



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 ONLINE AND TELEPHONIC MEETING AGENDA

Tuesday, June 8, 2021 @ 6:30 p.m.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, or paste the following link into your browser:

<https://us02web.zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, punch in this Webinar code when prompted: **94979394001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from May 11, 2021 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |
| | <u>Old Business:</u> | |
| 6. | 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. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. John Bowman, Esq. Elkins Kalt
Mr. Dave Curtis, PSOMAS |
| 7. | Discussion and possible action on a request for a zone change from (QC1-1VL and (Q)C4-1VL to C4-1VL for the property at 6400-6534 Platt Ave., West Hills (Platt Village Shopping center) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Sheryl Brady, Sr. Entitlement Manager, Permit Place |
| 8. | Adjournment - Next meeting Tuesday July 13, 2021 | |

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Posting of Agendas: WHNC agendas are posted for public review at Shadow Ranch Park, 22633 Vanowen St., West Hills, CA 91307 or at our website, www.westhillsnc.org. You can also receive our agendas via email by subscribing to the City of Los Angeles Early Notification System at www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.

The Americans With Disabilities Act: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting via email NCsupport@lacity.org or calling (213) 978-1551. If you are hearing impaired please call 711.

Public Access of Records: In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the meeting where such writing was considered or by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org. Requests can be made for a copy of a record related to an item on the agenda.

Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.WestHillsNC.org.



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
DRAFT 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 Scearce, Myrl Schreiberman, 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

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 demand 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 CUP for the sale of off-site consumption of beer and wine. ZA-2021-1069-CUP
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 Chik-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 CUP 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.

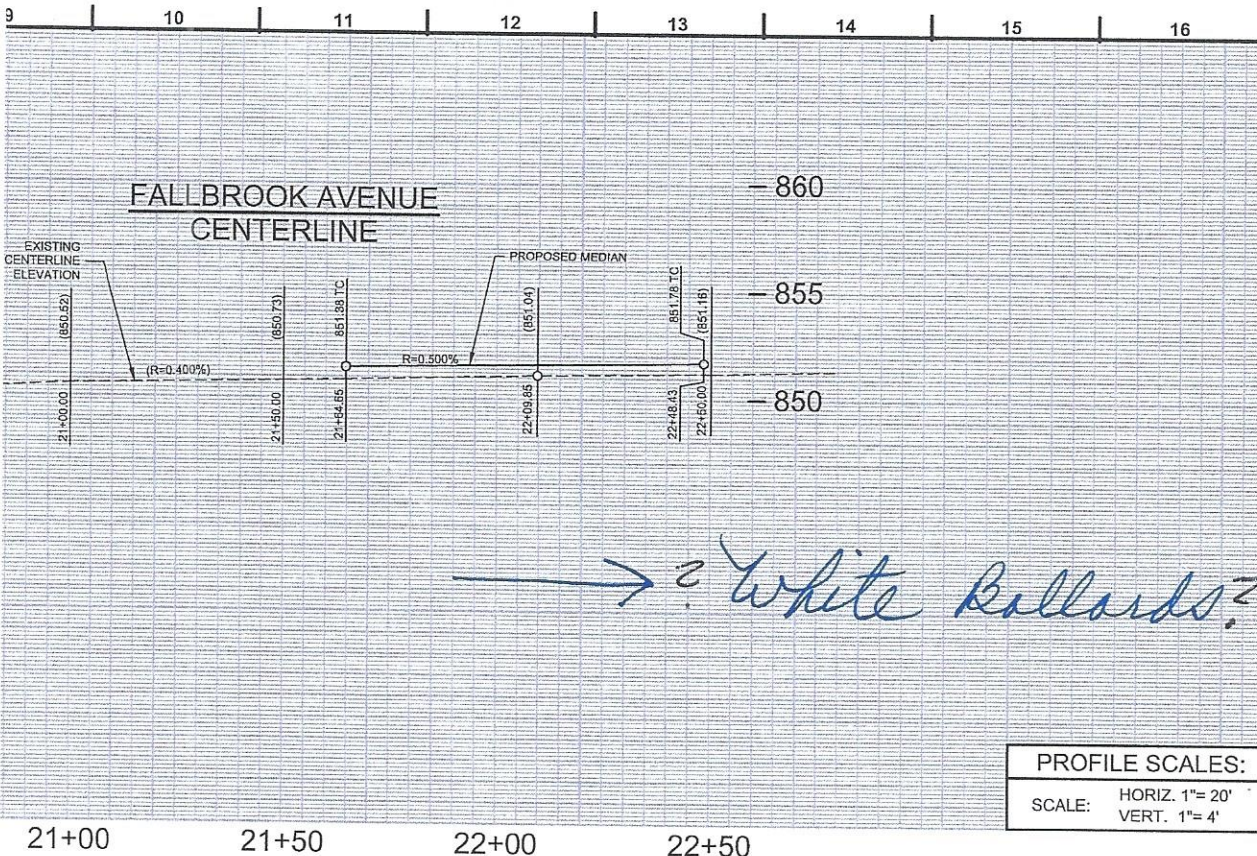
John Bowman and Alisha Flores from Brookfield Properties and Dave Curtis from Psomas appeared to discuss this matter and will also appear at the May meeting of Streets and Transportation to discuss this issue. John Bowman said that the T condition (4G) zone change was approved in 2009 and amended in 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.

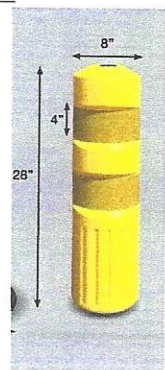
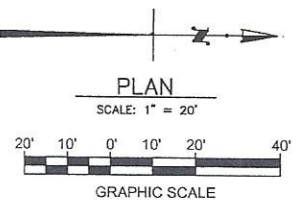
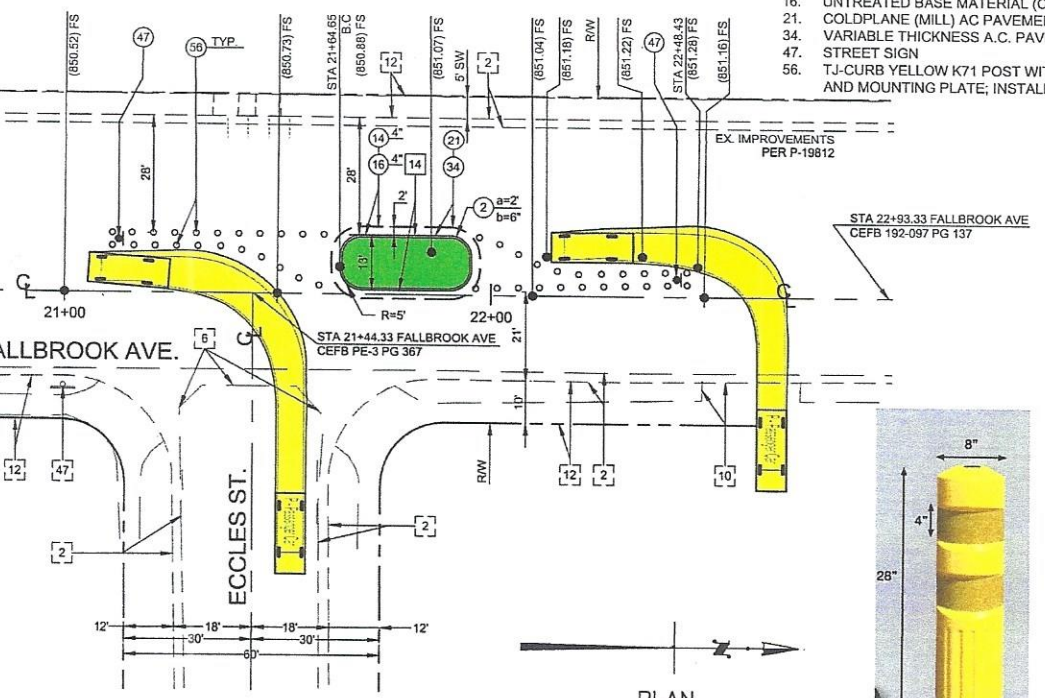
Adjournment – 8:17 PM. Next meeting will be June 8, 2021.



PROFILE SCALES:
 SCALE: HORIZ. 1"= 20'
 VERT. 1"= 4'

CONSTRUCTION NOTES & SYMBOLS

- CONSTRUCT ○ [] REMODEL EXIST.
- [] EXISTING □ ○ REMOVE & CONST.
- REMOVE ○ WORK BY OTHERS
- 2. CONCRETE CURB & GUTTER, a=, b= AS NOTED
- 10. CONCRETE DRIVEWAY
- 12. CONCRETE WALK, t=AS SHOWN
- 14. ASPHALT CONCRETE PAVEMENT, t= AS SHOWN
- 16. UNTREATED BASE MATERIAL (CMB), t= AS SHOWN
- 21. COLDPLANE (MILL) AC PAVEMENT, t=1.5" MIN
- 34. VARIABLE THICKNESS A.C. PAVEMENT, t=1.5" MIN
- 47. STREET SIGN
- 56. T-J CURB YELLOW K71 POST WITH WHITE CHANNELIZER AND MOUNTING PLATE; INSTALL 5' ON CENTER



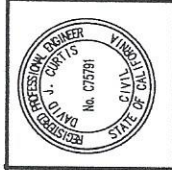
K71 CHANNELIZERS DETAIL

DIR-2016-317-ACI-CLQ / CPC 2007-237

PLANS PREPARED BY:

PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

DAVID J. CURTIS RCE 075791 DATE _____



BUREAU OF ENGINEERING

ENGINEERING
 CITY OF LOS ANGELES

INDEX NO. **BR205498**

DEPARTMENT OF PUBLIC WORKS

PSOMAS
 DESIGN GROUP

ENGINEER: DAVID J. CURTIS
 DESIGNED BY: DAVID J. CURTIS
 DRAWN BY: MATTHEW GOODEN
 CHECKED BY: DAVID J. CURTIS
 APPROVED BY: DAVID J. CURTIS

CITY OF LOS ANGELES
 VERTICAL CONTROL: BMM 06-07035 AND 06-07640 NAVD83 2000 ADJ.
 HORIZONTAL CONTROL: SEE PLAN SHEETS FOR CONTROL LINE REFERENCE

SHEET TITLE: **STREET PLAN**

PROJECT: **ROSCOE BLVD & FALLBROOK AVE (NW CORNER) - (DIR 2016-317-PHASE1)**

ADDRESS: **8401 FALLBROOK AVENUE
 CANOGA PARK, CA 91304**

DRAWING NO. **3**

SHEET **3** OF **6** SHEETS

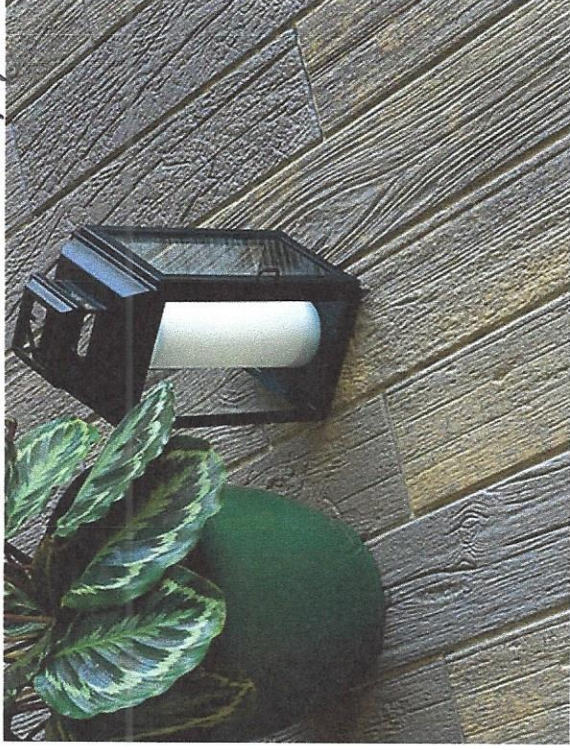


Item # 6

Approved
Vendor
Angelus
Paving
Stones



(<http://www.angeluspavingstones.com/traditional-collections/aqualina/>)
Aqualina (<http://www.angeluspavingstones.com/traditional-collections/aqualina/>)



(<http://www.angeluspavingstones.com/natural-collections/timberline/>)
Timberline (<http://www.angeluspavingstones.com/natural-collections/timberline/>)



(<http://www.angeluspavingstones.com/natural-collections/estate-cobble-i-ii/>)
Estate Cobble I & II (<http://www.angeluspavingstones.com/natural-collections/estate-cobble-i-ii/>)



(<http://www.angeluspavingstones.com/natural-collections/slaton-random/>)
Slaton Random™ (<http://www.angeluspavingstones.com/natural-collections/slaton-random/>)



Luxury Lite



Luxury Lawn



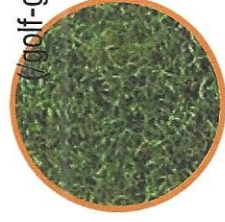
Garden Grass



Native Lawn



Champion Sport



Golf Green



Active Pet & Play



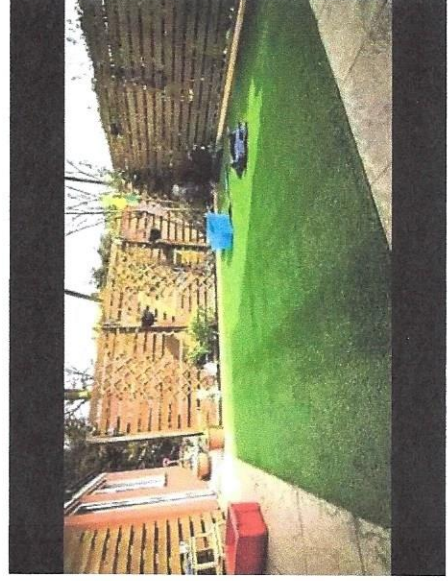
Imperial Deluxe



Royal Deluxe

*PolyTurf
approved vendor*

Watch Our Installation Video



Item # 7



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 6400-6534 Platt Avenue Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lots 1-8, TR 21890

Assessor Parcel Number 2036-024-001,002,003,004,005,006,007,& 053 Total Lot Area 11.72ac

2. PROJECT DESCRIPTION

Present Use Platt Village Shopping Center

Proposed Use Shopping Center

Project Name (if applicable) Shopping Center

Describe in detail the characteristics, scope and/or operation of the proposed project Zone Change from (Q)C1-1VL and (Q)C4-1VL to C4-1VL for the entire Platt Village Shopping Center approximately 11.72 acres in size.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 0 _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? 0 ft.
 If you have dedication requirements on multiple streets, please indicate: n/a

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 13.32F

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Zone Change from (Q) C4-IVL and (Q) C1-IVL to C4-IVL for the entire 11.72 ac Platt Village Shopping Center

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) see Zimas

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

YES NO

Have you filed, or is there intent to file, a Subdivision with this project?

YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

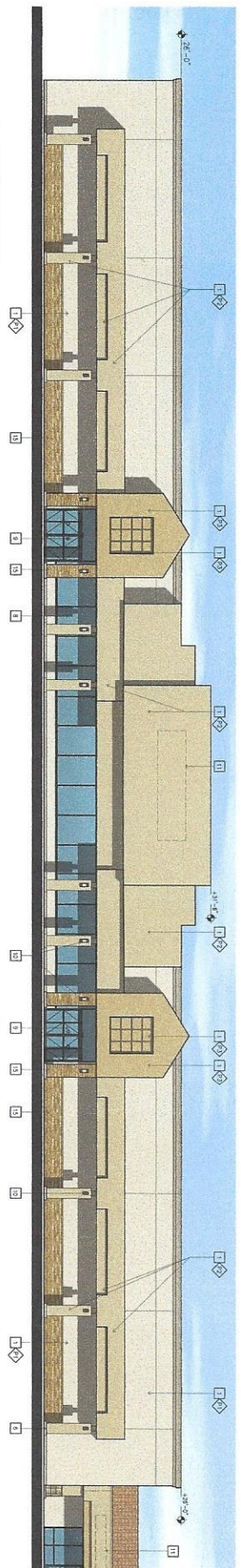
n/a

5. RELATED DOCUMENTS / REFERRALS

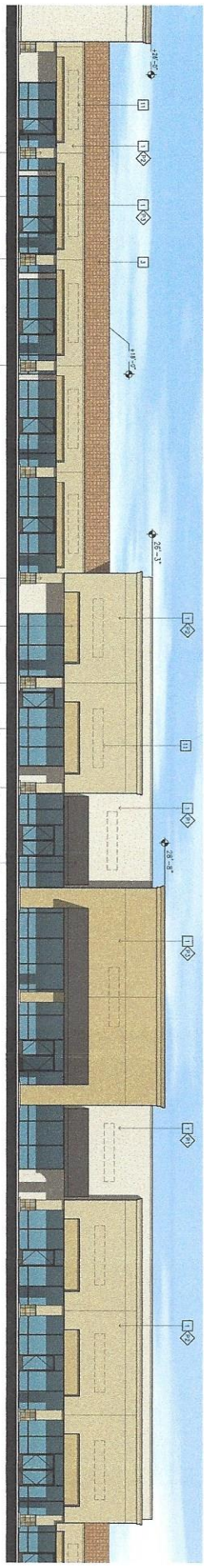
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form n/a
- b. Geographic Project Planning Referral Yes
- c. Citywide Design Guidelines Compliance Review Form n/a
- d. Affordable Housing Referral Form n/a
- e. Mello Form n/a
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form n/a
- g. HPOZ Authorization Form n/a
- h. Management Team Authorization n/a
- i. Expedite Fee Agreement n/a
- j. Department of Transportation (DOT) Referral Form n/a
- k. Preliminary Zoning Assessment Referral Form n/a
- l. SB330 Preliminary Application n/a
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) n/a
- n. Order to Comply n/a
- o. Building Permits and Certificates of Occupancy Yes
- p. Hillside Referral Form (BOE) n/a
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) n/a
- r. SB330 Determination Letter from Housing and Community Investment Department n/a
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

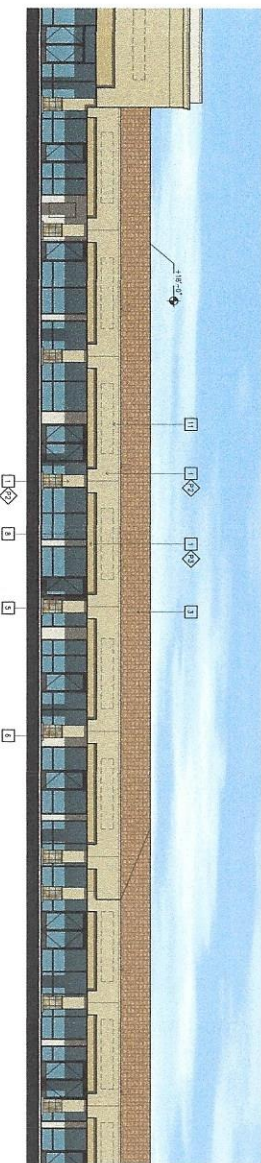
Item # 7



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

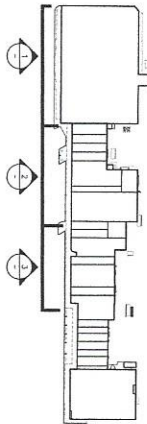


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- 1 PAINTED EXTERIOR PLASTER
 - 2 PAINTED CUR
 - 3 CERAMIC TILE ROOF
 - 4 PLASTER OVER FOAM GORING
 - 5 12" X 12" SLATE TILE OVER COLUMN BASE
 - 6 CONC. COLUMN BASE
 - 7 GANGES FINISH
 - 8 ALUMINUM STRENGTHEN
 - 9 AUTOMATIC SLIDING DOORS
 - 10 WALL SPOCKE
 - 11 SOIL LOCATION
 - 12 WET/RYN DOOR
 - 13 ELECTRICAL ENCLOSURE
 - 14 TRASH ENCLOSURE
 - 15 STONE VORTEX
- FINISH LEGEND**
- ◆ PRALZE CLASHIN' STOLE
 - ◆ PRALZE CLASSIM 'KAWWED'
 - ◆ PRALZE CLASSIM 'SPRINGIN'
 - ◆ PRALZE CLASSIM 'TRADICOR'



Platt Village
Platt Ave., West Hills, CA

EXTERIOR ELEVATIONS



A3.00
Architecture Relationships
144 North Orange Street, Orange, California 92668
714.963.3333
a3a3relationships.com

Scale: 1/8" = 1'-0"
Date: 2/20/2014
N.A.