

ATTACHMENT A



**MINUTES OF
THE MAY 16, 2024 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
AND
SPECIAL FULL BOARD MEETING
OVER ZOOM**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:37p.m.
2. **Committee Roll Call/Members present:** Don Patterson, Joyce Fletcher, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, Matthew Richman, August Steurer, Bobbie Wasserman.

Neighborhood Council Board members present: Joyce Fletcher, Karen DiBiase, Martin Lipkin, Don Patterson, Bobbie Wasserman.

[ADDITIONAL INFORMATION TO BE PROVIDED BY THE SECRETARY OF THE NEIGHBORHOOD COUNCIL]

3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. **Approval of the Minutes:** There were no minutes to be approved.

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. **Presentation by City of Los Angeles staff on Updates to the Southwest Valley Community Plan. There will be future discussions on the proposed plan at future dates. NO ACTION WILL TAKE PLACE AS A RESULT OF THE PRESENTATION.**
City staff will update the Board, PLUM Committee, and the community on the latest developments and current status of the Southwest Valley Community Plan, which, when adopted, will affect the zoning and land use policies affecting Woodland Hills and Warner Center. The public is encouraged to view the latest information prior to the meeting at <https://planning.lacity.gov/plans-policies/community-plan-update/southwest-valley-community-plans-update>

Lucy Martinez (“LM”) presented the update. The Southwest Valley Community Plan (“SVCP”) background includes, but is not limited to, the most housing being built between 1950s-1980s; Community design overlays; parking zones; proposals for Woodland Hills - Warner Center; development patterns; Community Benefits Program; PAOS; Community Center - Land Use; Village Land Use - Reimagined Ventura area; low medium residential; low neighborhood

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residential, which allows for low scale housing; and there are no changes proposed for Walnut Acres.

Following the update, Committee and Public comments included, but were not limited to, who will review the new drafts of the SVCP; whether the area south of Topanga would be rezoned; whether historic residential neighborhoods would be rezoned; whether the Walnut Acres mid-point minimum width requirement to prevent lot splits would be continued to be maintained; parking; community outreach, investigation; whether the Warner Center Specific Plan (“WCSP”) would remain intact; fire zone; whether density plans would override community plans; transitional housing; public benefit aspects; outreach; where the jobs, businesses are coming from; projected population; EIR review; public land use; use of neighborhoods to define open space; use of Hughes Learning Center School property; transit corridors; density in relation to parking needs; lot sizes in Walnut Acres; SB9; modeling off other parts of the City; will Plan be exciting to the community? Or just to the Planning Department?; whether Reseda should be included in the SVCP; and why property at 5353 Del Moreno Drive has been excluded from the Specific Plan.

The next steps will be office hours; Drafts of Policy documents; BIG picture; Draft EIR by 2025; Public Hearing; and Adoption Process.

For a more comprehensive analysis of the project, please see the article written by the Co-Chairperson of this Committee, Martin Lipkin, which is to be published in the Neighborhood Council Newsletter. By this reference, that portion of the article is incorporated herein as though set forth in full, and made a part hereof, by the reference. In addition, that portion of the article is attached hereto, and made a part hereof, as Attachment A.

- 6. Adjournment:** the meeting was adjourned at 8:18 p.m.

THE NEXT MEETING OF THE COMMITTEE WILL BE JUNE 6, 2024.

Submitted by,
Karen Koe

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And, finally—and most importantly—last month, the Planning Department came to a Zoom broadcast joint meeting of the WHWCNC Board and the PLUM Committee on May 16 to reveal what the City’s Planning Department is going to propose for a new Southwest Valley Community Plan. And that’s where the “maelstrom” is expected to come into play.

Here’s why the new Southwest Valley Community Plan could turn into “an unnatural disaster.”

The process to update the City’s Community Plans began in 2017. In 2020, the State set land use proposals. Most housing in the area was built in the 1980s and earlier. In the last 5 years, housing construction has slacked off. Planning intends to re-zone parking zones and assign one (1) land use and one (1) zoning use for each parcel. Parking will utilize 2009 Standards. There are a great number of issues and questions that could not be answered because they were being handled by other groups in the Planning Department.

Now being proposed for Existing Commercially zoned areas:

- Land use standards between Winnetka and Mulholland will be set at an initial height of 45 feet, with additional 10 ft. building setbacks for every additional 10 ft. of height proposed. The “Bonus Height” will be listed at 8 stories—but could rise higher. Major buildings on key transportation corridors like Ventura, Victory, Topanga, etc. will require active uses on the ground floors and will have transparency requirements.
- The intent is to encourage more residential (multi-family) housing. Community zoning allowances will be from 3 stories to 8 stories. There will be “Bonus Allowances” which may allow from 3 to 5+ stories to be added. These new, taller structures can rise adjacent to SF homes in many areas. If the structure is non-residential, the developer will have to provide a “Community Benefit.” Examples: Publically Accessible Open Space/ Daycare facilities/ small groceries/bodegas.
- The southern portion of Ventura Blvd. in the “Community Center” portion of the Woodland Hills map will be commercial, have a 45-foot height allowance and can add up to 3-5 additional stories in “Bonus Height.” That means buildings along Ventura Blvd from Mulholland to Winnetka can rise to an 8 story height and could impact homes several blocks behind it.
- Transitional height –again a base height of 3 stories with an additional “Bonus” of up to 5 more stories—total 8 stories for most buildings offering low income housing.
- “Re-Imagine Ventura” areas will allow heights up to 45 feet –3 stories. But the “Bonus Height” further allows an additional 5 stories--however the base floor must have commercial uses” along the frontage.
- No drive-thrus will be allowed in future Re-Imagine Ventura areas, and any building parking may not be visible from Ventura.
- “Neighborhood Center” land use will allow buildings up to 8 stories with a required 5-story base. But existing multi-family units will be maintained.

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Low Density Neighborhood Residential areas:

- In RD, RD-2, R-1 and RA zones, heights will be limited to 3 stories (33'-45').
- In Low and Medium Density Residential land use areas, 1-4 units per location lot will be allowed.
- South of Ventura Blvd., the hillsides can't be used for tall buildings because they are zoned "High Fire Danger" areas. Construction will be limited to 3 stories.
- Walnut Acres: No changes proposed, however existing laws from Sacramento may change status.
- Existing RA-1 zones will not change and a minimum lot size must be maintained of at least 17,000 ft.
- One (1) unit will be allowed for conforming lots.

Again, there a great many questions and issues raised during the joint WHWCNC Board/PLUM meeting that were unable to be answered because the group overseeing the Southwest Valley Community Plan have not been fully advised as to what decisions the other Planning groups are proposing. However, according to PLUM co-Chair Marty Lipkin, the PLUM is asking that the Planning group return with specifics to the issues raised, and to allow the community an opportunity to provide more comments and additional questions on the Community Plan that could change the West Valley forever. Meeting will be posted on the WHWCNC website and in community notices.