



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
MAIL@WESTHILLSNC.ORG

## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT ZONING AND PLANNING COMMITTEE/ BOARD MEETING MINUTES

June 13, 2017  
Chaminade Condon Center  
23260 Satcoy St.  
West Hills, CA 91304

**Members Present:** Aida Abkarians, Dan Brin, Bob Brostoff, Anthony Brosamle, Carolyn Greenwood, Bonnie Klea, Steve Randall, Reeyan Raynes, Bill Rose, Charlene Rothstein, Myrl Schreiber, Ron Sobel, , Joan Trent, Alec Uzemeck

**Members Absent:** Margery Brown, Michael Teitelbaum

Minutes of May 9, 2017 read and approved as amended.

No public comment.

#### **Old Business:**

##### **Discussion and possible action on the property located at 23000 Sherman Way (Lederer Property)**

- It was announced that the non-historical portion of the property has been sold to D. R. Horton. David Shephard and Jake Persons updated the committee stating that with the exception of a few minor changes to floorplans and architecture, there are no other changes being planned. It will be developed as previously agreed to.
- Jim Wallis, a stakeholder, brought up the issue of a pepper tree located on the edge of the property should be saved. They will look into that as a possibility. He also mentioned the possibility of a decorative wall on the south side of the project. This will also be looked into by the developer.
- Chris Rowe reminded everyone about the problem of the one-way street through the property.
- The developer was asked about when construction might begin. It was stated this will probably start in the spring of 2018.
- 

##### **Status update on Sterling properties at Roscoe and Valley Circle.**

- Charlene Rothstein commented on a recent meeting with the developer. She told the committee that escrow will soon close on the first house to be sold.
  - She also mentioned that all utilities will be placed underground at the developers expense.
  - There have been no changes in the total number of homes to be built.
  - The road construction at the intersection of Valley Circle and Roscoe is nearing completion and the extension of Roscoe Blvd. through the project will be under way soon.

##### **Discussion and possible action on the Boething Treeland property located at Valley Circle and the 101 Freeway.**

- Reeyan Raynes provided an update on the proposed development of this property.
  - West side of Valley Circle, assisted living 100 garden homes
  - Waiting for CEQUA
  - Traffic mitigation will be required
  - We will take a position after we have more information

### **New Business**

#### **Discussion and possible action on a proposal regarding 22135 Roscoe Blvd**

There is a proposal for the parking lot located here to build 22 units (duplexes) on this 2 acre lot. There will be a presentation at the next meeting of the committee, by the developer.

#### **Discussion and possible action regarding case #ZA2011-1736 (CUB), extending the Walmart retail store 2011 CUB with the sale of beer, wine and liquor for off-site consumption.**

- Walmart has requested that their existing liquor license for beer and wine be increased to include liquor.
- Discussion followed which indicated that there has been little, if any problem with beer and wine sales at Walmart. It was also mentioned that liquor is currently being sold by several other stores in Fallbrook Square with no apparent problems.
- A motion was made by Reeyan Raynes to recommend support of this request. With very little further discussion the motion was approved with a vote of 14 yes and one no.

#### **Discussion and possible action regarding addendum to existing MND (ENV-2016-2513-MND-RE) for Chick-Fil-A at 6400 N. Fallbrook Ave.**

- Charlene Rothstein stated that she had been contacted by Chick-Fil-A regarding a proposed change requiring them to dedicate a portion of the property to the City of Los Angeles. They indicated that this would preclude Chick-Fil-A from locating there.
- No details were provided, therefore this item has been tabled to the committee's July meeting.

#### **Discussion and possible action regarding clarification of the Q conditions and amending conditions of approval for case # DIR-2017-2024-& ENV-2017-2025 for Thermo Fisher at 22801 W. Roscoe Blvd.**

- Charlene Rothstein reported that the proposed new 3 story building would be reduced to a 2 story building.

### **Public Comment**

- None

Meeting adjourned at 7: 15 p.m.