



**MINUTES OF
THE JUNE 06, 2024 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 (arrived at 6:39pm), Sean McCarthy, Henry Rice, Matthew Richman, August Steurer, Bobbie Wasserman. **Absent members:** Joyce Fletcher.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** Janis Hatlestad, a member of Councilmember Bob Bumenfeld's Bicycle Advisory Committee (labikecommittee.org), appeared to announce the bike committee's presence. Sean McCarthy announced that Warner Center was looking much better just east of Corbin.
4. By motion of Sean McCarthy, with a second by Henry Rice, the PLUM Minutes of April 04, 2024 were approved as corrected by a **Vote of 6 Ayes (Koe, McCarthy, Rice, Richman, Steurer, Wasserman); 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. **Discussion and possible action on DIR-2023-7305-DRB-SPP-MSP-HCA, 4172 N. Rosario Road, Woodland Hills, 91367.**
The applicant proposes the construction of a new 2-story single family dwelling with ADU and enclosed garage for 4-car spaces with 2 tandem included, with a total square footage of 4,248.

ITEM WAS CONTINUED DUE TO CASE LEADER JOYCE FLETCHER'S ILLNESS.
However, Co-Case Leader Matthew Richman, opined that he thought the project was a good project and offered his "Kudos!"
6. **Courtesy presentation by California Landmark Group (CLG Woodland Plaza, LLC) of the development plans for the 3.88-acre property located at 21241- 21243 Ventura Boulevard, 5436 Comercio Way and 21200-21240 Clarendon Street in Woodland Hills,** located in the C4-1LD and P-1LD Zones and the Ventura/Challenge Boulevard Corridor Specific Plan area. Due to uncertainty of future market demands, California Landmark Group will be seeking Los Angeles City Planning approval for two different projects, as described below, but would proceed to construct the one that is most palatable for market conditions at the time that construction would commence.
 - a. **Townhome Condominium Project** – A residential development with 126 three-story single-family condominium townhomes, seven (7) homes of which restricted for Very

Low Income (VLI) Households, and associated parking (within private parking garages and surface stalls) and open space areas.

- b. Mixed-Use Project** — A seven-story mixed-use development with 578 residential apartment units (including 48 VLI Household units). Approximately 7,000 square feet of commercial space, and two parking levels (on and above grade) containing commercial and residential parking stalls.

Applicant Ari Kahan presented an overview of the project located 1 block east of Canoga. This is a courtesy presentation to gain PLUM input and support for the project. They will come back to PLUM in the future for full action and approval.

Applicant is presenting two different projects but intends to only submit one of them for approval. Applicant is looking to the future real estate climate to determine which project, either (a) or (b), will be chosen to be submitted. The choice of (a) or (b) will be made when the Applicant receives its entitlement.

Committee comments included, but were not limited to, issues regarding parking for both residents and guests; the choice between town homes v. mixed-use; activation of Ventura Boulevard; street-crossing for pedestrians; project occupancy; which project is a better fit for Woodland Hills; architectural style; project financing; maintenance of the commerciality of Woodland Hills and Ventura Boulevard; lack of PAOS, narrow sidewalks, tree coverage; a better mid-rise structure; and why the site plan has a grid structure, lack of meandering pathways, lack of courtyard for dogs, lack of landscape plan, lack of synergy in project; placement of fire road access; and on the issue of density, whether the neighborhood will tolerate the project;

- 7. Discussion on the presentation received by Los Angeles City Planning updating the committee on the Southwest Valley Community Plan.** The committee will discuss the presentation and develop next steps for the committee to contribute comments to the plan review process.

By. motion of Don Patterson, with a second by Bobbie Wasserman, and an unanimous vote, this ITEM WAS CONTINUED TO JUNE 20, 2024.

However, since two members of the public — Char Rothstein and Penny Newmark — specifically attended tonight’s meeting to offer public comment on this project, Chairperson Don Patterson, as a courtesy to these two people, allowed them to offer their public comments on this item. Both women are member of the West Hills Neighborhood Council. They came to comment on the Community plan as they believe it is a disaster for West Hills. They believe that the Community must take the City back, take back control.

Committee member and C-Chairperson of PLUM, offers that tend the meeting. the Woodland Hills Homeowner’s Organization (“WHHO”) would be having hearing on the issue in two weeks and invited the women to attend that meeting.

THE NEXT MEETING OF THE COMMITTEE WILL BE JUNE 20, 2024.

- 8. Adjournment:** the meeting was adjourned at 7:44pm.

Submitted by, Karen Koe