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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING

#### FINAL MINUTES

Monday, November 23, 2020 at 6:30 PM

**Present:** Faye Barta, Dan Brin, Bob Brostoff, Margery Brown, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Searce, Myrl Schreibman, Joan Trent, Alec Uzemeck.

**Absent:** Aida Abkarians

Other Board Members Present: Brian Begun, Daniel Osztreicher

Members of the Public present: Sheryl Brady, Steven Crosby, Melody Forsythe, Correy Kitchens, Curley Nelson, Andy Rodriguez and Chris Rowe.

**1. The Meeting was called to order by Co-Chair Bill Rose at 6:33 p.m.**

**2. Quorum was established.**

**3. Comments from the Co- Chairs:**

Char Rothstein announced that every member of the Zoning and Planning Committee must take a mandatory Planning 101 Course no later than December 15, 2020. If not completed, a committee member is ineligible to vote until completed. Char will have Michelle send out an email with the schedule of online classes available in November and December, 2020.

Char announced that Shomrei Torah Synagogue has put stakes in the ground on the property adjacent to the south of its buildings so that a garden may be planted there.

Char announced that senior housing is proposed to be built on that part of the Montessori School on Valley Circle at Kittridge which is in Westhills (NOT West Hills) . On December 9, 2020, at 6:00 PM there will be a Zoom meeting of the Westhills neighbors to discuss this project. If you want to attend, tell Char or Bill and they will try to obtain an invitation for you to attend and hear the full proposal. The Westhills Homeowners Organization needs support for its position.

Char also announced that Anthony Scarce is now a member of this committee.

#### **4. Minutes of October 13, 2020::**

After discussion, on all three pages of the minutes, the dates of "February 11, 2020" should be deleted. On page 2, #6, the letters "le" following Possible should be omitted. On page 3, on the fourth line down in Paragraph 7, the letters "q&a" should be "Q&A". Also in Paragraph 7, on the next to the last line, "Betty Wong at LA City" should be "Betty Wong at DONE". Thereupon, the October 13, 2020, minutes were approved as amended.

#### **5. Public Comment on Non-Agenda Items:**

Chris Rowe said she took the Planning 101 class and it was good, and it included items about the southwest part of West Hills. Chris also mentioned some issues in Woodland Hills' expansion plan which would create much traffic and other problems which could impact West Hills.

Brian Begun mentioned an issue with needed street repaving and was directed to the Streets and Transportation Committee. Brian also mentioned serious issues in his neighborhood concerning noise issues near West Hills Hospital and Medical Center Drive. Char asked Brian to write up his concerns and submit them to the committee for inclusion on its December agenda.

#### **Old Business:**

#### **6. Discussion and Possible Action on the "Draft Land Use" and announcement of the upcoming webinar:**

Andy Rodriguez and Correy Kitchens, planners from LA City's Planning Office, announced a Zoom meeting on December 10, 2020, from 1 to 3 PM, for a presentation and discussion of the progress on the draft land use plan. A Spanish



version will be on December 17, 2020. A lengthy discussion by many committee members followed, mainly extremely concerned with the failure of the proposed plan to re-draw the northern and western boundaries of West Hills to represent what those boundaries are actually now, rather than what the boundaries used to be. Neither speaker had any idea when or how or who will “decide” whether the plan will show the new boundaries.

Andy and Correy said they need to collect data and do research in order to consider these serious concerns and work on them.

## **7. Discussion and Possible Action on “Build with Strength Los Angeles”, building a Safer LA**

Melody Forsythe and Steven Crosby discussed the progress of the “Build Safer LA”, a project sponsored by Bob Blumenfeld and Monica Rodriguez, so that new construction of family buildings erected in Los Angeles will be constructed with non-combustible materials, with fewer stories, with better standards for preventing wind and fire damage in order to make the city and the residents safer. File #19-0603 was sent from the city to the committee, but many members had not seen it and that will need to be reviewed before any motion can be considered. A lengthy discussion followed, with many questions and concerns voiced by committee members. This topic will be tabled to the December meeting for more discussion after our review of File #19-0603.

### **New Business:**

## **8. Discussion and Possible Action regarding a zone change at 6400 N. Platt, Platt Village, West Hills**

Sheryl Brady brought the issue of changing the present zoning of C41VL of the “interior” space at Platt Village, which constitutes all stores except for the outlying buildings now housing the free-standing old bank building and the pet hospital and El Pollo Loco, which are presently zoned C1, to C1. The C1 zoning does not require a CUP and so is much less expensive and is open to more kinds of businesses and takes less time to process. A major reason why there are many vacant stores in the line of stores from Pavilions to Rite-Aid is that the C41VL qualification process is much more difficult and lengthy and the cost is much greater. Committee members were greatly concerned that a C1 zoning would take much control away from West Hills stakeholders to determine what kinds of stores

would occupy the empty spaces. Due to the need for more research on this issue, a subcommittee was formed, members are Bill, Char, Dan, Bonnie and Saif. This issue will be tabled to the December meeting for more discussion and a decision.

**9. Discussion and possible action regarding a proposal under Assembly Bill No. 3308, housing on school sites**

Faye gave a brief introduction of LAUSD's agenda motion to lease unused and/or vacant school sites in LA to build 3 to 7-story apartment buildings to house school employees and other members of the public. One of the sites is the old Highlander Road elementary school site on Highlander Rd. This is the same site which the Cultural, Community and Senior Committee has discussed with Scott Schmerelson with regard to building a community center. The Highlander community is strongly opposed to the BOE's housing plans and instead would welcome an elementary school or a community center or a middle school. Lengthy discussion centered around AB 3308, the notification to neighbors required by AB 3308, and the many, many issues involved. A subcommittee was formed, members are Faye, Dan O., Bonnie, Steve and Char. This issue is also tabled to the December meeting for more discussion and a decision.

**10. ADJOURNMENT**

This meeting was adjourned at 8:18 PM.