



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL
JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING
FINAL MINUTES

Tuesday, February 9, 2021 at 6:30 P.M.

1. Call to Order at 6:33 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, and Myrl Schreiber.
Committee Member Absent: Joan Trent, Alec Uzameck
Board Members also present: Brian Begun, Tom Booth, Tariq El-Atrache, Marie Javdani, Daniel Osztreicher, Olivia Naturman, Brad Vanderhoof
Members of the Public Present: Brad Rosenheim and Heather Waldstein from Rosenheim & Associates, Athena Novak with West Hills Crest Residential Project, Jim Rivard with SRM Development, Robert Lancet with Westhills HOA, and 20 members of the public.
3. Comments from the Co-Chair(s): None. Daniel Osztreicher advised that he had spoken to the developers of the 23133 Sherman Place, West Hills property. Daniel was advised that they are moving forward with the project to build residential units and the property is definitely not going to the hospital. Daniel stated that this property should be added to the list of potential properties to be submitted to CD 12 for consideration for development to assist the homeless.
4. Minutes of January 25, 2021 were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and possible action a request for a zone change from (QC1-1VL) and (Q)C-4-1VL to CA-41VL for the property at 6400-6534 Platt Ave., West Hills (Platt Village Shopping Center)
Char advised that this item is tabled until next month.
7. Discussion and possible action regarding the Westhills Crest Residential Project, Project #98123, Tentative Track Map No 52652
Athena Novak, land consultant for developer, advised that this was a project involving 25 houses just past El Escorpion Park. Bill stated we should hear from the homeowners before Ms. Novak speaks. Robert Lancet, representing the homeowners, provided an overview of the project to date, the processes/meeting that have transpired and the fact they are doing a new EIR. He advised that when the original project was presented the Los Angeles County Fire Department (LACFD) objected to the project because a secondary access road could not be developed. Athena Novak explained that this project is different from the original. It is for 25 single family custom homes on the 56-acre parcel. They are reserving 31 acres as space. She stated that the fire department determined that 25 homes

could safely be built on the site. Also, all the homes will be built to the latest fire codes and will include the latest state of the art fire prevention. She stated that these homes will act as a buffer between the current homes and any wild fire. Char stated that she spoke to the Regional Planning Department and they do not expect that a new draft will not be out on this project until August. Char stated that Shiela Kuehl is concerned about this project in light of the last wild fires. Several committee members asked questions, such as, when the fire department determined that it was safe to build 25 homes, was that without an access road being cut through El Escorpion Park, would the project be gated and what was the proposed price range of these homes. The report by the fire department is from 2008 and a new one is being requested. The homes would be gated and the projected price range is the high \$1 M to low \$2M. Brian expressed his concern as fire is not only the danger but embers can travel an extended distance. Chris Rowe stated that more research needs to be done as she says this is potentially sacred Indian ground. Reeyan Raynes stated that the reduction in the number of houses is more feasible but the grading of the property needs to be looked into as it sits above both Knapp Ranch and El Escorpion Parks. Robert Lancet, when asked, said they would drop their opposition should there be a second access road. Bill stated that we need to explore this further and it is not ready for any action by the committee. Athena Novak advised that she is available if any additional information is needed and she offered to provide the EIR to anyone who wishes when it is released. Her contact information is Athena Novak at AHN & Associates, 818-906-7449, athenaNVK@aol.com. This item is tabled.

New Business:

8. Discussion and possible action regarding a proposal for a senior living facility located at 6601 Valley Circle Blvd and Kittridge, West Hills
Heather Waldstein stated that this project was both within the boundaries of Los Angeles County and Los Angeles City. Jim Rivard, SRM Development, stated that they were present to talk about the Los Angeles City portion of the property, the site of the current school, and the senior living facility was to be on the Los Angeles County portion of the property. The plan was to leave the school on the site but just make some modifications. Bob asked if we could still discuss this as the item was identified as discussion for a senior facility on the agenda. Jim Rivard went over the proposed modifications for the school site and stated that they are now looking at other options for the portion of the project located in Los Angeles County. He stated that they held several meetings with the residents and it was very evident that they were against a senior living facility. They are looking at a more by right design concept. Robert Lancet confirmed that the neighbors were not in favor of the senior living facility because of the proposed design. Char advised that because of the time constraint we will not be able to complete discussion on this item and it is tabled to the March 9th meeting.
9. Discussion and possible action regarding AB 3308 and Council File 20-0002-S109
This item is tabled.
10. Adjournment – 7:40 PM. Next meeting will be March 9, 2021.



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FINAL MINUTES

TUESDAY, APRIL 13, 2021 @ 6:30 pm

1. Call to Order at 6:34 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreibman, and Joan Trent.
Committee Members Absent: Carolyn Greenwood, Alec Uzemeck.
Board Members also present: Tariq El-Atrache, Olivia Naturman, Daniel Osztreicher, and Brad Vanderhoof.
Speakers for Agendized Business: Bonnie Kim and Ariel Jones, City Planning, Community Liasons; Sheryl Brady and Mick Meldrum, Platt Village Shopping Center
Members of the Public Present: Roy Bernard, Jaime Ishcomer, Glenn Jennings, Heidi Manning, Karen Osterheldt, Chris Rowe, and Fern White.
3. Comments from the Co-Chair(s):
Bill Rose announced that there are special guests who will be speaking at tonight's meeting, Bonnie Kim and Ariel Jones, from LA City Planning, regarding changes in the LA Municipal Code.
4. Minutes from February 9, 2021, were not approved but rather tabled to permit review of the committee's recording of the February, 2021, minutes.
5. Public Comment on Non-Agenda Items: moved to the end of the Agenda.

Old Business: To be heard after **New Business.**

New Business:

6. Discussion and possible action regarding Council File 12-0460-S4, Case # CPC-2016-3182-CA, a proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes & procedures (696 page letter of determination):

Bonnie Kim from City Planning began the program by explaining that on March 25, 2021, the draft of this ordinance, which she described as a reorganization of the original processes and procedures of the Zoning Code, has already been considered and approved by City Planning and has been sent to the City Clerk and then it will be sent to the City Council for review and approval. Ms. Kim thereafter presented a very detailed and informative slide show of the extensive proposals of policy changes to the Zoning Code. Ms. Kim gave her email address (bonnie.kim@lacity.org) so that she can be contacted for questions, etc. Char asked if Ms. Kim could forward the slide program so that the committee could put it on the WHNC web site so anyone can review it. Ms. Kim will do so.

Ariel Jones from City Planning advised that the Zoning Code does not apply to changes to the neighborhood councils. Ms. Jones also advised that the entire slide program was on the City Planning website, where there are more information and resources, including but not limited to case reports, mapping and publications at Planning4LA. Dan Brin advised that the City Planning's map of parts of the northern and western boundaries of West Hills has been and remains incorrect on the map and needs to be fixed. Ms. Jones said she would check it out and advise Mr. Brin.

Old Business:

7. Discussion and possible action on a request for a zone change from (QC1-1VL to C4-1VL for the property at 6400-6534 Platt Avenue, West Hills (Platt Village Shopping Center):

Sheryl Brady, Senior Entitlement Manager for Permit Place, i.e., Platt Village Shopping Center, and Mick Meldrum advised that there presently is a 19% vacancy at Platt Village mainly because the present zoning in C-1 would require a zone variance for potential tenants whose proposed uses do not fit into C-1. Requesting a zone variance is a long (time-consuming) and costly (approximately \$20,000) process for potential new tenants and new tenants do not want to undertake that process. And so the vacancies remain. Platt Village is requesting a zoning change from C-1 to C-4, which has a much wider range of business uses which may locate there, including but not limited to strip-tease shows and bowling alleys and pool halls.

Bill was concerned that the Center wanted all of the property to be re-zoned, rather than request a variance for a specific unit of the property. Char was concerned about protecting neighbors close to Platt Village from some of the businesses which are in the C-4 category, and most importantly, Platt Village did not have a specific unit or proposed tenant for which it was seeking a zone change, but rather a change for the entire center. Much concern was expressed by a majority of the committee and attendees that C-4 would create longer and later business hours, more noise and traffic, a complete change of the character of the present, neighborhood center from family-friendly to a population not concerned with families or being friendly.

Bill made a motion to re-address this topic at next month's meeting. Char seconded the motion. The motion passed, 12 yes, no abstentions, zero no's and 2 absent.

Public comment:

Chris Rowe "made a motion" that the Westhills Crest project be opposed for four reasons: (1) high fire danger and the area is already overbuilt by at least 100 homes; (2) the area where the new project is proposed to be built is sacred ground, and provides resources for archeological studies; and (3) there exist capped oil wells which could provide sources of deadly methane gas; and (4) the proposed project would require removing the top of the existing mountain.

Char advised that the proper procedure will be to put the Westhills project on next month's agenda for discussion and possible action. Char also advised that the nursing home project proposed at Kittridge and Valley Circle is also on hold.

Myrl advised his friend with the fire department warns that this summer may bring great fire danger for West Hills.

Adjournment – 8:09 PM. Next meeting will be May 11, 2021.