



**MINUTES OF
THE JUNE 18, 2024 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
IN PERSON AND VIA ZOOM**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:33p.m.
2. **Roll Call/Members present:** Don Patterson, Martin Lipkin, Joyce Fletcher (left the meeting at 7:33pm), Karen Koe, Henry Rice (joined at 6:49pm), Matt Richman, August Steurer, Bobbie Wasserman.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. By motion of Martin Lipkin, with a second by Sean McCarthy, the PLUM Minutes of December 07, 2023, May 16, 2024 and June 06, 2024 were approved by a **Vote of 8 Ayes (Patterson, Lipkin, Koe, Fletcher, McCarthy, Richman, Steurer, Wasserman); 0 Nays; 0 Abstentions.**

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-2024-700-DRB-SPPC-HCA, 22025 W SAN MIGUEL ST, Woodland Hills, 91364.** The applicant proposes the remodel and addition to existing SFD. demo accessory structure. new trellis, pool, porch, balcony and ADU.

Applicant's representative, Liz Opholt, and Architect Derek Heeb, presented an overview of the project. The project has been worked on for 2 years, and was submitted to City Planning on January 24, 2024. The proposed project would add/improve a single level small home, built in 1849, and add 1,789 sqft to the existing 799 sqft dwelling to create an 2,570 sqft dwelling in which to live. The dwelling will become a 3 bedroom home. The project also proposes to add a second floor and a small ADU. The home may become the highest building on the block when completed. The project is also currently working with a Landscape Architect. The house will be sprinkled. A gas insert fireplace is being proposed. There will be 2 parking spaces plus street parking. No deviations are being requested.

Public comments included, but were not limited to, questioning whether there had been any communication with the neighbors about the project; and that the 1st floor laundry was for use by the ADU only.

Committee comments included, but were not limited to, issues with the City; the changing neighborhood; access to the ADU; parking; landscaping.

Co- Case leader Matt Richman offered kudos to the designers of the project. Co-Case leader Joyce Fletcher offered that the PLUM meeting motion would be brought forth on July 18, 2024; then to the full Board on August 8, 2024.

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

The Committee was referred to the document prepared by member Martin Lipkin.

Committee comments included, but were not limited to, the concern with Ventura Boulevard, rather than building height; the clearly could care less concern with religious properties; the plain vanilla zoning without context; the lack of time to work with the community; the raw, lack of experience; how politicians have screwed up the SWVCP; the pressure from East, West L.A.; exposing shoddy workmanship; offering marketable alternatives; having planning come out to answer questions; citizen chaos will be approached; pitching the SWVCP; that Planning must be staffed, have written questions; that SWVCP does **not** have to look at Walnut Acres lot split and mid-lot split width requirement; and that is increasingly challenging to find people to work for government; it was agreed that the process is flawed.

It was agreed that the Committee would review Mr. Lipkin’s summary of the SWVCP, send comments to him in order to find a focus, concern for the Committee, which would in turn require Planning to come to a PLUM meeting to address. Comments should be sent to Mr. Lipkin prior to the next meeting on July 18, 2024. The Committee was admonished not to discuss the matter between its members.

Dennis DiBiase announced that the matter will be discussed at the WHHO meeting of June 26, 2024.

- 7. Review of New Cases to be placed on next meeting agenda, Review of Current Cases, and general committee business.** The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

There are 2 new cases— (1) an application for a full line of alcohol for Koarosh restaurant located at 22635 Ventura Boulevard. Sean McCarthy and Matt Richman will serve as Co-Case leaders. (2) Sharkey’s. Henry Rice will be the Case leader.

THE NEXT REGULARLY SCHEDULED PLUM COMMITTEE MEETING OF JULY 4, 2024 HAS BEEN CANCELLED. The July 4 regular meeting of the PLUM Committee has been cancelled due to the Fourth of July holiday.

THE NEXT MEETING OF THE COMMITTEE WILL BE JULY 18, 2024 via ZOOM.

- 8. ADJOURNMENT :** the meeting was adjourned a 8:47pm.

Submitted by,
Karen Koe