

CITY OF LOS ANGELES
CALIFORNIA

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



200 N. Spring Street Los Angeles, CA 90012

WOODLAND HILLS
WARNER CENTER
NEIGHBORHOOD COUNCIL

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

Regular Full Board Meeting
City of Los Angeles Fire Station # 84
Community Room
21050 Burbank Blvd., Woodland Hills, CA 91367
August 9, 2023
6:30 p.m.- 09:00 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 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey
Area 2 - Paul Lawler
Area 3 – Tracey Rosen
Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak
Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell
Area 6 – Mihran Kalaydjian, Heath Kline
Area 7 – Lillian / Joyce Fletcher
At-Large – August Steurer, Bobbie Wasserman
Youth Member – Vacant seat

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 (2 minute each)
Office of Local and State Officials – if available (2 minute each)
Other Local Agencies – if available (2 minute each)

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

General Public Comment is limited to (2) minutes per speaker and 10 minutes total due to limited timing at the firestation venue.

I. Organization, Operation, Policies, & Procedures:

Item No. (1) Empower LA/ Dena Weiss (current President)
(23-045) Officer Elections for:

President, Vice President, Treasurer, Secretary and Parliamentarian.

Thank you to the Officers who have served the previous term of office. The following Bylaws govern this election:

BYLAWS: ARTICLE VI - OFFICERS

Section 1:

The Officers of the Board (“the Officers”) shall consist of a President, a Vice-President, a Treasurer, a Secretary and a Parliamentarian. These Officers shall be elected by the Board as provided below, and all must be *elected* members of the Board. An appointed member of the board can be elected as an Officer should no elected member choose to be nominated for a specific Officer position or no elected member is elected by a majority vote of the board for a specific Officer position. The Youth member and Alternate members cannot serve as an Officer of the Board.

Per the Bylaws, see below the list of *Elected* voting board members who are eligible to be nominated for an Officer position. Appointed members, alternate members and alternate members who were elected as an alternate then later appointed to a voting board seat, are not eligible to be elected to an Officer position.

At-Large

None.

Area 1

Karen DiBiase, Geoffrey Hobson and Shelly Schwartz.

Area 2

Paul Lawler.

Area 3

Tracey Rosen.

Area 4

Martin Lipkin and Dena Weiss.

Area 5

Christopher Waddy, Julie Waltrip and Theresa Campbell.

Area 6

Mihran Kalaydjian, Heath Kline.

Area 7

Joyce Fletcher.

Should no elected Board member agree to be nominated or elected for a particular position, the presiding officer will request approval from the Board to allow an *appointed* Board member to be nominated and elected to hold the Officer position for that particular seat. Per the Bylaws, alternates cannot be elected to be an Officer.

List of Appointed Board members by Area:

At Large

August Steurer.

Area 1, 2, 2, 5, 7

`None

Area 4

Don Patterson.

Nominations and voting.

(25 minutes)

Roll Call Vote

2. Items for Discussion and Possible Action and roll call votes:

Item No. (2) President

(23-046) Approval of the Minutes

Approval of Minutes: Board Meeting – July 12, 2023

(3 minutes)

See posted support document

Roll Call Vote

Item No. 3

PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs

(23-047) Case ADM-2023-3738 (Administrative Review)

Los Angeles Rams Temporary Practice Facility

21555 Oxnard Street, Woodland Hills, CA 91367

Final Case Report (<https://whcouncil.org/wp-content/uploads/2023/08/Case-Report-LA-Rams-Practice-Field-FINAL.pdf>)

For discussion and possible action:

(10 minutes)

The applicant proposes the demolition of two existing ancillary structures and a portion of an existing surface parking lot in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields. This results in an approximately 50,000 square feet of net additional building space. The existing building meets all requirements for the 2035 Warner Center Specific Plan for the Downtown District. They are seeking Administrative Clearance to permit a horizontal addition to an existing structure as allowed in Section 5.3.2.7 of the WC 2035 Plan.

MOTION

As pertaining to Case **ADM-2023-3738** at 21555 Oxnard Street, Woodland Hills, 91367, having held one public meeting for the application filed by TKG Management, Inc. for the development of a portion of an existing surface parking lot in order to construct a 65,345 gross square foot office addition with ancillary gymnasium and outdoor athletic fields, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to the requirements of the Downtown District of the 2035 Warner Center Specific Plan without requesting variances or exemptions; and

WHEREAS, the proposed site plan activates currently unused surface parking lots and vacant ancillary buildings; and

WHEREAS, the proposed development will maintain existing ingress and egress to the property and large areas of parking; and

WHEREAS, the facility will have minimal or no access by the public, resulting in minimal impacts to traffic; and

WHEREAS, all proposed landscaping is climate appropriate and will mitigate the visual impact of the facility;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Sandstone Properties receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “requests”:

Requests

Because Administrative Clearance approvals do not allow any Conditions of Approval, The WHWCNC is listing the following items as “requests” because questions or issues sometimes arise within City Planning or with the public, and these “requests” can help resolve those questions. Additionally, the Applicant has suggested that they would return to PLUM or the WHWCNC Board as a courtesy with landscape plans and any changes to the design

once the permitting process has commenced.

- 1.) All plans presented August 9, 2023 at the Board of the WHWCNC shall be dated as such and, upon revision of the revised plan package reflecting the Revised Site Plan included herein, shall be re-submitted to Planning as an (updated) project plan application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) 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(s), plus specifics as to the size (number of units), ownership and contact information.
- 4.) Additionally, all “requests” herein shall be printed on one of the Project Summary pages.

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 subsequent recommendation to APPROVE this application presented on August 9, 2023.

[See posted support document- click link above](#)

Roll Call Vote

Item No. 4

PLUM Committee Don Patterson and Martin Lipkin, Co-Chairs

(23-048) Cases: ZA-2023-2170-ZAD, VTT-83927-HCA, ENV-2023-2172-EAF

Oakdale Estates

5300 North Oakdale Avenue Woodland Hills, 91364

Final Case Report (<https://whcouncil.org/wp-content/uploads/2023/08/Case-Report-OakdaleEstates-FINAL.pdf>)

For discussion and possible action:

The Applicant proposes the creation of Oakdale Estates---a private, gated community. This is a 23-lot subdivision, with 21 lots to be developed as part of the Project. Each of the 21 lots will allow for the construction of a two-story, single-family home (the “Proposed Project”). The community includes the construction of a gated Private Street which will intersect Oakdale Avenue and provide access to all 21 homes. The Project encompasses 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property. The remaining 1/3 (approx. 4.15 acres or 180,834 SF) are being donated to the Mountains Recreation Conservation Authority (MRCA). This project represents the remaining 13-acre portion of the former Bothwell Ranch, a once prominent commercial orange grove.

MOTION

As pertaining to Case **ZA-2023-2170-ZAD** at 5300 Oakdale Avenue, Woodland Hills, CA 91364, held three public meetings for the application filed by Oakdale Estates, LLC for the development of Oakdale Estates---a private, gated community of 21 lots, across 432,034 square feet of lot area on approximately 2/3 of the western portion of the Subject Property, the WHWCNC Planning, Land Use and Mobility Committee (PLUM) hereby finds that:

WHEREAS, the proposed project designs and plans adhere to requirements of the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan; and

WHEREAS, the proposed project requests relief on Los Angeles Municipal Code Section 17.15; and

WHEREAS, the proposed project requests approval of a ZONING ADMINISTRATOR’S DETERMINATION; and

WHEREAS, the proposed project requests relief from LAMC Section 12.22.C.20.F; and

WHEREAS, the proposed project developer has sought and incorporated resident concerns regarding water runoff on north side of development;

WHEREAS, 4.5 acres of the original property is to be donated to the Mountains Recreation Conservation Authority, administered by the State of California; and

WHEREAS, all 21 proposed homes will have 2,500-gallon cistern for water retention and landscape use, energy-efficient home systems and appliances, as well as additional state-of-the-art smart home technologies;

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee of the Woodland Hills-Warner Center Neighborhood Council, for the findings stated herein, finds that the submitted application and plans from Oakdale Estates, LLC receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC), with their agreement to try to fulfill the following “request” of “no/limited” parking on Oakdale Avenue during construction.

[See posted support document -click link above](#)

Roll Call Vote

Item No. 5

President.

(23-049) Motion to Approve Expenditure of \$1,000 for Participation in the Congress of Neighborhoods

For discussion and action:

(10 minutes)

Motion to approve expenditure of \$1,000 from Outreach line item, for participation in the 2023 Los Angeles Congress of Neighborhoods, which will take place in-person on Saturday, September 23 at City Hall and is free and open to the public:

See information provided by Empower LA in prior email to board members:

“Consider having your Neighborhood Council be a sponsor for this year’s event. [Click here](#) to learn more”.

For further information, visit neighborhoodcongress.la.

Item No. 6

August Steurer, Committee Co-Chair Outreach Committee

(23-050)

Presentation and Possible Motion to Consider Reallocation of Expenditures for Outreach

For discussion and possible action:

(15 minutes)

Presentation of budget considerations and suggestions of a budget to accomplish outreach goals

Roll Call Vote

3. Committee Reports,

(5 minutes)

Budget Committee – Paul Lawler, Chair
Community Services, Public Safety and Transportation Committee – Rachel Tabak, Chair
Community Outreach Committee – August Steurer and Chris Waddy, Co-Chairs
Education and Youth Committee –Mihran Kalaydjian, Chair
Environmental & Beautification Committee – Karen DiBiase, Chair
Governance Committee – Dena Weiss, Chair
Public Health and Homelessness Committee –Reina Cerros-McCaughey, 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.

4. Area Reports

(5 minutes)

Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey
Area 2 - Paul Lawler
Area 3 – Tracey Rosen
Area 4 – Don Patterson, Martin Lipkin, Dena Weiss, Rachel Tabak
Area 5 – Christopher Waddy, Julie Waltrip, Theresa Campbell
Area 6 –Mihran Kalaydjian, Heath Kline
Area 7 – Lillian / Joyce Fletcher
At-Large – August Steurer, Bobbie Wasserman
Youth Member – None

Adjournment of Meeting

The next Regular Board meeting will be held in person on **September 13, 2023**, once more at the Firestation # 84, unless otherwise indicated. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2023 -2024 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 the President and / or 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.