



CITY OF  
LOS ANGELES  
CALIFORNIA



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

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

**TUESDAY, MAY 11, 2021 @ 6:30 p.m.**

1. Call to Order at 6:32 PM by Co-Chair Bill Rose.
2. Quorum established.  
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff (arrived 6:45 pm), Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, and Joan Trent.  
Committee Members Absent: Carolyn Greenwood, Alec Uzameck.  
Board Members also present: Joanne Yvanek-Garb  
Speakers for Agendized Business: John Bowman, Alisha Flores, Dave Curtis (Psomas), John Bowman, Silva  

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Members of the Public Present: 22
3. Comments from the Co-Chair(s):  
Bill Rose announced that Scott Weiner is sponsoring SEVEN Senate bills, ##6, 8, 9, 10, 478, 1322 and 1401, in all of which SB 50 is hiding!  
Char advised that she is working with CD 12 regarding the Platt Ave. property and said we should be thinking about conditions we can request from Platt. Char also advised that Westhills Crest and Bob Lancet are working on that property but it is now in limbo.  
Joanne Yvanek-Garb suggested we send letters to our state representatives about the “new” SB 50.
4. Minutes from February 9, 2021, were approved as amended.  
Minutes from April 13, 2021, were approved as written.
5. Public Comment on Non-Agenda Items: none

**New Business:**

6. Discussion and possible action regarding ALDI grocery store at 22741 Victory Blvd. at Fallbrook, West Hills (site of the vacant Halloween/costume store) requesting a CUB for the sale of off-site consumption of beer and wine. ZA-2021-1069-CUB  
Doug Cooper and Ben Vesper, representatives for Aldi, explained that Aldi will occupy 22,361 square feet on that site. Committee members were assured that: the present driveways will remain the same; Aldi will work with neighbor Chick-Fil-A regarding traffic flow and access points; the City will very likely grant the necessary permits in early June, and the permits are for beer and wine only; and therefore Aldi expects to open the store before the end of 2021, hopefully before the holidays near/at the end of the year. After discussion of all of the above items, Bill moved to approve Aldi’s seeking a CUB for the sale of offsite consumption of beer and wine. Char seconded. Eleven committee members voted in favor of the motion, there was one abstention and two absent; the motion passes.

7. Discussion and possible action regarding the proposed medians on Fallbrook (north of Roscoe) at Schoenborn Street and Eccles Street. The proposed plan is regarding the fulfillment of T condition (g) from CPC-2007-237.

John Bowman and Alisha Flores from Brookfield Properties and Dave Curtis from Psomas appeared to discuss this matter and will also appear at the May meeting of Streets and Transportation to discuss this issue. John Bowman said that the T condition (4G) zone change was approved in 2009 and amended in 2016, prior to permits for Phase 1, calling for raised medians to be installed to restrict south-bound left turns onto Schoenborn and Eccles streets. The project is still in process because LADOT has concerns regarding safety, primarily due to the raised median, which might prove to be a traffic hazard. Original meetings with the City departments involved with this project were held and the result was a hybrid plan with both raised medians and bollards. This method could also result in improvement of the Roscoe/Fallbrook intersection. In 2019 at yet another meeting a hybrid median was promoted and is now "in progress". The DOT is also concerned with homeowners' access to their driveways (a left turn), but it now appears the City approves of the "plan".

Dave Curtis, the PSOMAS representative, explained the many different machinations of the median forms: the DOT recommended striping and bollards in the middle and raised medians, which was finally approved by the DOT.

There was much discussion regarding issues which could affect this decision, e.g.: difficulty for residents exiting from and entering their driveways; additional traffic from Nevada Avenue Elementary School; loss of parking space; raised beds causing road hazards; very heavy morning traffic; maneuvering problems for larger vehicles like motor homes; speeding in this area; 18-wheelers also using this area and speeding; the accident-prone area itself; timing traffic lights for better flow of traffic; narrowing street widths causing maneuvering difficulty for 18-wheelers; notice to all affected homeowners; drought-tolerant landscaping; and input from the entire community to be affected.

The consensus was that community input should take place before any decisions could be made. Therefore this matter will be continued to a future meeting date, after community meetings.

Adjournment – 8:17 PM. Next meeting will be June 8, 2021.