

CITY OF LOS ANGELES
CALIFORNIA



**Neighborhood
Council Governing
Board Officers:**
President Dena Weiss
Vice President Tracey
Rosen
Secretary, Karen
DiBiase
Treasurer Heath Kline
Parliamentarian Don
Patterson

WOODLAND HILLS
WARNER CENTER
NEIGHBORHOOD COUNCIL

200 N. Spring Street Los
Angeles, CA 90012

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

Regular Full Board Meeting
City of Los Angeles Fire Station #
84, in the Community Room
21050 Burbank Blvd., Woodland Hills, CA,
91367
January 8, 2025
6:30 p.m.- 09:00 p.m.
IN PERSON BOARD MEETING

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.

***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.

Board Members:

- Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey
- Area 2 – Julian Tu, Masha Dowell, Elie El Habr
- Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron
- Area 4 – Don Patterson, Martin Lipkin, Dena Weiss
- Area 5 – Julie Waltrip, Steve Sommers
- Area 6 –William Barnett, Heath Kline, Megan Jacoby
- Area 7 – Kate Kennedy, Lillian / Joyce Fletcher, Rosaleen O’Sullivan
- At-Large – August Steurer, Vacant Seat for Alternate
- Youth Member – Vacant seat

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 one (1) minute per speaker and 10 minutes total due to length of agenda.

I. Organization, Operation, Policies, & Procedures & Reports:

All comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board. There will be ONE opportunity to speak only. 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 – December 11, 2024

(estimated time 5
minutes)

See posted support documents

Roll Call Vote

B. Officer Reports

(estimated time 5 minutes)

- President – Dena Weiss**
- Vice President – Tracey Rosen (absent)**
- Treasurer – Heath Kline**
- Secretary -Karen DiBiase**
- Parliamentarian – Don Patterson**

C. Area Reports (it is requested that each area designate one representative to report each month).

(estimated time 10 minutes)

Area 1 - Karen DiBiase, Geoffrey Hobson, Rochelle / Shelly Schwartz, Reina Cerros- McCaughey

Area 2 – Julian Tu, Masha Dowell, Elie El Habr

Area 3 – Tracey Rosen, Dean Mathew, Harout Z. Aristakessian, Jayce Baron

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss

Area 5 – Julie Waltrip, Steve Sommers

Area 6 –William Barnett, Heath Kline, Megan Jacoby

Area 7 – Kate Kennedy, Lillian / Joyce Fletcher, Rosaleen O’Sullivan

August Steurer

2. Items for Discussion and Possible Action:

Item No. 1

Heath Kline, Treasurer

(25-001) Approval of MER for December, 2024

For discussion and action:

(estimated time 5 minutes)

See posted support document, which will be ready January 6, 2025

Roll Call Vote

Item No. 2

Don Patterson, Martin Lipkin, Chairs of PLUM

(25-002) PLUM Committee, CPC-2024-4893-SPPC-HCA and ENV-2024-4894-EAF Authorizing Code: 12.22.A25

For discussion and action:

(estimated time 10 minutes)

19923 W. Ventura Blvd., Woodland Hills, 91367

A project that includes off-menu requests, as outlined in LAMC §12.22 A.25, is reviewed by City Planning through a discretionary review process. These projects require CEQA analysis and are reviewed by the City Planning Commission (CPC).

These determinations may not be appealed after the CPC acts.

Motion

As pertaining to Case CPC-2024-4893-DB-SPPC-HCA and ENV-2024-4894-CE, located at 19923 Ventura Blvd, Woodland Hills, CA 91367, after having held three (3) in person or virtual zoom public meetings for review of the application filed by Dan Hosseini/19923 Ventura LLC.

Project Description:

The project is a New Mixed-Use Residential Apartment Complex over Commercial:

The Lot Size is 14,484.9 feet. The applicant proposes a 54-unit (7) story building with 1st floor parking area and first floor 1,249.8 SF commercial space with (1) floor of subterranean parking.

The project includes a (5) story 39 feet by 27 feet open interior courtyard with walkway surrounding the open space that is open to above.

The project will have per AB 1287 (6) very low-income apartments which allows the applicant to request

from the City various bonuses, waivers, exemptions and incentives to maximize profit.

The lot is zoned for C1-1VLD Neighborhood Office Commercial with Very Low Density. The project's residential portion will provide (44) automobile parking spaces, (60) long-term bicycle parking stalls and five (5) short-term bicycle parking stalls.

The open space is primarily located in a second-floor courtyard, a roof top deck, and on private balconies.

The project proposes grading and exporting up to 3,365 cubic yards of earth to create a basement parking lot.

Whereas the developer is requesting the following Bonus, Exemptions, Waivers and Incentives.

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15311, Class 11, and Section 15332, Class 32, **an exemption from CEQA** and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a **Density Bonus** for a project totaling 54 dwelling units (six (6) units as Restricted Affordable Housing Units for Very Low-Income households and 48 market-rate units.

The Density Bonus for zone C1-1VLD (very low density) properties allows one unit for every 800 square feet of lot area. The applicant seeks a density bonus per AB 1287 (6) low income housing units and requests lot area calculations to include 1/2 of the back alley to allow for a larger project.

- 1) additional height from 30 feet to 85 feet 5 inches, an approximate 160% increase
- 2) increase in Floor Area Ratio from 1 to 1 to 4.03 to 1, an approximate 365% increase
- 3) reduction of LAMC required parking from 89 spaces to 44 spaces

with the following Incentives and Waivers:

- a. **Off-Menu Incentive** to allow a (FAR) floor area ratio of 4.03:1 instead of the permitted 1.0:1 per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
- b. **Off-Menu Incentive** to allow a height of 85 feet and 5 inches instead of the permitted 30 feet per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.e.1;
- c. **Off-Menu Incentive** to allow 44 automobile parking spaces for the residential portion of the development instead of the required 89 spaces per the LAMC Code Section 12.21 A.4(a);
- d. **Waiver of Development Standards** from the Ventura/Cahuenga Boulevard Corridor Specific Plan lot coverage standard as required by Specific Plan Section 7.B.2 to allow a lot coverage of 88 percent instead of the permitted 60 percent;
- e. **Waiver of Development Standards** from the Ventura/Cahuenga Boulevard Corridor Specific Plan height setback standard as required by the Specific Plan Section 7.E.1.g to allow the building to exceed 45 feet in height without providing at least a 10 foot setback for each 10 foot increment above 45 feet;

f. **Waiver of Development Standards** from the compact parking stall standard as required by LAMC Section 12.21 A.5(c) to allow seven (7) compact parking stalls to be provided without first providing one standard parking stall per dwelling unit;

3. Pursuant to Section 13B.4.2 of Chapter 1A of the LAMC and Section 9 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, **Project Compliance to permit** the construction of a mixed-use development comprising 54 dwelling units and 1,250 square feet of commercial floor area and a sign.

THEREFORE, the WHWCNC PLUM Committee finds the proposed project vastly does not comply with the standard construction requirements of the City of Los Angeles and the Ventura-Cahuenga Boulevard Corridor Specific Plan and for the following findings:

Whereas, Parking.

- The Applicant requests a reduction from 89 required parking spaces to 44 parking spaces and a waiver to allow (7) compact parking spaces without providing the required 54 standard parking spaces or (1) standard parking space per unit.
- The car park has tandem parking, which is problematic as there is no onsite parking attendant to move cars that could be blocked by another car.
- The project appears to provide only (1) exterior parking space located at the back of the building.
- The applicant does not address where the majority of the residents will park, as Ventura Blvd. has metered parking and the project residents cannot park on side streets, in adjacent business parking lots or on residential streets as this would cause a hardship for businesses and stakeholders.
- The Applicant does not address Guest Parking.
- The Project provides (25) two-bedroom units but does not provide (25) tandem parking spaces.
- The lower parking ramp is 8' - 2" which may not provide headroom for trucks.
- Driveway Access – The driveway access for two-way traffic does not meet the (35) feet wide requirement.
- The Applicant does not address required ingress and egress for the Fire Department.
- The street access entry ramp = 19' - 0" therefore the alley should meet the same width requirements

LADOT has determined there does not need to be a traffic study as of August 2024.

The WHWCNC PLUM Committee requests LADOT to conduct a traffic study as the reduced parking will have an extremely negative effect on project residents, adjacent businesses and single-family neighborhoods.

Whereas, the Applicant requests a Lot Size increase to 15,691.3 sq. ft. when the ACTUAL Lot Size is 14, 484.9 sq. ft.

The applicant is requesting City Planning to allow the inclusion of 1/2 of the alley behind the project to be able to reach the requested 15,691.3 s. ft. which allows the applicant to build a larger project than normally allowed and receive a greater density bonus.

Whereas, the project can be built only if the City allows numerous off menu Exemptions, Waivers and Incentives which may cause unnecessary harm to the surrounding neighborhoods and businesses.

The Density Bonus for zone C1-1VLD (very low density) properties allows one unit for every 800 square

feet of lot area. The applicant seeks to take advantage of the density bonus per AB 1287 by providing (6) low-income housing units in order to vastly overbuild the site

The applicant has made other various Categorical Exemption Findings that can be questioned as for example he states there are other high rise commercial/residential buildings in the area.

There is only one four story building in the area, which is a commercial office building. The applicant does not provide any proof that the maximized design of the building and the site is “needed” “necessary” or “required” nor does the Applicant provide any proof that the design benefits or improves low-income housing concerns in the area or Los Angeles.

Whereas, the applicant is requesting an Environmental Categorical Exemption (CE) Class 32 CE (CP-7828). However, the project is within five hundred (500) feet of the 101 Freeway and the applicant is proposing a roof top deck, balconies and an open air five story courtyard where residents could be subjected to health risks from freeway pollution ultrafine particulate matter. Single family neighborhoods are located North and South of the project and will be subjected loss of privacy and noise pollution from the roof top deck.

Whereas, the Project is located within five hundred feet of the 101 Freeway. The project has (6) low-income units but the project also has (48) market value units. However, the Applicant does not provide any indoor amenities found in other NEW market value projects in Woodland Hills.

Whereas, the applicant does not provide mitigation measures per the Los Angeles Public Health Report and City Zoning ZI No. 227 and Best Practice Mitigation Measures to Reduce Exposure to Road Pollution

1. Building design measures:
 - a. Site apartment units as far as possible from the source of air pollution.
 - b. Double-glaze all windows in the housing units to reduce exposure to air pollution.
 - c. Avoid or limit the placement of balconies on the side of the building facing the freeway/high volume roadway.
 - g. Design buildings with varying shapes and heights to help break up air pollution emission plumes, increase air flow, and help reduce pollutants such as particulates and noise.
2. Site-related measures:
 - a. Where possible, erect a sound wall between the development and the freeway to help serve as a noise and air pollution barrier.
 - b. Plant vegetation barriers between the freeway/high volume roadway and the housing site to help with pollution reduction.
 - c. Plant additional trees surrounding the housing development to further mitigate air pollution.

Whereas the PLUM Committee finds the Applicant has also not provided mitigation measures for the following:

Balconies - The Applicant has defined the balconies as being part of the Open Space calculation. However, balconies should not face the 101 freeway and should not be allowed on the sides of the building as the project is within 500 feet of the 101 freeway.

Furthermore, the balconies cannot be counted as open space as the balconies have a roof.

The Roof Top Deck is defined as Open Space and designed to be used as a recreational space for

residents. The roof top deck is open air and is within 500 feet of the 101 freeway. The deck will expose all residents to freeway road pollution which is hazardous to the health of the residents. Furthermore, the roof top deck cannot be counted as open space nor landscaped green space as there is mechanical equipment on the roof.

The Roof Top Deck is open air and therefore noise coming from the deck cannot be mitigated. Unmitigated noise pollution such as loud parties, loud conversations and loud music will affect the wellbeing of the neighbors and the property values of the surrounding single-family neighborhoods and businesses.

Interior Five Story Courtyard

- The applicant defines the 39 x 27 feet **FIVE STORY** Inner Courtyard as Open Space. However, this “open space” is in fact a **FIVE STORY AIR SPACE** which could be hazardous to residents, children and pets as they could fall as far as five stories.
- This air space is also open to the roof top deck.
- The rooftop deck is open to the lower courtyard but does not provide five (5) feet stepped back buffer with two (2) railings.
- A 42-inch-tall railing is not tall enough as even a child can climb over the railing and fall.
- All apartment doors and windows open onto this small **interior (5) story air space** that is 39 feet wide by 27 feet deep. This is a potential invasion of privacy and exposes residents, including children, to all smells emanating from all apartments including possible cigarette smoke, marijuana smoke, toxic fumes and all varieties of noise pollution and sound echo effect coming from other residents’ apartments.
- The five-story courtyard/air shaft design is reminiscent of 1800’s New York tenement inner courtyard double dumbbell air shafts that were deemed illegal and a health hazard for residents.
- The small five story “courtyard” air space will not allow for proper air circulation, air quality and proper distribution of sun light.
- The Applicant cannot count the second story courtyard as open space nor landscaped greenspace, as the area is 90% hardscape.

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee for the findings stated herein, will **not support** the application and plans submitted by Dan Hosseini/19923 Ventura LLC , and recommend **non-support** of the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC)

Furthermore, all plans that have been presented either in person or electronically to the PLUM Committee and the Board of the WHWCNC shall be submitted to Planning as a final project plan application submittal.

- 1) The applicant will not submit any significant, further updated plans or changes without first presenting them to the WHWCNC. Any modifications to the elevation(s)/ architecture of any other changes that are no longer in substantial conformance will be presented first to the WHWCNC before submitting them to City Planning.

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.

PLUM Vote: Aye: 6 Nay: 0 Abstain: 0 Absent: 2

Roll Call Vote

Item No. (3)

Jayce Baron, Chair of Homeless and Social Justice Advocacy Committee

(25 -003) Motion to Request \$250 to create 45 “Community Recourse Cards” for our Unhoused neighbors

For discussion and action:

(estimated time 10 minutes)

The HSJAC requests \$250 to create 450 “Community Recourse Cards” for our Unhoused neighbors. This will come from the HSJAC line item in the Budget. The card is to provide resources in the community for food, shelter, etc. The Printing Zone has provided an estimate of \$216.81 which is shown in the supporting documents.

HSJAC Vote: Aye: 6 Nay: 0 Abstain: 0

Roll Call Vote

Committee Reports.

(estimated time 10 minutes)

Budget Committee – Heath Kline, Chair

Arts and Culture Committee – Masha Dowell, Chair

Community Services Committee – Joyce Fletcher, Chair

Community Outreach Committee – Tracey Rosen, Chair

Education and Youth Committee – Julie Waltrip, Chair

Environmental & Beautification Committee – Karen DiBiase, Chair

Governance Committee – Dena Weiss, Chair

Government Relations Committee- Reina Cerros McCaughey, Chair

Homeless and Social Justice Advocacy Committee – Jayce Baron, Chair

Public Safety and Transportation – Julie Waltrip, Chair

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

WHIP Committee – August Steurer and Heath Kline, Co-Chairs

Ad Hoc Committee for Standing Rules- August Steurer and Heath Kline, Co-Chairs

Ad Hoc Committee for technology use at Virtual Meetings- Dean Matthew Chair

Ad Hoc Holiday Decorations Committee – Joyce Fletcher & Masha Dowell, Co-Chairs

Adjournment of Meeting

The next Regular Board meeting will be held virtually on February 12, 2025. Please visit the calendar page at whcouncil.org for the complete details and to confirm the date and time.

Meeting dates for the 2025-2026 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 in the plexiglass case fixed to the front door of the Fire station 84 located at 21050 Burbank Blvd., Woodland Hills, CA, 91367

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- *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.