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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES September 12, 2017 Chaminade Condon Center 23260 Saticoy St., West Hills, CA 91304

Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Anthony Brosamle, Margery Brown, Carolyn Greenwood, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreibman, Ron Sobel, Joan Trent, Alec Uzameck.

Members Absent: Bonnie Klea,

- There was no public comment.

Old Business

4. Discussion and possible action regarding Cross Fit gym located at 23233 Saticoy St. Unit 116.

- Charlene Rothstein and neighbors stated that there is still loud noise coming from this location at 5:30 a.m. and that the gates are still open 24/7.
- Myrl Schreibman reported that there was a new lease for a unit in front of the building but they have not moved, nor have they signed the new lease.
- In a conversation with CrossFit they stated that they were going to move out as of Oct. 8th, however they appear to be going out of business.
- Building and Safety has been notified, again, that they are still out of compliance.
- Myrl Schreibman recommended that the Council send another letter to Building and Safety stating that they are still out of compliance regarding and are operating without a CUP.

Committee voted unanimously in favor.

5. Discussion and possible action regarding Case #ZA-2017-2535-ZV located at 23130 W. Sherman Way. Proposed project is to utilize the existing site for wine tasting, off site sale of beer and wine and continue on-site special events with parking.

- This is the Lederer property that is a City Historic Monument.
- Dan Brin recused himself from this discussion and left the room.
- Michael Harris, the current owner of the property, and Ron Semler, the proposed purchaser of the property, informed the council of the plans for the property.

- Mr Spangler has applied for permits for the sale of beer and wine, as well as wine tasting, and events on the property.
- They described the layout of the property as it now exists and the proposed changes.
- First and foremost, there will be no changes to the existing building or any other structure that is recognized as part of the Historical Monument.
- The proposed changes involve the removal of the existing nursery structures and the creation of additional parking areas. The parking areas are not going to be paved, to remain as close as possible to the original use of natural materials such as gravel and rock.
- There are two existing driveway entrances to the property, however only the most easterly one will be accessible.
- Mr. Semler reiterated his intention that there will be no physical changes to the building.
- He would like to make it a place for wine and beer, picnics with “bring your own” food.
- There may also be very limited food items for sale.
- Live music will be provided on weekends, but only until 9 p.m.
- The existing landscaping would be enhanced with native trees for more shade.
- Questions from the floor included what will happen to the nursery space. The answer was it will become a parking area.
- Additionally, it was mentioned, by Ron, that he would not add any commercial lighting, he would only add some Italian garden lights.
- There may be a new small kitchen facility built on the south east side of the main building, however, that is no part of this application. There will be no kitchen inside of the building
- It was requested by Anthony Brosamle that “No Left Turn” signs be placed on the property at the exit side of the driveway to help prevent attempted left turns on to Sherman Way.
- The driveways will be closed off during non-operating hours to prevent access.
- It will be the goal of the owner to make sure that the proposed music will not disturb neighbors.
- A neighbor wanted assurance that the building would remain in its historic status. Mr. Harris stated that this has already been taken care of.
- Another neighbor was concerned about “events”. Ron stated that he would not allow such events as weddings, or other like events.
- Jim Fox stated that he owns an estate like this. He supports the project.
- Faye Barta asked how close to schools is the property. Mr. Harris responded that it is well beyond the legal requirements for a beer and wine license.
- There will be a limit of 200 people and 100 cars at any one time.
- It was stated that Mitchell Englander, our City Councilman, is in favor of the project.

The committee unanimously approved this motion.

6. Discussion and possible action regarding Case #Env-2017*3337-EAF and VTT-77107-SL. Proposal for 44 single family small lots located at 22135 W. Roscoe Blvd.

- This is a proposed project to build 44 single family, detached, small lot homes.
- Neighbors were notified of this meeting.
- Since our last meeting the developer has reduced the number of units from 45 to 44 to provide more space at the front of the project for ingress and egress.
- Also added were 3 additional parking spaces and some more green space. They have moved the entrance gate further into the property to help avoid backing up traffic on Roscoe Blvd. The gate is now proposed to be 47’, which is twice the required amount. There is one entrance/exit driveway.
- The homes will be between 1750 and 2050 square feet each. They will be 3 stories high with 2 car garages on the ground floor.

- There will be 3 floor plans.
- There will be an Home Owners Association
- A neighbor from across the street complained about the increased traffic that will be created and is opposed to the project.
- The developer spoke to a traffic consultant, although no study is required for this project, who said that the actual traffic from this new project would likely be less than from the existing building which will be torn down for this project.
- It was stated that there is no environmental study required and no zoning change for this project.
- The developer will be removing 24 existing trees and replacing them with 46 new trees. This replacement is not required.
- There will be a hearing on this project, by the city, sometime near the end of this year.
- There will be a total of 15 guest parking spaces.
- The group of homes on the west side of this project consists of 48 homes, all of which are part of an HOA. A representative from that HOA was present at this meeting and asked to make a presentation from the HOA at the October meeting of this committee. This request was agreed to by this committee.

Further discussion on this item has been tabled to the October meeting of the committee.

New Business

Item 7. Discussion and possible action regarding an application for Historical Cultural Monument for the El Escorpian Lime Kiln.

- John Luker and Wendy Gladstone, of the Santa Susana Mountains Park Association, gave a history of the area and of the Kiln, in particular.
- They pointed out the historical significance of the Kiln and the fact that another one exists in the Chatsworth Reservoir. This one already is a Historical Monument.

This recommendation was unanimously approved by the committee.

8. Discussion and possible action regarding a CIS on council file #09-0969, a proposal to increase appeal fees.

- Previous fees were \$89.00 and now are \$155. There are two types of fees, applicant and non-applicant. There would be no increase in fees for the non-applicant.

The committee voted unanimously to oppose the increase in fees.

Meeting adjourned at 8 p.m.