

CITY OF LOS ANGELES
CALIFORNIA

Neighborhood Council
Governing Board Officers:
President Dena Weiss
Vice President Mihran Kalaydjian
Secretary, Karen DiBiase
Treasurer Paul Lawyer
Parliamentarian Leslie Simon



200 N. Spring Street Los
Angeles, CA 90012

WOODLAND HILLS
WARNER CENTER
NEIGHBORHOOD COUNCIL

Email: NCsupport@lacity.org
Website: www.empowerla.org

Special Full Board Meeting
Agenda Woodland Hills Academy
Main Hall- Auditorium
20800 Burbank Blvd., Woodland Hills, CA 91367
June 21, 2023
6:30 p.m.- 08:00 p.m.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Karen DiBiase, Secretaria, al **818-639-9444** o por correo electrónico www.whcouncil.org para avisar al Concejo Vecinal.

Board Members:

Area 1 - Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros- McCaughey
Area 2 - Paul Lawler, Philp Swain
Area 3 – Mark Ball, John Sandy Campbell
Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak
Area 5 – Christopher Waddy, Julie Waltrip, Gretchen Gesell
Area 6 – Leslie Simon, Mihran Kalaydjian, Heath Kline
Area 7 – Aaron Williams, Christine Robinson
At-Large – August Steurer, Bobbie Wasserman
Youth Member – Talia Isaacs

PUBLIC INPUT ON AGENDA ITEMS** – The public may address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. ***Public comment is limited to (1) minute per speaker unless adjusted by the President. Public comment can only be made one time and will be heard at the beginning of an agenda item.

***PUBLIC INPUT ON MATTERS NOT ON THE AGENDA** - Comments from the public on other matters not appearing on the agenda *that are within the Board's jurisdiction* will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting.

AGENDA

Call to Order
Pledge of Allegiance Roll Call

Public Announcements:

Office of Councilmember Bob Blumenfield – if available (1 minute each)
Office of Local and State Officials – if available (1 minute each)
Other Local Agencies – if available (1 minute each)

General Public Comment, by the Public, on Non-Agenda Items:

General Public Comment is limited to (1) minute per speaker and 10 minutes total due to limited timing at the school venue.

I. Organization, Operation, Policies, & Procedures:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board. Time limits set for each agenda item may be adjusted by the presiding officer of the Board. Time limits may vary so the public is encouraged to join the meeting several minutes PRIOR to a specific agenda item being discussed.

A. Approval of Minutes: Board Meeting – April 19, 2023 (3 minutes)
See posted support document **Roll Call Vote**

B. Officer Reports (3 minutes)

President – Dena Weiss
Vice President – Mihran Kalaydjian
Treasurer – Paul Lawler
Parliamentarian – Leslie Simon.
Secretary -Karen DiBiase

2. Items for Discussion and Possible Action:

Item No. 1

Paul Lawyer, Treasurer
(23-036)

Approval of MER for April, 2023

For discussion and possible action: (3 minutes)

Motion for the board to approve the April 2023 Monthly Expense Report (MER).

See posted support document

Roll Call Vote

Item No. 2

Paul Lawyer, Treasurer

(23-037)

Approval of MER for May, 2023

For discussion and possible action:

(3 minutes)

Motion for the board to approve the April 2023 Monthly Expense Report (MER).

[See posted support document](#)

Roll Call Vote

Item No. 3

Paul Lawyer, Treasurer

(23-038)

Approval of Treasurer’s Budget Re-allocation

For discussion and possible action:

(3 minutes)

Motion for the board to approve the Budget Re-allocation as presented.

[See posted support document](#)

Roll Call Vote

Item No. 4

Paul Lawyer, Treasurer

(23-039)

Approval of Administrative Packet

For Discussion and possible action:

(3 minutes)

Motion for the board to approve the Administrative Packet budget as recommended.

[See posted support document](#)

Roll Call Vote

The next three items are PLUM agenda items. For case reports, please click on: [PLUM - Woodland Hills Warner Center Neighborhood Council \(whcouncil.org\)](#)

Item No. 5

PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs

(23-040)

Case CPC-2022-8820-2C/CU/ZV (SPE-SPP-SPR)

Extra Space Storage Facility, 20401 Ventura Blvd., Woodland Hills, CA 91364

See Case report – click on link: -Storage at 20401 Ventura - [FINALCase Report ChalkHillStorage.pdf](#)

[\(whcouncil.org\)](#)

For discussion and possible action:

(10 minutes)

The applicant proposes to build a new 158,371 SF, climate-controlled storage facility and parking lot on a currently empty lot located near the crest of Chalk Hill at 20401 Ventura Blvd., overlooking the 101 Freeway. They are proposing 1,373 storage units in 108,950 feet of space. In addition to the five levels of

storage (three subterranean), the submitted plans call for 1,015 SF for a storage office and 1,400 SF for retail/commercial space on the ground floor facing Ventura Blvd. to conform to the requirements of the Ventura/Cahuenga Blvd. Corridor Specific Plan.

Motion:

Concerning Planning Application CPC-2022-8820-2C/CU/ZV (SPE-SPP-SPR), having held three public PLUM Committee meetings (live and virtual) to build a 158,371 SF storage facility and parking lot on a vacant lot located near the crest of Chalk Hill at 20401 Ventura Blvd and in the Cahuenga Blvd./Ventura Blvd. Specific Plan, featuring five levels of storage containing 1,373 storage units and 1,400 SF space for retail/commercial use on the ground floor facing Ventura Blvd., the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has submitted plans that with several exceptions and variances substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

WHEREAS, Zone change from P-1LD, C2-IDL, and C4-1LD to C2 appears to be warranted at this location; and

WHEREAS, a requested FAR increase from required 1:1 to 3:1 and the request to modify the Specific Plan height requirement to 40 feet instead of 30 feet to match other structures on the hill also appear to be warranted; and

WHEREAS, a CUP request to allow a storage facility adjacent (500') to the residential zone/units will not substantially impact the senior living complex next door; and

WHEREAS, a requested Variance for relief or Specific Plan required parking be reduced from 43 to 22 automobiles because of limited use of automobiles at this facility appears reasonable; and

WHEREAS, the Applicant has stated that solar roof panels and EV charging stations will be built in the initial construction of the facility; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 20401 Ventura Blvd, Woodland Hills, CA 91367, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Conditions:

- 1) All plans presented on April 20, 2023 at the PLUM Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) PLUM Committee shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2) The applicant will not submit any significant, further updated plans or building or site plan changes without first presenting them to the WHWCNC for support.

- 3) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4) The Applicant will place a project sign on the project under construction, which is clearly visible to the street, showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership, and contact information.

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 and Council District 3 Councilmember Bob Blumenfield of the PLUM Committee’s findings, determinations, and its subsequent supporting recommendation to APPROVE this application as presented to the full Council on May 10, 2023.

Roll Call Vote

Item No. 6

PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs

(23-041)

Cases CPC-2022-8609 and ENV-2022-8611

21011 Ventura Boulevard, Woodland Hills, CA 91364

See Case report – click on link: - Storage at 21011 Ventura - [Microsoft Word - 21101 Ventura PLUM Case Report.doc](#)
[\(whcouncil.org\)](#)

For discussion and possible action:

(10 minutes)

The applicant is proposing to subdivide an existing hotel parcel and construct associated site improvements to develop a new 6-story Self Storage Building for household goods on the rear parcel.

MOTION:

As pertaining to Cases CPC-2022-8609 and ENV-2022-8611, having held three (3) courtesy presentations and (1) public live PLUM meeting for the application filed by Brian Kearny of Johnson Development Associates, Inc., hereby finds that:

WHEREAS, the Applicant has requested a split of the existing parcel at 21101 Ventura Boulevard containing a Courtyard at Marriot Hotel, and a zone change to C2 for the resulting new rear parcel, which will allow the construction of a self-storage facility; and,

WHEREAS, the Applicant has requested a Conditional Use Permit pursuant to LAMC Section 12.24 W.50 for a storage building for household goods in the C2 Zone within 500 ft. of R Zoned properties south of Ventura Blvd.; and,

WHEREAS, the Applicant plans to load and unload household goods on the ground floor on the north side of the building mostly within the envelope of the building, thus minimizing noise and visual impact to neighboring properties; and,

WHEREAS, the Applicant has requested to allow 80’4” height in lieu of the maximum allowed 45’ height for the proposed self-storage facility, which is compatible with the 71’6” height of the hotel on the front parcel; and,

WHEREAS, solar panels will be installed on the roof, and the HVAC mechanical equipment on the roof will be shielded from view from the local streets and the 101 Freeway; and,

WHEREAS, the Applicant has requested to allow 3.44:1 FAR in lieu of the required maximum FAR of 1.0:1 for the building, which is reasonable for the floor space needs of a self-storage facility with the footprint of the proposed 6-story facility; and,

WHEREAS, the Applicant has requested relief from potential physical improvements as may be required by the Bureau of Engineering on all streets, including Ventura Boulevard, Alhama Drive, and Clarendon Street.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans to construct a 6-story self-storage facility receive the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions, contingent upon the following conditions:

Conditions:

1. All plans presented on May 10, 2023 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
2. The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
3. Any further modifications to the site plan and elevation(s)/architecture will be presented first to the WHWCNC for support before submitting them to City Planning.
4. If allowed by the existing Specific Plan, the Applicant shall place a project sign on the project at the beginning of construction of sufficient size that is clearly visible to the street, showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership, and contact information. The sign shall be removed upon receipt of the Certificate of Occupancy.
5. All excess building materials and construction debris shall be promptly removed from areas on the site outside of the building upon completion of the project.
6. No banners on the exterior of the building or any temporary signage along Ventura Blvd. or the 101 Freeway shall be displayed except for the single construction sign (if allowed).
7. All conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance thereof.

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 and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to approve the application presented on May 10, 2023.

Roll Call Vote

Item No. 7

PLUM Committee – Don Patterson, Chair

Case No. ZA-2022-2788-CU-SPP-SPR-WDI

In-N-Out Burgers Inc., 22822 West Ventura Blvd, Woodland Hills, CA 91364

See Case report – click on link: In-N-Out - [FINALCaseReport-IN-N-OUT-6-014-23-Case-ReportR4-ZA-2022-2788-](#)

For discussion and possible action:

(10 minutes)

Applicant proposes to demolish vacant 1-story, 6,739SF bank building with parking lot (total 39,876 SF lot) and construct a new 3,342 SF restaurant with drive-thru service, dining patio, parking lot with 32 spaces including handicapped, bike racks, and trash enclosure in the Cahuenga Blvd. /Ventura Blvd. Specific Plan. This is the second appearance before WHWCNC Board (previous appearance: Dec. 12, 2022) as the previous application approval was rescinded by the WHWCNC Board, and this new design iteration was developed by the Applicant in conjunction with a community stakeholder group and PLUM Committee individuals.

Motion:

Having held two virtual (Zoom) public meetings and two open (live) meetings—plus a previous WHWCNC Board meeting-- for the application ZA-2022-2788-CU-SPP-SPR-WDI, concerning the demolition of existing 6,739SF bank building with parking lot (total 39,876 SF lot), and construction of a new 3,342 SF restaurant with drive-thru service, dining patio, parking lot and trash enclosure in the Cahuenga Blvd. /Ventura Blvd. Specific Plan section of Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has submitted a demolition and construction plans that substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

WHEREAS, the request for relief from Code Section 12.24.W.17 for a CUP for a drive-through restaurant in the C4 Zone appears to be warranted and should cause no complications at this location; and

WHEREAS, the Applicant agrees to work with the LA Department of Transportation to solve the potential traffic hazards of traffic exiting from the drive-thru and attempting to turn left; and

WHEREAS, the request from Code Section 12.24.W.27 for a CUP for a commercial corner development that operates between 11 PM and 7 AM and does not fully comply with specified requirements in Section 12.22.A.23(a)(3) also appears to be warranted for this business; and

WHEREAS, the request to waive the 5-foot dedication along Rigoletto (and add to the dedication along Del Valle) should be considered; and

WHEREAS, the submitted landscape plan also will help shield the adjacent apartment complex from project noise and views; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 22822 Ventura Blvd, Woodland Hills, CA 91364, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this revised motion of the committee as its own in SUPPORT of the requested actions as stated, **contingent upon adoption by the Applicant of the following conditions:**

Condition(s)

- 1.) All plans presented on June 1, 2023 at the PLUM Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) and the WHWCNC Board on June 14, 2023 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans or building or site plan changes without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to, and acceptance of these conditions.
- 4.) Applicant shall post a large Project Sign on site during construction phase with illustration of project, key project facts and contact number(s) for In-N-Out and construction crew.
- 5.) Applicant shall work with the City’s Department of Transportation to solve potential traffic hazards of cars exiting the drive-thru and attempting a left turn with “Right Hand Turn Only” traffic mitigations (signs, bollards, etc.) necessity for the drive-through exit onto Ventura Blvd.
- 6.) The Applicant will address the re-design of landscaping for patio and pergola area so that the planter bed along a “seating wall” behind/under pergola has taller “privacy hedges” planted to block site of parking lot area from Ventura Blvd. and meet the “Street Wall” requirements of the Ventura- Cahuenga Boulevard Corridor Specific Plan. Also address idea of building a raised planter box/bed on patio area along Ventura Blvd. sidewalk to enhance “Street Wall” requirement.

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 and Council District 3 Councilmember Bob Blumenfield of the PLUM Committee’s revised findings, determinations and its subsequent supporting recommendation to approve this application as presented and amended at the June 1st, 2023 PLUM Committee meeting, and to the WHWCNC Board on June 20, 2023.

3. Committee Reports.

(10 minutes)

Budget Committee – Paul Lawler, Chair

Community Services Committee – Rachel Tabak, Chairs

Community Outreach Committee – August Steurer and Chris Waddy, Co-Chairs

Education and Youth Committee –Mihran Kalaydjian and Talia Isaacs, Co-Chairs

Environmental & Beautification Committee – Karen DiBiase, Chair

Governance Committee – Dena Weiss, Chair

Public Health and Homelessness Committee –Aaron Quantz and Reina Cerros-McCaughey, Co-Chairs

Public Safety and Transportation –Rachel Tabak, Chair

PLUM Committee – Don Patterson and Marty Lipkin, Co-Chairs

WHIP Committee – Heath Kline, Chair

Ad-hoc Committee – Flight Path and Noise Advisory Committee, Martin Lipkin, Chair

Hybrid Committee- Heath Kline, Chair; presentation on committee research and findings to date and discussion regarding options for purchase

4. **Area Reports**

(5 minutes)

Area 1 - Aaron Quantz, Karen DiBiase, Mark Schwartz, Reina Cerros- McCaughey

Area 2 - Paul Lawler, Philp Swain

Area 3 – Mark Ball, John Sandy Campbell

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak

Area 5 – Christopher Waddy, Julie Waltrip, Gretchen Gesell

Area 6 – Leslie Simon, Mihran Kalaydjian, Heath Kline

Area 7 – Aaron Williams, Christine Robinson

At-Large – August Steurer, Bobbie Wasserman

Youth Member – Talia Isaacs

Adjournment of Meeting

The next Regular Board meeting will be held in person on **July 12, 2023**, tentatively at the Woodland Hills Academy school (*at Burbank and De Soto across from Kaiser Hospital*). Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2023 year: Full Board meetings are held the second Wednesday of every month at 6:30 p.m. Check the NC website calendar for a complete list of committee and board meetings. Meeting dates and times are subject to change. Check the NC calendar for updated meeting schedules.

*THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate based on disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) before the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

*PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non- exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.whcouncil.org or at the scheduled meeting. In addition, if you would like a copy of any record, if available, related to an item on the agenda, please contact Dena Weiss, at email address d.weiss@whcouncil.org.

*PUBLIC POSTING OF AGENDAS – agendas are posted for public review as follows:

- www.whcouncil.org and go to the website Calendar page and click on the date – Board meetings are held on the second Wednesday of each month. Check the calendar for any change of meeting date and/or time.
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>
- **A copy of this agenda is also physically posted on the outside of the window of the West Valley Warner Center Chamber located at 6100 Topanga Canyon Blvd, Ste 2330, Woodland Hills, CA**

91367. The Chamber is located at the Promenade Mall outside the east entrance of the mall and to the left of Ruth Chris Restaurant. The Chamber office is accessed from Owensmouth Street. Parking is free.

- ***RECONSIDERATION AND GRIEVANCE PROCESS** - For information on the WHWCNC process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the WHWCNC Bylaws. The Bylaws are available at our website at www.whcouncil.org
- **SERVICIOS DE TRADUCCIÓN** - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Dena Weiss al d.weiss@whcouncil.org o por correo electrónico avisar al Concejo Vecinal.
- **Notice to Paid Representatives** - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978- 1960 or ethics.commission@lacity.org.