



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

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:32 p.m. He then read the standard disclaimer language.
2. **Roll Call/Members present:** Don Patterson, Martin Lipkin (joined at 6:56pm), Joyce Fletcher (joined at 6:48pm), Karen Koe, Henry Rice, 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. **Minutes:** There were no minutes to approve.

**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 and ENV-2024- 701, 22025 W SAN MIGUEL ST, Woodland Hills, 91364.** The applicant proposes the remodel and second story addition to an existing single story, single-family detached home. Demolition of partial carport, new trellis/wall added, a new pool, a new front porch, balconies and attached ADU. New construction equals 2,153 square feet. Remodel includes demolition of various existing structures. Includes exterior renovation and alteration.

The item was agonized for the hearing of the motion only.

Co-Case Leader Matt Richman read and brought forth the following motion:

**PLUM MOTION:**

As pertaining to **Case DIR-2024-700-DRB-SPP-MSP and ENV-2024-70**. The application requests approval for partial demolition of an 828 sq. ft. one story house for construction of a 2,950 sq ft two- story house.

Application includes demolition of partial carport with addition of a new trellis and wall added to remaining carport. Construction of a new pool, a new front porch, a second story balcony and attached ADU. The new construction equals about 2,153 square feet. Remodeling/construction includes demolition of various existing structures and includes exterior renovation and alteration.

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Having held (1) onsite meeting and (2) public teleconference PLUM meetings for the application for a project compliance review, at 22025 W San Miguel Street, Woodland Hills, CA 91364, for remodeling and additional construction to existing single story, single-family detached home the WHWCNC PLUM Committee recommends the following:

The Mulholland Design Review Board further review the following concerns and possible issues to ensure the application is in full compliance with the Mulholland Scenic Corridor Specific Plan.

- **Size of the house.** Is this a remodel or construction of a new home? How big is the house w/ADU? There are questions about the exact total square feet of new construction. Building area (existing (1) story house= 828/sf  
• (new 2-story addition) = 1,789  
(new ADU) = 362/sf= total new structure  
= 2,979/sf (0.47 FAR) vs 2,153/sf on application.
- **Height.** The height of the house is of concern, as all the houses on the street are small one- story houses with the exception of one two story house. The proposed house is several feet taller than the tallest house on the street. Is the applicant under the max height requirement and the applicant should show dimensions on sections & elevations.
- **On-site parking-one car garage.** The project provides only one, one-car garage to accommodate a large two-story family home with an additional ADU. The project assumes persons living or working or visiting the site will always park on the residential street.
- **Flat roof over car port.** Existing (1) car carport will be converted into new (1) car garage while maintaining the 4'-0" side yard set back with a 2<sup>nd</sup> floor flat roof addition  
Concerns of that the second story flat roof will eventually be converted to an outdoor deck which could create noise and infringe on the privacy and quality of life of the neighbors.
- **Exterior washer and dryer room on first floor.** The washer and dryer is enclosed in a small room that opens to the outside of the home and faces the house next door. Concerns about noise from the washer and dryer affecting the peace and quiet of the next-door neighbor.
- Applicant should show dimension (site plan, sections & elevations) regarding all side yard setbacks (please show on drawings)
- Applicant should show the demo walls on the floor plan with shaded areas to verify the total amount of remodeling vs. new \*50% threshold for new building compliance. (not called a remodel)
- Applicant to label planting around pool equipment for sound buffer at rear yard (per landscape plan)
- Applicant to comply with LID (low impact development) requirements per new code of 2,500/sf or less (if applicable for this project)
- Applicant shows proof of sent notification of project to all homes within the one hundred feet radius of the site and provides all responses from the neighbors.  
The PLUM Committee also finds the following:

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- The overall design is a 2-story modern style with steep sloping roofs & flat roof and balcony’s mixture along with tall modern windows & glass doors.
- The landscape/hardscape plan shows new permeable pavers for driveway and side yard pedestrian access. The entry pavers are spaces with landscape grout lines and miscellaneous planting. The rear yard has a new pool and spa, with open beam patio trellis and IPE wood decking All side yards have slender row of consistent planting to screen and contain privacy for the applicants.
- The general designs and floor area are compliant with current codes.
- The new Attached ADU is complaint with new State & Local ADU codes
- The architectural flavor is a modern design and compatible with new buildings within the general neighborhood (Contemporary Architecture)

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee finds that the submitted application for remodel/new construction of a 2-story single family dwelling at 22025 San Miguel Street receive the **support** of the Board of the Woodland Hills-Warner Center Neighborhood Council contingent upon the following condition:

**Condition:**

**1. The Mulholland Design Review Board verify project compliance per all local, city and state requirements and as defined in the Mulholland Specific Plan and applicant complies with all requests prior to final approval by the City.**

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, the Mullholland Design Review Board, and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent **supporting** recommendation for this application as presented on July 18, 2024.

The motion was seconded by Sean McCarthy. Thereafter, the Committee briefly discussed the motion. Applicant’s representative, Liz Opholt, opined that the project complies with all of the requirements. Karen Koe the proposed the following amendment to the motion: that paragraph 3 of the motion be amended to read and the following language inserted into:

Having held (1) onsite meeting **with Co-Case Leaders Joyce Fletcher and Matt Richman** and (2) . . . .

Sean McCarthy seconded the motion to amend the motion.

Thereafter, by motion of Matt Richman, with a second by Sean McCarthy, the amended motion of support was passed by a **Vote of 9 Ayes (Patterson, Lipkin, Fletcher, Koe, McCarthy, Rice, Richman, Steurer, Wasserman); 0 Nays; 0 Abstentions.**

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6. **Discussion and possible action on updates to 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. Information on the proposed updates can be found here: <https://planning.lacity.gov/plans-policies/community-plan-update/southwest-valley-community-plans-update>

Chairperson Don Patterson and August Steurer led the discussion on this matter. The Committee's discussion on this matter rapidly focused in on the Citywide Housing Incentive Program (the "CHIP"), which is essentially an overlay of the Community Plan. While several members of the Committee voiced concern over the fact that the focus on this particular issue had not been placed on the agenda; the discussion continued. The impetus for the CHIP is the new density in transit and opportunity corridors as defined by the State, which include Ventura Boulevard, Topanga Canyon Blvd., the major blvds. and Warner Center but exempts fire areas such as hillsides. Opportunity areas include the wealthier areas with low density, best schools and hillsides, and would add 3-5 stories to building height if affordable housing is added. Some places could have 8 stories.

The Committee then began discussing how the CHIP effects the Community Plan ("CP"). Sean McCarthy brought the Committee's attention to the letter written by John Walker, the President of WHHO, into focus. Sean felt the letter was well written and encouraged the Committee to adopt, join, and/or endorse the letter to support the restrictions identified.

Sean McCarthy then made a motion of support, with a second by Joyce Fletcher, in regard to the WHHO letter. The ensuing discussion of the motion included, but was not limited to, the Neighborhood Council ("NC") supporting the WHHO letter and drafting/preparing its own Community Impact Statement letter on the issue. It was felt that two letters would increase the impact of our concerns on City Planning in regard to the SWVCP.

Chairperson Don Patterson stated that public Comment on the CHIP was due by August 1, 2024. He suggested that 2-3 PLUM members draft a letter or a CIS for the NC and that there be a Special Meeting of PLUM on Monday (July 22) or Tuesday (July 23) to review the proposed letter, submit it to the NC for their review and then submit the CIS on behalf of the NC, which would emphasize our position in a stronger way. Co-Chair Martin Lipkin emphasized that our letter should not include too much which might muddy the waters, he urged that the focus on the CHIP is the issue that is the most important!!! August Steurer also emphasized that the letter is not about the SWVCP, it's about the CHIP!!!

Thereafter, by motion of Sean McCarthy, with a second by Joyce Fletcher, the motion of support for the WHHO letter was passed by a **Vote of 7 Ayes (Patterson, Lipkin, Fletcher, McCarthy, Rice, Richman, Wasserman); 1 Nay (Steurer); 1 Abstention (Koe)**.

Thereafter, by motion of Don Patterson, with a second by Joyce Fletcher, made a motion that there be a Special Meeting of the PLUM Committee via ZOOM on Monday, July 22, 2024 at 6:30 p.m. to draft a proposed letter for the NC to support the WHHO letter was passed by a **Vote of 7 Ayes (Patterson, Lipkin, Fletcher, Koe, McCarthy, Rice, Richman, Steurer, Wasserman); 0 Nays; 1 Abstention (Richman)**. A draft of the proposed letter will be circulated among the committee before the Special Meeting.

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**7. Review of New Cases to be placed on the 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

There are no new cases.

A case involving Sharkey's at Topanga Canyon Blvd. and Erwin St. has been requested to be held open.

Heath Kline offered public comment regarding an issue of light pollution behind the Amazon Fresh store at Topanga Canyon Blvd. and Erwin St. It was suggested that the Amazon Fresh store manager an/or Management Company representative be contacted directly as they often will correct matters once they are brought to their attention.

**THE NEXT MEETING OF THE COMMITTEE WILL BE A SPECIAL MEETING ON JULY 22, 2024 AT 6:30pm VIA ZOOM.**

**8. ADJOURNMENT :** the meeting was adjourned at 7:49 pm.

Submitted by,  
Karen Koe

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“Protecting the Integrity of our Community.”

**W.H.H.O.**

**Woodland Hills Homeowners Organization**

Mailing: P.O. Box 6368, Woodland Hills, CA 91365

4128 Morro Dr, Woodland Hills, CA 91364 [www.whho.com](http://www.whho.com)

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July 17, 2024



**EXECUTIVE DIRECTORS**

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In Memoriam Founders **Gordon Murley Herb Madsen**

**RE: WOODLAND HILLS HOMEOWNERS ORGANIZATION OBJECTION AND RESPONSE TO THE DRAFT CITY WIDE HOUSING PROGRAM ORDINANCE.**

To The Citywide Housing Policy Team:

This letter shall serve as the Woodland Hills Homeowner's Organization ("WHHO") position related to the latest Draft Citywide Housing Incentive Program ("CHIP") Ordinance dated June 27, 2023.

The WHHO has been an engaged community-based organization for almost 40 years (since 1985), with a diversity of members who are residents, small business owners, and individuals involved in area development and City management, including architects, real estate specialists, attorneys, City and LAUSD employees and dozens of neighborhood representatives who all have vested interests in the future of this community.

The residents of Woodland Hills and Warner Center have contributed much more than their fair share of insights and participation towards the needs of the City's efforts to add additional housing units. We offered the entire Warner Center area--nearly 1,100 acres-- to redevelopment with practically unlimited



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density for both multi-family housing and commercial development. That action provided for nearly 20,000 housing units and 15 million square feet of commercial space as outlined in the Warner Center 2035 Specific Plan. What we have not, and will not agree to, is the wholesale destruction of our single-family neighborhoods in a poorly conceived and highly destructive effort driven by a number of Sacramento legislators primarily from Northern California.

Following detailed scrutiny conducted by the WHHO Board of the proposed Draft Citywide Housing Incentive Program (“CHIP”) Ordinance and the 2023 Outreach Summary available on the LA Planning Department website, as well as the collective input of our membership and the community-at-large, our objections, responses and our conclusions are as follows:

### Citywide Housing Policy Team

[housingelement@lacity.org](mailto:housingelement@lacity.org).

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(Via Email only)

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1. We recognize the need for Opportunity Corridor Incentive Area designations within our community. However, currently, multiple opportunities exist in Warner Center within the guidelines of the 2035 Warner Center Specific Plan and, even after our limited proposed adjustments to the CHIP Ordinance are incorporated, we believe additional opportunities for affordable development in Woodland Hills will emerge based on your draft proposals.
2. We do **not** agree that the current draft adequately considers the negative effect(s) and significant impact on portions of the proposed designated Opportunity Corridor Incentive Area Zones on the existing single-family residences and neighborhoods directly adjacent to these zones. Five to eight story buildings adjacent to single family properties greatly diminishes the property owner’s rights to a reasonable expectation of privacy and sunlight. And additionally, the proposed CHIP Ordinance plan negatively and dramatically impacts their property values- thus drastically depreciating the hard-earned generational wealth built by the homeowners over decades.  
**A governmental taking of a person’s rights** and/ or legislating a substantial diminution of one’s

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equity should be carefully considered before moving forward with this ordinance since this ill-advised proposal as presented will inevitably result in numerous lawsuits and other actions against the City of Los Angeles.

3. It is the WHHO's position that the following Opportunity Corridor Incentive Area designations be **eliminated** from the Ordinance.

- A. **Remove the Opportunity Corridor Incentive Area designations from the south side of Ventura Boulevard from Corbin Avenue to Winnetka Avenue.**

- B. **Remove the Opportunity Corridor designations from the south side of Ventura Boulevard from De Soto Avenue/ Serrania Avenue to Topanga Canyon Boulevard - including the designation on the east, west and south sides of Comercio Lane.**

- C. **Remove the Opportunity Corridor Incentive Area designations from the south side of Ventura Boulevard from Topanga Canyon Boulevard to the crossing of the 101 Freeway.**

- D. **Remove the Opportunity Corridor designations from the north side of Ventura Boulevard from the crossing of the 101 Freeway east of Shoup Avenue to the area currently designated west of Royer Avenue.**

- E. **Remove the Opportunity Corridor Incentive Area designation on both sides (east and west) of Topanga Canyon Boulevard from Ventura Boulevard south to Mulholland Drive.**

4. The WHHO supports the revision in the draft Ordinance that a Faith-Based Organization, as defined by state law, be limited only to those sites owned before January 1, 2024, in single family neighborhoods. However:

**WHHO does not support the exception for properties within 528 feet of an existing Faith-Based Organization be exempted, and are thus open to such inappropriate disruptive**

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**development, and general lack of control by City land-use authorities.**

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5. **The WHHO supports the Opportunity Corridor Transitional Incentive Areas in the current draft that are limited to only R2 and RD zones; especially given these areas are designated to be located next to Opportunity Corridor Incentive Areas and can now extend 750 feet beyond the Opportunity Area properties. Our understanding is that RS, R1, RA and related zones are unaffected by this designation. It is WHHO's understanding is that Woodland Hills is not affected by Opportunity Corridor Transitional Incentive Areas in any way. If this understanding is not accurate, direct communication to our organization is required immediately clarifying this incentive.**
  
6. The maps showing the Publicly Owned Properties and the Faith-Based Organization Properties show locations within **Very High Fire Hazard Zones**. Consistent with the intent of the latest draft Ordinance, these locations must be removed from the maps and specifically not be considered eligible for redevelopment/ densification at any time in the future.  
LAUSD properties and Community College District properties are not legally within the jurisdiction of the City of Los Angeles and must be removed from the proposed maps.

#### **2023 Outreach Program: Denial of Due Process**

During the WHHO's evaluation of the L.A City Planning CHIP Team outreach, it is apparent no meetings located west of the 405 Freeway were convened. In fact, no groups that were directly connected to residential stakeholders or to the area's small businesses were given a presentation. The groups that might be even considered "*close*" to our area only consisted of the following:

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**The Valley Alliance of Neighborhood Councils (VANC)**, meetings are usually held east of the 405, are a group of our Neighborhood Council representatives, but minimally involve attendance of the actual stakeholders represented by the NC's. In fact, the Woodland Hills Warner Center Neighborhood Council attendance at VANC Meetings is spotty at best. The Woodland Hills Homeowner's Organization was never given notice of this meeting.

**Valley Industry and Commerce Association (VICA)**, located in Van Nuys east of the 405 Freeway, is just as the name infers, represents business interests exclusively.

**Plan Check NC** is a very small group that consists of knowledgeable representatives from NC Land Use Committees. This group is very short on representatives of specific areas of Woodland Hills that own homes or know that Plan Check NC even exists.

Other various outreach events the WHHO noted in the 2023 outreach recorded by the CHIP Team, relied on residents' random attendance at a **festival or street fair** and they expected interested parties to have a chance encounter at the CHIPS Team booth. There, they may have exchanged thoughts that we have to presume were apparently not recorded, and therefore not part of the official public record. WHHO could not ascertain by the information provided if any of these events took place west of the 405 Freeway.

Given the varying needs and points of view throughout the multitude of communities being affected by the proposals in the CHIP draft, we strongly demand additional outreach efforts be made - particularly in the

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Woodland Hills and Warner Center areas. The community needs this so we all can assess the relevancy of the conclusions reflected in your **Concept Explorer Survey**, as they do not seem to align with the stakeholder's input concerning Planning's proposals that we have gathered over the past 1 1/2 months.

**WHHO Conclusion:** In closing, our organization is a 501(C)(4) non-profit, working for the betterment of Woodland Hills since 1985. We are not against development; to the contrary, we favor responsible smart growth in our community, as illustrated in the Warner Center 2035 Plan which our organization was

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heavily involved in creating. Furthermore, we favor *controlled growth* that is appropriate, and which will contribute to a positive future for our residents. We hope that political pressures do not rush any Planning determinations or prevent the proper amount of time this process requires for all of us to come to appropriate conclusions regarding the future needs of our community, the West Valley, and of all of Los Angeles.

**Most importantly, to protect existing single family property owner's rights, the Opportunity Corridor Incentive Areas listed above, must be eliminated and further community outreach must be conducted to preserve the community's rights to due process.**

Respectfully submitted,

JOHN M. WALKER, Esq.

Present, W.H.H.O.

Woodland Hills Homeowners Organization.

CC: (by email only)

Clerk, City of Los Angeles

Honorable Karen Bass, Los Angeles City Mayor

Honorable Hydee Feldstein Soto, Los Angeles City Attorney

Kevin Keller - The Office of Mayor Karen Bass

Vahid Khorsand - The Office of Mayor Karen Bass

Honorable Bob Blumenfield - Los Angeles City Councilmember, Council District 3 Honorable Dennis

Zine (Ret.) - Former City Councilmember, Council District 3 John Popoch - The Office of

Councilmember Bob Blumenfield

Jeff Jacobberger - The Office of Councilmember Bob Blumenfield

Elizabeth Ene - The Office of Councilmember Bob Blumenfield

Seth Samuels - The Office of Councilmember Bob Blumenfield

Vince Bertoni – Director - LA City Planning

Shana Bonstin – Deputy Director – LA City Community Planning

Arthi Varma - Deputy Director – LA Citywide Policy Planning

Lisa Webber – Deputy Director LA City Project Planning

Blake Lamb - LA City Planning

Theodora Trindle - LA City Planning

Prya Mehendale - LA City Planning

Lucy Martinez - LA City Planning

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Tal Steinberg - LA City Planning


Adrineh Melkonian - LA City Planning

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Courtney Schoenwald - LA City Planning

Kathy Del Donne - President, Ventura- Cahuenga Boulevard Corridor Plan Review Board Dena Weiss -  
President Woodland Hills Warner Center Neighborhood Council

Tracey Rosen - Vice President Woodland Hills Warner Center Neighborhood Council Diana Williams -  
CEO West Valley Warner Center Chamber of Commerce

Maria Pavlou Kaplan - United Neighbors

Kathleen Sterling - Valley News Group

Olga Grigoryants - LA Daily News

Woodland Hills Homeowners Organization Officers and Board of Directors

Woodland Hills Homeowners Organization Members

Charlene Rothstein, President, West Hills Neighborhood Council

Ray Cole, President, Canoga Park Neighborhood Council

Mihran Kalaydjian, President, Winnetka Neighborhood Council

Leonard Shaffer, President, Tarzana Neighborhood Council

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Honorable Assemblyman, Jesse Gabriel

Honorable State Senator, Henry Stern

Honorable Lindsey Horvath, Los Angeles County Supervisor

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