

CITY OF LOS ANGELES
CALIFORNIA

**Neighborhood Council
Governing Board
Officers:**

President Dena Weiss
Vice President Elie El
Habr
Secretary, Karen DiBiase
Treasurer Heath Kline
Parliamentarian Don
Patterson



WOODLAND HILLS
WARNER CENTER
NEIGHBORHOOD COUNCIL



200 N. Spring Street Los
Angeles, CA 90012
Website: www.empowerla.org
Email: NCsupport@lacity.org

**June 30, 2025 Special Virtual Full
Board Meeting
BY ZOOM
6:30 p.m.- 09:00 p.m.**

Zoom Special Meeting Online or By Telephone
Please click the link below to join the webinar:
[https://us02web.zoom.us/j/823 3938 2377](https://us02web.zoom.us/j/82339382377)

Or Dial (669) 900-6833 to Join the Meeting
Code is 823 3938 2377 and Press #

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.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THIS WOODLAND HILLS WARNER CENTER NEIGHBORHOOD COUNCIL COMMITTEE MEETING WILL BE AVAILABLE VIRTUALLY.

Every person wishing to address the Committee must enter the meeting via the above Zoom link or dial (669) 900-6833 and enter 823 3938 2377 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Meeting of the Woodland Hills – Warner Center Neighborhood Council [WHWCNC] meeting, the public will be requested to dial *9 by phone or use the Raise Hand option on Zoom, to 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.

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 WHWCNC Board or Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of

the Board.

SB 411 Updates:

In the event of a disruption that prevents the Board from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the Board control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the Board shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the Board from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The Board shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the Board and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the Board, which requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) If the Board provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraphh to provide public comment until that timed public comment period has elapsed.

(ii) If the Board does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) If the Board provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

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 –Dean Mathew, Harout Z. Aristakessian

Area 4 – Don Patterson, Martin Lipkin, Dena Weiss

Area 5 – Julie Waltrip, Steve Sommers, Megan Jacoby

Area 6 – Danny Mulvihill, Heath Kline, Leslie Payne

Area 7 – Kate Kennedy, Lillian / Joyce Fletcher, Juliet Schwarz

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

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

General Public Comment is limited to two (2) minute per speaker and 10 minutes total.

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

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board. There will be ONE opportunity to speak only unless allowed by the presiding officer. 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: Deferred to next full Board meeting on July 9, 2025.

B. Officer Reports Deferred to next full Board meeting on July 9, 2025.

C. Area Reports Deferred to next full Board meeting on July 9, 2025.

2. Items for Discussion and Possible Action:

Item No. 1

August Steurer & Heath Kline WHIP Co-Chairs

(25-054) Community Impact Statement [CIS] in support of CF 25-0002-S19

Item: Senate Bill 79 (Wiener) Transit-Oriented Development – Take away local authority over land use

POSITION: SUPPORT

REQUESTED ACTION: The City Council should pass CF 25-0002-S19 to oppose SB79 and direct city lobbyists to advocate for infrastructure-first housing policy in Sacramento.

For discussion and possible action

(estimated time 30 minutes)

CIS Motion and Case Report to Follow

Background & Introduction to the Issue

Summary of City of Los Angeles CF 25-0002-S19

City Council File 25-0002-S19 is a resolution introduced in the Los Angeles City Council by Councilmember John S. Lee and seconded by Councilwoman Traci Park. The resolution addresses the city's official position regarding California Senate Bill 79 (SB 79), authored by State Senator Scott Wiener, which proposes significant changes to zoning and housing development standards near transit stops.

What Is SB 79?

SB 79 would require California cities to allow the construction of up to seven-story multifamily housing developments near major bus stops and train stations—even in areas currently zoned for single-family homes. The bill aims to increase housing density and streamline approvals for such projects, overriding some aspects of local zoning authority, regardless of whether a city like Los Angeles already has a state-approved and compliant Housing Element (the city's plan for meeting state housing mandates). The requirements will only apply to counties with a certain minimum rail stops.

Core Provisions of CF 25-0002-S19 Resolution

- **Opposition to SB 79:** The resolution calls for the City of Los Angeles to formally oppose SB 79 unless it is amended.
- **Requested Exemption:** The City seeks an exemption from SB 79 for municipalities that have a state-approved and compliant Housing Element, such as Los Angeles.
- **Public Safety Concerns:** The resolution also highlights that SB 79 does not provide an unconditional exemption for areas designated as Very High Fire Hazard Severity Zones, which is a major concern for communities like Woodland Hills-Warner Center.

Recommended Preparation

Board Members and Stakeholders are strongly encouraged to review SB-79 and understand its potential impact on Woodland Hills-Warner Center and the City of Los Angeles by watching the presentation and discussion from the June 12, 2025 Valley Alliance of Neighborhood Councils (VANC) meeting.

Meeting Recording:

https://us02web.zoom.us/rec/play/38xJREyTPczDAp9DzbkyaJz4pBeoy8LL23IX4B6C1TzJpyReZtSYTnY1YM0HRlIAjIKHpNLZjsEO8ijN.Si1aOcA1wU3jp7hn?eagerLoadZvaPages=&accessLevel=meeting&canPlayFromShare=true&from=share_recording_detail&continueMode=true&componentName=rec

Relevant Time Segment: 6:30 - 54:10

WHIP Vote: 2 Aye Kline, Williams. Absent 1 Waltrip. Ineligible 1 Steurer.

ROLL CALL VOTE

Item 2

Dena Weiss, Governance Chair, & Elie El Habr, Governance Vice Chair
(25-055) Motion to approve switch of Areas for Board Member August Steurer

For discussion and possible action

(estimated time 5 minutes)

The Governance committee reviewed and approved the qualifications of August Steurer, who currently is the At-Large Board Member and manages the NC website, to switch areas and to apply for the Area 3 Alternate position. Motion to approve the switch.

Governance Vote: 4 Aye Weiss, El Habr, Kline, Patterson. 1 Nay DiBiase.

ROLL CALL VOTE

Committee Reports. Deferred to next full Board meeting on July 9, 2025 .

Adjournment of Meeting

The next Regular Board meeting will be held IN PERSON on **July 9, 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
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- **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.