./Oakdale. That median has been neglected and has not received any attention from the City. Sean McCarthy has cleaned up the median 3 times within the last 6 months to a year. Seth Samuels of the Councilman's office stated the clean up agreement was an agreement between the property owner and the tenant. Seth will talk to Sean offline.

4. **Approval of Minutes:** By motion of August Steurer, with a second by Martin Lipkin, the minutes of **OCTOBER 20, 2022** were **approved by a Vote of 5 Ayes, 0 Nays, 0 Abstentions.**

By motion of Sean McCarthy, with a second by Martin Lipkin, the minutes of **NOVEMBER 3, 2022** were **approved by a Vote of 6 Ayes, 0 Nays, 0 Abstentions.**

Items for Discussion and Possible Action

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.**

5. **ZA-2022-5065-CWW 23388 Mulholland Dr., Woodland Hills, CA 91364**
Addition of a new wireless facility on existing building.

Case leader Don Patterson introduced the project.

Applicant's representative for AT&T, Jerry Ambrose, presented the project which will be located on the Motion Picture and Television Fund property. It will be on the roof with 3 ten foot high screening enclosures to hide the equipment. The screens will be made out of fiberglass foam with a self life of 35 years. This will be located on land that is located within the City of Los Angeles.

There was no public comment.

The Committee's comments included, but were not limited to, concern regarding the amount of blank space on the enclosures which might become a target for vandalism, banners being hung. Language was requested to address the issue within the motion, i.e. no banners, and no painting on the enclosures by anybody.

Don Patterson then presented his motion on the project.

Motion:

Motion for Wireless Facility

**Case No. ZA-2022-5065-CWW, ENV-2022—5066-CE
23388 Mulholland Drive, Woodland Hills 91364**

The Planning Land Use and Mobility committee of the Woodland Hills - Warner Center Neighborhood Council ("WHWCNC"), having held one remote meeting via ZOOM on the proposed AT&T Mobility Wireless Telecommunications Facility (WTF) request and having made the following findings and recommends in support of the Board of the WHWCNC as follows:

WHEREAS, AT&T Mobility proposes installing a wireless facility consisting of 16 panel antennas, 48 RRUs, and equipment cabinets behind screening on an existing rooftop; and,

WHEREAS, Existing service is insufficient to meet existing demand by customers in the West Valley due to overloaded existing facilities resulting in interrupted service, dropped calls, or complete denial of service inside nearby neighborhood retail centers; and,

WHEREAS, The LAMC authorizes the Zoning Administrator to grant Conditional Uses, allows conditional use of Wireless Telecommunications Facilities; and,

WHEREAS, AT&T Mobility has satisfied the conditions of LAMC Sections 12.24 and 11.5.7 that allow for the installation of wireless facilities in R3-1 Zones; and,

WHEREAS, The location meets the minimum distances to habitable structures required by the FCC. The antennas will be painted matte in a non-reflective color to match the existing transmission tower where they will be installed. The proposed antennas meet setback requirements from all abutting streets, residential uses, and all zones; and,

WHEREAS, AT&T Mobility emissions are regulated by the FCC to ensure public safety standards based on peer-reviewed scientific studies, including the Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH); and,

WHEREAS, AT&T Mobility analyzed several alternate locations as candidates for a AT&T Mobility WTF, and the subject location is the only location that has the requisite space, power, telco utility availability on site, as well as land-lord interest in leasing space to AT&T Mobility for a new WTF; and,

WHEREAS, The site is of adequate size, shape, topography, location, and access to utilities to accommodate the proposed wireless facility in that all setbacks are met, and it has access to power and telephone connections; and,

WHEREAS, The use and development will be compatible with the intended character of the area and are similar to other rooftop approvals elsewhere in the City; and,

WHEREAS, AT&T Mobility will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and the CPUC, governed by the Telecommunications Act of 1996 and other applicable laws; 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 and plans by AT&T Mobility for the proposed Conditional Use Permit at the Motion Picture & Television Fund, Woodland Hills, CA 91364, receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested actions. Further, the Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and its subsequent supporting recommendation to approve this application as presented to the Board of the WHWCNC on December 14th, 2022

By motion of Don Patterson, with a second by Sean McCarthy, with a **Vote of 6 Ayes, 0 Nays, 0 Abstentions, the motion passed.**

6. **ZA-2022-2788-CU-SPP-SPR-WDI 22822 Ventura Blvd., Woodland Hills, CA 91364**
Construction of a new 3,342 square foot fast food drive-thru restaurant (In-N-Out) and demolition of existing former bank building.

THIS MATTER HAS BEEN RESCHEDULED TO THE DECEMBER 1, 2022 MEETING.

7. **ENV-2022-6081-EAF 22736 W. Victory Blvd., Woodland Hills, CA 91367**
Demolition of existing self-service car wash and construction of a new drive-thru self-service car wash.

Case leader Don Patterson introduce the project.

Applicant's representative, Jian Kerendian, presented/spoke regarding the project.

Thereafter, Don Patterson presented his motion on the project.

Motion:

**Case No. APCSV-2022-6080-ZC-CU-WDI
22736 Victory Blvd.
Woodland Hills, CA 91367**

The Planning, Land Use and Mobility committee of the Woodland Hills - Warner Center Neighborhood Council ("WHWCNC"), having held one remote meeting via ZOOM on the proposed project request and has made the following findings and recommends for the support of the Board of the WHWCNC as follows:

WHEREAS, The subject property is currently utilized as a self-service carwash and its use would continue to be a carwash; and,

WHEREAS, The proposed automatic carwash utilizes the same ingress and egress of the existing facility; and,

WHEREAS, The proposed use is consistent with the proposed C2-1LV zoning; and

WHEREAS, The site is of adequate size, shape, topography, location, and access to the lot is consistent with the proposed use; 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 and plans by Moti Balyan for the proposed zone change from P-1VL to C2-1LV and the elimination of a five-foot highway easement at 22736 W. Victory Blvd., Woodland Hills, CA 91367, receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council for the requested actions. Further, the Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and its subsequent supporting recommendation to approve this application as presented to the Board of the WHWCNC on December 14th, 2022

There was no public comment on the project.

The Committee's comments included, but were not limited to, possible tax revenues, number of employees on site, the requested zone change, negative issues with the site plan, concern regarding the disappearing 3rd lane in front of the property, traffic flow on site, significant errors in site plan, improperly lacking insight on the site, ingress/egress at site, possibly making E driveway exit only, the W driveway entrance only, with a right turn only onto Victory Boulevard.

By motion of Don Patterson, with a second by Sean McCarthy, with a **Vote of 3 Ayes, 3 Nays, 0 Abstentions, the motion failed.**

Applicant's representative is willing to return to PLUM with answers to the issues raised by the Committee members.

8. Review of New Cases to be placed on next meeting agenda; 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.

The Committee reviewed the PLUM case list.

For 12/1: Items # 1, 2, 3.

New cases: Item #6: Sean McCarthy will be the case leader.

Item #7: Henry Rice will be the case leader.

Item #8: Don Patterson will be the case leader.

THE NEXT MEETING OF THE COMMITTEE WILL BE DECEMBER 1, 2022.

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.

9. Adjournment: the meeting was adjourned at 8:20 p.m.

Submitted by, Karen Koe