



**MINUTES OF
THE OCTOBER 05, 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 6:31p.m.
2. **Roll Call/Members present:** Don Patterson, Joyce Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer, Bobbie Wasserman.
Additional Board members present: Shelly Schwartz
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** Dennis DiBiase, of the Plan Review Board ("PRB"), requested community support/comment for proposed changes to the make-up — from 1 to 2 persons from each Council District — of the PRB.
4. **Approval of Minutes:** By motion of Sean McCarthy, with a second by Karen Koe, the PLUM Minutes of August 03, 2023 were approved by a **Vote of 7 Ayes (Patterson, Fletcher, Koe, Lipkin, McCarthy, Steurer, Wasserman); 0 Nays; 1 Abstention (Rice).**

By motion of Sean McCarthy, with a second by Karen Koe, the PLUM Minutes of September 07, 2023 were approved as corrected by a **Vote of 7 Ayes (Patterson, Koe, Fletcher, Lipkin, McCarthy, Rice, Wasserman); 0 Nays; 1 Abstention (Steurer).**

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-2023-2927-CE and ZA-2023-2626ZAA, 23139 W. Collins., Woodland Hills, 91367. The applicant seeks a parcel map to subdivide one RA-1 lot into two lots with no proposed construction.**

Case leader Henry Rice presented the project. The applicant is proposing to subdivide an RA-1 zoned lot into 2 lots creating a flag lot on the rear of the property. Applicant is also requesting a Zoning Administrator adjustment regarding under width access stem at the midpoint of the rear lot.

Henry then introduced the Applicant, Aaron Belliston, who presented the project.

Preliminary Committee comments included, but were not limited to, preservation of the trees in the back of the property; reasoning as to why the property was proposed to be subdivided; the irregular shape of the house; and whether the Applicant had made any type of investigation into the area in which his proposed project was located.

Public comment from approximately 8 people included, but was not limited to, preservation of large size lots; project ruining the area's, as well as neighbor's horse keeping rights; that there have been no flag lots approved since 2006; that project fails requirement such that the midpoint of the proposed rear lot would be less than 70 feet; project would destroy the neighborhood; preservation of the neighborhood; property is subject to a Grant Deed restriction preventing the subdivision, which grant deed restriction "runs with the land," and prevents this type of project.

Further Committee comments included, but were not limited to, the project should not go against the Zoning Code; should honor the Grant Deed restriction; lot splits have been denied for many years; the character of the neighborhood should be maintained; this property sets the tone for the street; admonishing neighbors to stay involved and to maintain their vigilance.

Case leader Henry Rice presented the following motion:

MOTION

As pertaining to Cases AA-2023-2925-PMLA and ZA-2023-2926-ZAA, having held 1 public PLUM in person meeting for the application to permit subdivision of the parcel at 23139 Collins St. Woodland Hills, into two lots, creating a flag lot in the rear, in an RA-1 zone, and the application for Zoning Administrator adjustment to allow 20 ft. lot width, at the midpoint of the proposed rear lot, in lieu of the required 70 ft. minimum lot width, the Planning, Land Use and Mobility Committee hereby finds that:

- 1) WHEREAS, based on the Preliminary Parcel Map, dated 4/20/23, provided by the applicant as part of the application, the proposed lot split does not involve a parcel landlocked by topography; and,
- 2) WHEREAS, the Preliminary Parcel Map, dated 4/20/23, provided by the applicant as part of the application, shows 2 lots conforming to zoning regulations for square footage. However, the rear flag lot is 20 ft. wide at the midpoint and thus does not conform to the lot width requirement of minimum 70 feet at the midpoint for RA-1 zoned parcels as defined by Los Angeles Municipal Code (LAMC) Article 2, Sections 12.03 (lot width definition) and 12.07. C. 4, ("RA" Suburban Zone Standards minimum width requirement); and,
- 3) WHEREAS, the proposed lot split and subsequent development can impinge on the animal keeping privileges of adjoining property owners authorized by the RA-1 zoning regulations, and thus deprive owners of the value of the RA-1 zoning which they chose; and,
- 4) WHEREAS, the proposed lot split will result in a nonconforming flag lot increasing the density, in a very low density residential community as designated by the General Plan, and thus deprive Walnut Acres owners of the value of the RA-1 zoning; and,
- 5) WHEREAS, the proposed lot split and nonconforming flag lot will potentially create privacy issues and conflicts with adjoining residents, and will potentially depreciate the value of adjoining properties; and,
- 6) WHEREAS, flag lots change the character of the Walnut Acres community and have the potential to destroy the character and semi-rural atmosphere of the entire Walnut Acres RA-1 zoned community thus depriving Walnut Acres owners of the value of the RA-1 zoning; and,
- 7) WHEREAS, the CD3 Council Office and the South Valley Area Planning Commission have opposed lot splits in the neighborhood in the past, and there have been no new lot splits approved in Walnut Acres since 2006; and,
- 8) WHEREAS, most existing flag lots in the Walnut Acres community pre-date and do not comply

with the current regulations, and according to City Planning may not be developable because they cannot meet current fire regulations, and thus set no precedent for these applications, and,

- 9) WHEREAS, due to the numerous negative impacts of flag lots on the Walnut Acres community, and especially on the five properties adjoining the project site, an adjustment of the width of the proposed rear lot from 70 ft. to 20 ft., at the midpoint, creating a nonconforming flag lot, is not warranted; and,
- 10) WHEREAS, a title search for the property reveals a Grant Deed that restricts further subdivision of the property without written permission of the Grantors; and,
- 11) WHEREAS, according to the SB 9 Fact Sheet, issued by California Department of Housing and Community Development, dated March 2022, parcels located in agricultural zones, thus RA-1 zoned properties, are not subject to SB 9 mandates.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein above, finds that the application for subdivision of an RA-1 zoned parcel at 23139 Collins Street into two lots creating a flag lot, and the application for Zoning Administrator adjustment for midpoint lot width nonconformance **not receive** the support of the Board of the Woodland Hills - Warner Center Neighborhood Council.

AND FURTHERMORE, 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 its findings, and its subsequent recommendation to **not support** these applications as presented to the WHWCNC Board on Oct. 11, 2023.

By motion of Henry Rice, with a second by Martin Lipkin, **the motion was approved by a Vote of 8 Ayes (Patterson, Fletcher, Koe, Lipkin, McCarthy, Rice, Steurer, Wasserman); 0 Nays; 0 Abstentions.**

6. **ZA-2023-4553-CUB 23036- 21040 W. Victory Blvd., Woodland Hills, CA 91367 (Pascal Patisserie). The applicant seeks a Conditional Use Permit to allow for on-site sales of a full line of alcoholic beverages with a restaurant with 90 total seats, having hours of operation from 7:00 AM to 11:00 PM daily.**

Case leader Joyce Fletcher presented the case. Applicant's representative, Sherrie Olson, presented the project.

Pascal Patisserie ("PP") is a restaurant/bakery which is adding dinner to its offerings. The building has held a Type 47 license since it was La Paz restaurant. It will add a barrier for outdoor seating sufficient to comply with alcohol permits. Alcohol will be served for on-site consumption only, not for off-site consumption.

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Case leader Joyce Fletcher presented the following motion:

MOTION:

As pertaining to Case ZA -2023-4553-CUB for Pascal Patisserie, a bakery and restaurant located at 21040-C W Victory Blvd, Unit 40C, Woodland Hills, CA 91367. having held one public meeting for:

A CUB Conditional Use Beverage Permit to allow beer, wine and distilled spirits for onsite consumption only, in conjunction with an existing full-service restaurant, and patio.

The request will allow the applicant to offer dinner and will be an added value to a clientele looking for a broader range of beverage choices, therefore providing a benefit to the community.

The applicant is requesting a CUB to allow a full-line type 47, alcoholic beverages, for onsite consumption only; in conjunction within a 4,010 S.F. existing restaurant with 84 interior seats and 6 outdoor seats, hour of operation 7:00am to 11:00pm daily.

WHEREAS, the applicant attests that the following is true:

- 1) The establishment has been in continuous operation at the same location since 2016 and maintains permits to operate a bakery and restaurant; and,
- 2) There is more than the required number of parking spaces; and,
- 3) The establishment has not been the subject of nuisance abatement and has not been issued any citations or violations by the LAPD; and,
- 4) The establishment meets the indoor and outdoor seating limits of the Restaurant Beverage Program; and,
- 5) The establishment is not a drive-through fast-food restaurant; and,
- 6) The restaurant is not part of a multi-tenant entitlement; and,
- 7) The hours of operation will have restaurant service and alcohol sales from: 7 AM to 11PM, Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday; and,
- 8) There is no minimum drink purchase required of patrons; and,
- 9) No employee, while working, is allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises; and,
- 10) Outdoor food and beverage service shall be limited to seated patrons; and,
- 11) All portions of the restaurant used for private events are subject to all these provisions and hours of operation stated herein; and,
- 12) Complaints shall be responded to within 24 hours by the restaurant. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon Request. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 foot-candles (21.5 lx); and,
- 13) The restaurant shall take all reasonable steps to ensure the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for near-by properties, property owners, and businesses; and,
- 14) Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied; and,
- 15) All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow; and,
- 16) The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment; and,
- 17) The owner or the operator will reapply under the Restaurant Beverage Program if there is: (A) a change in State alcohol license type or (B) a modification to the floor plan, including, but not limited to, floor area or number of seats or (C) a change in the ownership or the operator of the restaurant or (D) the existing CUB will expire within the next 12 months; and,
- 18) The City shall have the authority to conduct inspections to verify compliance with all of these requirements; and,
- 19) A copy of the approval requirements from City Planning shall be retained on the premises, at all times, and produced upon request by the Police Department, the Department of Building and

- Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control; and,
- 20) Prior to the Conditional Use Permit final approval, the owner and operator shall execute and record a covenant and agreement satisfactory to the Director of Planning, acknowledging that the owner and operator shall agree to comply with each of the provisions set forth in the determination letter. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the requirements attached must be submitted to the Department of City Planning for approval before being recorded; and,
 - 21) The applicant shall provide an ABC compliant barrier around the outside patio to separate the patio from persons in the parking lot.

WHEREAS, the above conditions follow the proposed requirements for the current Restaurant Beverage Program.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this PLUM Motion regarding the CUB Conditional Use Permit application submitted on behalf of restaurant Pascal Patisserie located at 21040-C Victory Blvd – Unit 40C, receive the **support** of the Board of the Woodland Hills - Warner Center Neighborhood Council.

FURTHER, 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 its findings, and its subsequent recommendation to **support** this application as presented on October 11, 2023.

By motion of Joyce Fletcher, with a second by Sean McCarthy, **the motion was approved by a Vote of 8 Ayes (Patterson, Fletcher, Koe, Lipkin, McCarthy, Rice, Steurer, Wasserman); 0 Nays; 0 Abstentions.**

The meeting was recessed at 7:45pm and reconvened at 7:53pm.

7. **Discussion and possible motion on planning case. ADM-2023-6353-DB-SPP- HCA-WC-ED1, 21300 Oxnard St., Woodland Hills, CA 91367. The applicant proposes a two-phased density bonus Project which will provide 301 dwelling units (297 of which to be restricted affordable and 4 Manager's Units). The units will be restricted affordable to both moderate and lower income households. The Project is seeking approval of a Project Permit Compliance Review and Density Bonus with three off menu incentives. This project is submitted through Executive Directive 1 and is presented to PLUM as a courtesy presentation.**

As this is a courtesy presentation submitted via Executive Directive 1, there is no assigned Case leader for this project. Michelle Ho of Meta Housing and Architect Matt Cobo of A.C. Martin presented the project to the Committee.

L.A. based Meta Housing has been around for 30 years. They are long term owners of properties. They have projects in Glendale, San Pedro and Westminster, CA. They want to build "The Alcove" along Oxnard Boulevard. The project will be built in 2 phases; Phase 1 will be from May 2023 to December 2025 with construction to begin in November 2023; Phase 2 will be from May 2024 to November 2026 with construction to begin in November 2024. Photos were then shown of the building; landscaping; project amenities; and project affordability, which based on 2023 numbers, is \$26,490 to \$125,120. The Architect stated that the project was previously entitled with 25% being 2 bedrooms and 25% being 3 bedrooms. Nothing will be below grade.

There will be 301 units but only 229 parking spaces. There will be 16,392 sq ft of PAOS, but only 14,702 sq ft is required. A dog park will be in Phase 1. Brad Rosenheim stated that affordable housing comes at a cost, that it serves the general population at a variety of levels.

Committee member Karen Koe requested Executive Directive 1 (“ED1”) be emailed to her; Brad Rosenheim agreed to do so.

Committee comments included, but were not limited to, lack of anything drawing people to sit down anywhere; the parking garages being an assault on other neighboring properties; lack of connectivity; blank walls; lack of commercial/retail space; project creating the future slum of Warner Center; inadequacy of the project; the shameful nature and design of the project; lack of demand for more open space; the dislike for the “one and done” mentality; and ire with the City and the Developer. It also opined that projects should come to the community with new projects, buildings; it should not come with projects that have been seen before.

Elizabeth Ene of Councilman Blumenfield’s office, stated that ED1 allows 100% affordable projects to go through and pointed out Mayor Bass’ Emergency Declaration which was passed last year.

8. **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 are no pending cases. There are no new cases.

Sean McCarthy suggested, and the Committee agreed, that Case Reports should not come with proposed motions that suggest the outcome of the vote as it looks as though the case outcome has been predetermined before it is heard by the Committee.

6464 Canoga Avenue will be coming back to PLUM on October 19, 2023.
Jill Klein will be returning on November 2, 2023.

August Steurer commented on the Community Plan and the inadequacy of the Specific Plans.

THE NEXT MEETING OF THE COMMITTEE WILL OCTOBER 19, 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.

9. **Adjournment:** the meeting was adjourned at 9:02 p.m.

Submitted by, Karen Koe