



## **MINUTES - FULL COUNCIL MEETING**

Wednesday March 9, 2016 at 6:30 p.m.

Prince of Peace Church, 5700 Rudnick Avenue, Woodland Hills, CA 91367

**Call to Order** – President, Scott Silverstein called the meeting to order at 6:30 pm

**Pledge of Allegiance** – was conducted by Richard Hollander

**Roll Call** – was conducted by Secretary Joyce Fletcher

**Sixteen Board Members were in attendance.**

**Present:** Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton (7:00pm), Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe

**Absent:** Larry Krauss, Jeffrey Brunell, Herb Madsen, Tilden Moschetti, Mercy Alpert, Gordon Murley

**Minutes:** Approval of the Record of Proceedings: **No minutes presented.**

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### **1. Organization, Operation, Policies, & Procedures:**

#### **Public Announcements:**

##### **CD3 Field Deputy, Jason Valencia, Office of Councilman Bob Blumenfield**

Jason will be leaving his post on March 18<sup>th</sup> and will be employed at the Board of Public Works, where will be, among other duties, coordinating large scale Valley clean-up programs for the City of LA.

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#### **Presentation to Mr. Henry Rice, Member Planning, Land Use and Mobility Committee**

**Board President, Scott Silverstein presented Mr. Henry Rice with a Certificate of Recognition for his many years of service to the NC Board and the community as a member of the WHWCNC PLUM Committee.**

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#### **Public Comment Period:**

**Audience member** – local developer requested that the Board look into Valley succession. The Board responded that as a NC Board and part of the City of LA, we cannot participate in advocating for those issues.

## **2. Organization, Operation, Policies, & Procedures:**

**President:** Scott Silverstein – Presentation to Henry Rice

**Vice-President:** Dennis DiBiase – requested that Governance Vice-Chair Linda Kouy-Ghadosh contact EmpowerLa to verify the funding training certification for all Board members.

**Treasurer:** Heath Kline – he will provide a report during the Treasurer agenda item review.

**Secretary:** Joyce Fletcher – No report

**Parliamentarian:** Gordon Murley – No report

## **3. Items for which committee meetings were held:**

### **Item no. (1) Karen Koe, Chair, Martin Lipkin, Vice-Chair, PLUM 1 Committee (16-014) Case No. DIR-2016-0291, 6200 Variel Street, Woodland Hills, CA 91367**

#### **PLUM Chair Karen Koe made the following motion:**

As pertaining to Case No. DIR-2016-0291, having held three public hearings for the application by California Home Builders for construction of a multi-unit residential and commercial complex at 6200 Variel Avenue, Woodland Hills, located in the College District of Warner Center as delineated by the Warner Center 2035 Plan, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, there have been several meetings with the developer regarding this project which have improved the project overall; and

WHEREAS, based on the application materials being presented by the applicant dated January 22, 2016, the requirements of the Warner Center 2035 Specific Plan have been substantially met for a request for PROJECT PERMIT COMPLIANCE FOR A MIXED-USE PROJECT to be constructed in one phase with approximately 270,430 sq. ft. of combined residential and commercial floor area in the WC College District Zone; and

WHEREAS, additional suggested improvements and changes listed in “Considerations” have been discussed and accepted by the developer;

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the proposed application for a new 270,430 sq. ft. mixed-use complex in a 6 story structure over a 3-story parking garage (one story subterranean) with 241 residential units, seven live/work units, and retail/commercial space for a grocery store, restaurant, retail service stores, co-working office space, 4 hotel/sleeping units and a membership gym located at 6200 Variel Avenue receive the support of the Woodland Hills-Warner

Center Neighborhood Council for the requested actions with the following condition(s):

- 1.) A parkway shall be added to the curb along Variel Avenue. The width of the new curb shall be similar to the width of the existing tree wells (at a minimum) to better conform to the intent of Fig. 9, Table 1 of the 2035 WC Plan.
- 2.) Applicant’s proposed artwork for the mural at the intersection of Variel Avenue and Erwin Street shall be presented to the PLUM Committee, the WHWCNC full board and the CD-3 Council office for review and comments.

**Seconded by Dennis DiBiase**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0) Abstain (0)**

**Item no. (2) Karen Koe, Chair, Martin Lipkin, Vice-Chair, PLUM 1 Committee (16-015)**  
**Case No. DIR-2015-4099-SPP22425, Del Valle Street, Woodland Hills, CA 91364**

**PLUM Chair Karen Koe made the following motion:**

As pertaining to Case No. DIR-2015-4099-SPP, having held two public hearings for the application for demolition of two 3-story single story apartment buildings at 22425 Del Valle St., 91364, and the subsequent construction of a single 3-story, 5-unit apartment building totaling 7,402square feet, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed structure meets the requirements of the Ventura Blvd./Cahuenga Blvd. Specific Plan, including required parking allotment and setbacks. There are no variances or exceptions requested; and

WHEREAS, the applicant has agreed to implement suggested improvements and modifications to the submitted plans;

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions set forth herein, recommends that the WHWCNC support the proposed application for the demolition of two 1-story, 3-unit apartment buildings and construction of one 3-story, 5-unit apartment building with semi-subterranean parking for 10 vehicles.

**Seconded by: Linda Kouy-Ghadosh**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0) Abstain (0)**

**Item no. (3) Dennis DiBiase, Vice-Chair, WHWCNC (16-016)**  
**CPC-2015-4499-CA/ ENV-2015-4500-CE**

**Dennis DiBiase, Vice Chair, WHWCNC made the following motion:**

The Woodland Hills-Warner Center Neighborhood Council strongly opposes the “Proposed Citywide Zoning Code Amendment, CPC-2015-4499-CA/ENV-2015-4500-CE, Amendment to the Small Lot Ordinance” in its current form for the following reasons:

1.The ordinance contains an administrative review process with clearance required solely by the Director of Planning. This takes away the public review process. Given the history of small lot subdivision development in the City and the potential for detrimental effects on adjacent single family properties and neighborhoods, this is clearly not appropriate.

- 2.The design standards that are intended to be added to the ordinance are not included and are critical to fully evaluate the affect the changes will have on the community.
- 3.Bike parking and guest parking is not addressed.
- 4.The goal of requiring common driveways being completely open to the sky at all times is not addressed.
- 5.There is a stated goal that additional design standards will be included for the units that face the public street. (Sloped roofs or an open deck will be required at these locations.) Although the goal is stated the standards are not included.
- 6.A stated goal of requiring centralized trash enclosures is not included.
- 7.The ordinance needs to increase the side and rear yards of these developments when adjacent to existing single family residences regardless of the underlying zone of the project or adjacent single family property.  
(see attachments)

**Seconded by: Heath Kline**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0) Abstain (0)**

**Item no. (4) Heath Kline, Treasurer (16-017)**

Motion to approve the WHWCNC Budget for Fiscal Year 2015 -2016 monthly Reconciliation for February 2016.

**Seconded by Sean McCarthy**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe, Albert Saur  
**Nays – (0) Abstain (0)**

**Item no. (5) Scott Silverstein, Chair, WHWCNC (16-017)**

Scott Silverstein made the motion for the Board to approve the organization and funding for a community forum titled “2<sup>nd</sup> Annual State of Woodland Hills”. The forum will be held in May with the location to be determined. The amount of \$500 shall be allocated from the 2015/2016 Fiscal Year Budget and shall be used for outreach, light refreshments, and any other necessary items to be used in conjunction with this event.

**THIS ITEM APPEARS ON THE AGENDA TWICE. SEE ITEM NUMBER 8.**

**Item no. (6) Heath Kline, Treasurer (16-018)**

Treasurer Heath Kline made a motion to approve the reallocation of funds to the WHWCNC FY15-16 Annual Budget to reflect the actual spending YTD (July-Feb) and the projected spending for the balance of the FY (March-June) for the updated planned activities and goals of

the WHWCNC as shown on the attached budget with new and changed items highlighted in blue.

**Seconded by: Dennis DiBiase**

**Vote: Ayes (13)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe, Albert Saur  
**Nays – (1) Karen Koe**                      **Abstain (2) Sean McCarthy, Martin Lipkin**

**Item no. (7) Heath Kline, Treasurer (16-019)**

In accordance with directions and requirements of the DONE-Empower LA, approve the payment of up to \$2,500 prior the NC’s April general meeting, [tentatively April 13] to Port Town Websites toward the design, creation and implementation of a new website for the WHWCNC, funding for which is provided for in the WHWCNCFY15-16 Budget under the category 200: Outreach-Web. [Ref: 16SP001]

**Seconded by: Dennis DiBiase**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0)**                      **Abstain (0)**

**Item no. (8) Scott Silverstein, Chair, WHWCNC (16-020)**

Motion to approve the organization and funding for a community forum titled “2nd Annual State of Woodland Hills. The forum will be held in May with the location to be determined. The amount of \$500 has been allocated in the 2015/2016 Fiscal Year Budget and shall be used for outreach, light refreshments, and any other necessary items to be used in conjunction with this event

**Seconded by: Heath Kline**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0)**                      **Abstain (0)**

**Item no. (9) Scott Silverstein, Chair, WHWCNC (16-021)**

Motion to approve funding of \$100.00 to provide WHWCNC support for the VANC (The Valley Alliance of Neighborhood Councils) NC community relations meeting mixer.

**Seconded by: Heath Kline**

**Vote: Ayes (16)** - Dennis DiBiase, Linda Kouy-Ghadosh, Kelley Del Valle, Sean McCarthy, Nancy McLean, Martin Lipkin, Albert Saur, Scott Silverstein, Dorothy Koetz, Richard

Hollander, Pat Patton, Heath Kline, Aaron Williams, Joyce Fletcher, Peter Fletcher, Karen Koe  
**Nays (0) Abstain (0)**

#### **4. Committee Reports: No Reports**

Budget Committee –Heath Kline, Chair

Community Services –Joyce Fletcher, Mercy Alpert, Co-Chairs

Education Committee -TBD, Chair

Governance Committee -Gordon Murley, Chair, Linda Khouy-Ghadosh, Vice-Chair

Outreach Committee –Peter Fletcher, Chair

PLUM I Committee Karen Koe, Chair, Martin Lipkin, Vice-Chair

PLUM Committee –August Steurer, Co-Chair, Dennis DiBiase, Co-Chair

Public Safety Committee –Larry Kraus, Chair

Senior Committee-Al Saur, Chair

SSFL Ad-Hoc Committee Karen DiBiase, Al Saur, Co-Chairs

Animal Services Committee- Dorothy Koetz, Chair

Ad-hoc Election Committee-Joyce Fletcher, Chair

Ad-hoc Website Redesign Committee –Peter Fletcher, Chair

#### **Announcements:**

Next Board meeting will be Wednesday, April 13, 2016 at Prince of Peace Church, 5700  
Rudnick Avenue, Woodland Hills, CA

Meeting dates for the rest of the academic year: For the upcoming 2015/2016 academic year the  
proposed Board meeting dates are: TBD (Date, Time, location subject to change or cancellation.  
Please check the [www.whcouncil.org](http://www.whcouncil.org) website)

**Adjournment of meeting: Meeting was adjourned at 9:15pm**

#### **Minutes submitted by Secretary Joyce Fletcher**

Disabilities Act Notification: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of 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 availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at (818) 756-9628, (818) LA HELPS.

Brown Act Notification: In compliance with Government Code 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 [www.whcouncil.org](http://www.whcouncil.org). Agendas for meetings will be posted here and at specific locations 72 hours in advance of the scheduled meeting. Meetings are subject to change and the WHWCNC website [www.whcouncil.org](http://www.whcouncil.org) should be checked frequently. If you would like a copy of any record related to an item on the agenda, please contact: [j.fletcher@whcouncil.org](mailto:j.fletcher@whcouncil.org)