



**MINUTES OF  
THE NOVEMBER 02, 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, Joyce Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, August Steurer, Bobbie Wasserman (arrived @ 6:32pm).
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** Sean McCarthy tried to recruit volunteers to join in the clean-up of Balboa Blvd. and the LA River, which includes painting the bridge.
4. By motion of August Steurer, with a second by Martin Lipkin, the PLUM Minutes of October 19, 2023 were approved as corrected by a **Vote of 6 Ayes (Patterson, Fletcher, Koe, Lipkin, Rice, Steurer); 0 Nays; 1 Abstention (McCarthy).**

**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. **Government Reports:** Presentation by Councilmember Bob Blumenfield's Office on 2035 Warner Center Plan Implementation Board ("PIB") and Neighborhood Protection Program ("NPP").

Jill Kline ("JK") made a presentation regarding the 2023 Warner Center Plan Implementation Board and the Neighborhood Protection Plan. JK reviewed 10 completed projects and 8 ongoing projects. Projects are sourced from the Community. PLUM member Sean McCarthy is a current member of the PIB.

Following JK's presentation, a discussion between the Committee, public and JK ensued. Items discussed included, but were not limited to, make-up of the NPP committee; acts outside the Specific Plan guidelines; criteria for appointment to the PIB; people on the committee that do not live in the covered area; Warner Center projects; street scape; way finding; increasing the vibrancy of the area; non-transportation projects; beautification projects; signage regarding projects; restriping streets/bollards; trash dumped on 6063 Variel; lack of DOT involvement.

6. **Discussion and possible motion on planning cases TBD (To Be Determined), 6464 Canoga Ave., Woodland Hills, 91367. The Applicant proposes a 276 dwelling unit mixed-use multi-family Project in the Downtown District of the WC 2035 Plan Area. The Project will include 271,618 square feet of Floor Area, inclusive of 4,045 square feet of ground floor commercial uses. The Project is seeking a Project Permit Compliance Review and two off-**

**menu density bonus incentives and will restrict 10% of the base density affordable to very low- income Households.**

Case leader Martin Lipkin presented a recap of the project then presented the following motion.

**PLUM Motion and Conditions:**

Based on State ruling attached to the AB 2097 law that the project is being constructed under , no conditions can be attached to any motion the Woodland Hills - Warner Center Neighborhood Council (“WHWCNC”) PLUM Committee makes or the WHWCNC Board adopts. However, the Neighborhood Council can make recommendations which the LA Planning Department can discuss with the Applicant.

**MOTION:**

As pertaining to the proposed Toll Brothers apartments/mixed-use building (No Planning Case Number has been assigned) at 6464 Canoga Avenue, Woodland Hills, CA 91367, after having held two (2) live public meetings for the application filed by Toll Brothers, for mixed-use structure project in the Downtown District of the Warner Center Plan, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed project is in basic compliance with the 2035 Warner Center Specific Plan; and

WHEREAS, the proposed project adheres to all of the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions except those granted under State laws; and

WHEREAS, the building will provide 276 residential units, with at least 21 being offered at Very Low Income (VLI) rental rates set by the State, as well as 4,045 SF of commercial space as required in a mixed-use structure in the WC Downtown District; and

WHEREAS, the development plan provides for 11,940 SF of usable Publicly Available Open Space (PAOS); and

WHEREAS, a total of 438 vehicle parking spaces of which at least 30% will provide EV charging; and

WHEREAS, all 42 existing trees on the site will be removed and replaced with a total of 84 newly-planted shade producing trees in the PAOS, parklette and other areas; and

WHEREAS, the developer has modified the architecture to reflect discussions with the WHWCNC PLUM Committee; and

WHEREAS, all building materials and equipment will be stored on-site; and

WHEREAS, the issues of the dog park location and size will be addressed in a letter recommendation from the WHWCNC PLUM Committee to the WHWCNC Board that the community hopes will be adopted by Toll Brothers;

THEREFORE, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee (PLUM) for the findings and recommendations stated herein, recommends that application and plans submitted by Toll Brothers for its application for a mixed-use, VLI residential building at 6464 Canoga

Avenue in Warner Center receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council.

The Planning, Land Use and Mobility Committee also 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 recommendations to SUPPORT this motion presented on November 8, 2023.

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

**7. Discussion and possible motion regarding a request for the installation of a dog park/pet elimination area to be included in the proposed project, Toll Brothers Apartment Living, 6464 Canoga Ave. Woodland Hills, 91367.**

A letter drafted by Joyce Fletcher and Bobbie Wasserman regarding the Committee's position on proposed dog parks/pet elimination areas was circulated among the Committee for review, input, modification and consideration. Revisions were made to portions of the letter.

By motion of Don Patterson, with a second by Sean McCarthy, the draft of the letter was approved by a **Vote of 7 Ayes (Patterson, Fletcher, Lipkin, McCarthy, Rice, Steurer, Wasserman), 1 Nay (Koe), 0 Abstentions.**

**8. Consideration of recommending Matt Richman to be appointed as a stakeholder representative on the PLUM Committee.**

Matt Richman is an Architect/Contractor. He is a residential Architect. He lives near Ventura Blvd. and Woodlake.

There was some discussion that with the addition of Matt to the PLUM Committee, there would be 9 members and the Committee would therefore be considered full. It was noted that a maximum of 5 members of the Board is allowed on this Committee.

The Committee unanimously decided to recommend Matt Richman become a member of this Committee.

**9. 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.

Bobbie Wasserman's assigned case is scheduled for November 16, 2023. However, if she is not ready to proceed the PLUM meeting of November 16, 2023 will be cancelled.

Henry Rice's lot split case will be scheduled to be heard on December 7, 2023.

**THE NEXT MEETING OF THE COMMITTEE WILL NOVEMBER 16, 2023.**

**10. Adjournment:** the meeting was adjourned at 8:11 p.m.

Submitted by, Karen Koe