



**MINUTES OF  
THE JUNE 01, 2023 MEETING OF THE  
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL  
PLANNING, LAND USE AND MOBILITY COMMITTEE**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:32 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer, Bobbie Wasserman.  
**Also present:** Karen DiBiase, Dennis DiBiase, Scott Silverstein, Heath Kline, Aaron Williams.  
**NB:** Oliver Slosser is no longer a member of the Committee; he has moved away from the area.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. **Approval of Minutes:** By motion of Don Patterson, with a second by Sean McCarthy, the PLUM minutes of April 23, 2023 were approved as corrected by a **Vote of 7 Ayes (Patterson, Koe, Lipkin, McCarthy, Rice, Steurer, Wasserman), 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. **Discussion and possible motion on planning case ZA-2022-2788-CU-SPP-SPR-WDI 22822 Ventura Blvd., Woodland Hills, CA 91364**  
**The applicant is proposing construction of a new 3,342 square foot fast food drive-thru restaurant (In-N-Out) and demolition of existing former bank building.**

Case leader Marty Lipkin presented the case.

Applicant's representative, Sara Houghton, presented the case history/background/project update/overview of the project at the southeast corner of Ventura Boulevard and Rigoletto. She reviewed changes which were made to the design in response to the Community's comments.

Committee/Community comments included, but were not limited to, prevention of tagging, the impact on adjacent buildings, capacity for customer queueing and parking, employee parking, hours of operation, homelessness, the seating wall for ADA compliance, front patio, landscaping, Hollywood hedges on raised planter beds, screening the parking lot from the street and sidewalk, bicycles, the right of way, box trees, visibility of openness of site, a proposed street wall, the placement of the front tower, front porch entryway, the pergola, anchoring pavilion to the building, a greenery wall behind the patio, planting strip, the awnings, signage, adding to the

canopy, creating an urban plaza connected to the sidewalk, screening the dining area from the parking area, primary concern should be toward setting a good mainstream visual along Ventura Boulevard, this does not set a good standard.

**Revised PLUM/Board Motion:**

Having held two virtual (Zoom) public meetings and two open (live) meetings—plus a previous WHWCNC Board meeting-- for the application ZA-2022-2788-CU-SPP-SPR-WDI, concerning the demolition of existing 6,739SF bank building with parking lot (total 39,876 SF lot), and construction of a new 3,342 SF restaurant with drive-thru service, dining patio, parking lot and trash enclosure in the Cahuenga Blvd. /Ventura Blvd. Specific Plan section of Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

**WHEREAS**, the Applicant has submitted a demolition and construction plans that substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

**WHEREAS**, the request for relief from Code Section 12.24.W.17 for a CUP for a drive-through restaurant in the C4 Zone appears to be warranted and should cause no complications at this location; and

**WHEREAS**, the Applicant agrees to work with the LA Department of Transportation to solve the potential traffic hazards of traffic exiting from the drive-thru and attempting to turn left; and

**WHEREAS**, the request from Code Section 12.24.W.27 for a CUP for a commercial corner development that operates between 11 PM and 7 AM and does not fully comply with specified requirements in Section 12.22.A.23(a)(3) also appears to be warranted for this business; and

**WHEREAS**, the request to waive the 5-foot dedication along Rigoletto (and add to the dedication along Del Valle) should be considered; and

**WHEREAS**, the submitted landscape plan also will help shield the adjacent apartment complex from project noise and views; and

**WHEREAS**, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

**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 for the proposed project at 22822 Ventura Blvd, Woodland Hills, CA 91364, and recommends that the Board of the Woodland Hills - Warner Center Neighborhood Council adopt this revised motion of the committee as its own in **SUPPORT** of the requested actions as stated, contingent upon adoption by the Applicant of the following conditions:

**Condition(s)**

- . 1.) All plans presented on June 1, 2023 at the PLUM Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) and the WHWCNC Board on June 14, 2023 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.

. 2.) The applicant will not submit any significant, further updated plans or building or site plan changes without first presenting them to the WHWCNC for support.

3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to, and acceptance of these conditions.

4.) Applicant shall post a large Project Sign on site during construction phase with illustration of project, key project facts and contact number(s) for In-N-Out and construction crew.

5.) Applicant shall work with the City's Department of Transportation to solve potential traffic hazards of cars exiting the drive-thru and attempting a left turn with "Right Hand Turn Only" traffic mitigations (signs, bollards, etc.) necessity for the drive-through exit onto Ventura Blvd.

6.) The Applicant will address the re-design of landscaping for patio and pergola area so that the planter bed along a "seating wall" behind/under pergola has taller "privacy hedges" planted to block site of parking lot area from Ventura Blvd. and meet the "Street Wall" requirements of the Ventura-Cahuenga Boulevard Corridor Specific Plan. Also address idea of building a raised planter box/bed on patio area along Ventura Blvd. sidewalk to enhance "Street Wall" requirement.

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 the PLUM Committee's revised findings, determinations and its subsequent supporting recommendation to approve this application as presented and amended at the June 1st, 2023 PLUM Committee meeting, and to the WHWCNC Board on June 14, 2023.

By motion of Martin Lipkin, with a second by Sean McCarthy, **the motion was passed by a Vote of 6 Ayes (Patterson, Koe, Lipkin, McCarthy, Rice, Wasserman); 1 Nay (Steurer); 0 Abstentions.**

**Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and Committee Business, including discussion of possible locations for in-person meetings.**

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

There were 2 new cases. Sean McCarthy will do The Stand CUP on Canoga. Bobbie Wasserman and Marty Lipkin will do the orange grove at 5300 Oakdale.

The Rams will make a courtesy presentation in July.

**THE NEXT MEETING OF THE COMMITTEE WILL BE JUNE 15, 2023.**

**NB: The full discussion of all Agenda items can be found at [www.whcouncil.org/PLUM](http://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.**

**Adjournment:** the meeting was adjourned at 8:21 p.m.

Submitted by, Karen Koe

