



**MINUTES OF
THE JULY 06, 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 6:30 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Sean McCarthy, August Steurer, Bobbie Wasserman.
Absent member: Henry Rice.
Additional Board members present: Julie Waltrip.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:**
Dave Johnson thanked the Committee for meeting in person.
The public was admonished that comments on non-Agenda issues/items could not be addressed.
4. **Approval of Minutes:** There were no minutes to approve.

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 cases ZA-2023-2170-ZAD; VTT-83927- HCA; ENV-2023-2172-EAF, 21011 5300 Oakdale Dr., Woodland Hills, CA 91364**

The applicant is proposing to subdivide four existing parcels into 23 ground lots on a 612,868 square foot site, generally located at 5300 Oakdale Avenue at the northeast corner of Oakdale Avenue and Collier Street for the construction of 21, two-story homes with two lots, totaling 180,834 square feet, to be preserved as public space and will be dedicated in fee to a public agency (the "Preservation Parcels").

Bobbie Wassermann and Marty Lipkin are co-Case Leaders on this project.

Applicant's representative, Eric Pfahler, presented the project. The project, located at 5300 Oakdale Avenue, is within the Encino/Tarzana Community Plan, is Zoned RA-1, is 13.9 acres and will build 21 two-story homes with ADUs. There will be no single story homes. Some of the palm trees (15 of 19) as well as some of the orange trees will be preserved. The project will widen Collier Street, improve Linnet Street and widen Oakdale 2-3 feet. There will be a HOA and CCRs. They have a signed Letter of Intent with the MRCA.

This project was presented to the Tarzana Neighborhood Council last week where it was unanimously approved.

The Committee provided comments/concerns, including, but not limited to, landscaping; street parking; the number of ADUs; the MRCA; detours; traffic control; fire access; the water supply; and pest control mitigation to minimize gophers, vermin; vector control; signage.

Public comment included, but was not limited to, regulating/restricting parking, for which the neighborhood can petition; ADUs; number of floor plans; no parking on Oakdale during construction; the inability to move trees to widen the street; limiting parking to only one side of the street; AirBNBs; Chime School; safety on Collier Street; retention and trimming of the Oak tree; length of construction (will be about 18 months); drainage; flooding; 1300 trees will be destroyed; houses backing on Linnet; each house will be 17,500 square feet; possibly having a shared Community fruit harvest for the 250 orange trees; what will be done to existing structures on the property; and coyote abatement.

The Applicant will return to the Committee in August (per Erick and Brad Rosenheim).

6. 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 4 new cases.

(1). Master CUP.

(2) 5300 Oakdale

(3). The Rams will make a courtesy presentation on July 20, 2023.

(4). Lot subdivision in Walnut Acres. Chairperson Don Patterson will ask Henry Rice to take the project.

THE NEXT MEETING OF THE COMMITTEE WILL BE JULY 20, 2023.

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.

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

Submitted by,
Karen Koe