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

TUESDAY, JUNE 8, 2021 @ 6:30 p.m.

1. Call to Order at 6:31 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, Joan Trent, and Alec Uzemeck.
Committee Members Absent: Dan Brin
Board Members also present: Clarice Chavira, Tariq El-Atrache, Glenn Jennings, Kent Mariconda and Brad Vanderhoof.
Speakers for Agendized Matters: John Bowman (Elkins Kalt), Dave Curtis (Psomas), Sheryl Brady (Permit Place).
Members of the Public Present: 50
3. Comments from the Co-Chair(s):
Bill Rose announced that the Platt Village zoning change issue will be discussed on this agenda. Char advised that Bob Lancet of Westhills advised that LA City and LA County will be proceeding with a discussion in July concerning the Montessori property at Valley Circle and Kittridge. Bob also advised that the Board of Supervisors passed an ordinance prohibiting ADU's (Additional Dwelling Units) for the development behind the Montessori site, some 175 homes. The Board of Supervisors also approved the use of a non-profit group for fire danger consulting. There will be changes recommended for the area which will be reviewed by LA County, all of which may result in recommended changes and may not allow any overrides to building codes and fire department requirements.
4. Minutes from May 11, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items:
Chris Rowe said that for the redistricting issue, the City should appoint a valley supervisor for West Hills. Martin Lipkin, member of Woodland Hills Neighborhood Council and the Westhills HOA, advised that the LA City Council is considering motion 21-0063 regarding underutilized areas, such as the area behind Knapp Ranch Park. He advised that in his opinion this motion is dangerous, could cause a homeless problem and could wipe out the entire Westhills area.

New Business: NONE

Old Business:

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 CP-2007-237.

John Bowman of Elkins Halt advised that there were meetings with surrounding property owners on Fallbrook, Schoenborn and Eccles to discuss the proposed changes to control traffic flow and, more specifically, the proposed medians. John also said they discussed the proposed changes with WHNC's Streets and Transportation Committee. As a result, the plans were amended to include an additional option to be described by Dave Curtis. Dave is with the engineering firm Psomas. Dave advised that neighbors on Fallbrook voiced concerns for entering and exiting their driveways and "holding spaces" for executing turns to enter and exit their driveways. One option, the median, would allow holding space for turns but could block driveways. A second option, shrinking the size of the medians and adding an additional pocket for driveway exits, with bollards, was the preferred option. Then Psomas met with the City's Transportation Committee and resolved some concerns. Dave explained with a graphic presentation that the white bollards were less visually impactful and the bollards could hold traffic in a protected space. The center median would hold gravel or cobblestones or, as Char suggested, artificial turf, if turf is on the streets services list of approved coverings. Dave said these updates meet all the current goals and requirements and that Sylva believed the changes made the changes safer. Char also indicated decorative pavers are good to use.

Comments from the public generally approved the proposed changes to the project. However, Chris Rowe expressed concern that after the proposed modifications, any left turn would be an accident waiting to happen, and concern about how materials that were discussed have long-term issues and could be distracting to drivers.

Dave emphasized that there will be paint markings on the pavement to direct drivers and that the project still needed to be plan-checked by the City, which could propose additional requirements.

Bill moved to accept the overall design as presented. Myrl seconded. The motion was unanimously approved. Anthony asked if John and Dave could return in the future and give an update about the final decisions made. They agreed to do so.

7. Discussion and possible action on a request for a zone change from (Q)C1-1VL and (Q)c4-1VL to C4-1VL for the property at 6400-6534 Platt Avenue, West Hills (Platt Village Shopping Center)

Sheryl Brady, Senior Entitlement Manager of Permit Place, advised that Permit Place and the Platt Village property owner, Nick Meldrick, had already met with the LA City Planning Department and the Council District Office and had mailed notice of the proposed zoning change to residents within a 500-foot radius, therefore fulfilling all legal obligations involved with a requested zone change. Nick Meldrick said he also met with City departments and individuals. He also advised that there were a number of totally false rumors about what changes were proposed for Platt Village. He assured everyone that there was absolutely no plan for any housing at the site and the only goal was to provide a full shopping center for the neighborhood residents' use. Meldrick also advised he is willing to sign a document promising that Platt Village will be only a neighborhood shopping center.

Char advised that she had already spoken with Hannah Lee at Councilmember Lee's office, and they discussed the use of a covenant agreement specifying exactly what business entities would NOT be allowed and which would be allowed. All agreed that this covenant would be in writing. Faye advised that a "covenant running with the land" could be drafted, which document would be recorded along with the deed and exist through any change in ownership, but that the covenant should be prepared by lawyers so that no loopholes or problems would arise thereafter. Saif agreed and suggested we use the three attorneys who now sit on our Board (Clarice, Kent and Faye).

The great majority of stakeholders who were attending the meeting expressed that they had read on "social media" that Platt Village was seeking a zoning change in order to develop a housing project which could house low-income, even homeless, individuals. Sheryl and Meldrick assured and reassured the stakeholders that no such housing would be built, only a shopping center for the community.

There also were many stakeholders who had concerns about building heights, kinds of businesses allowed under the zone change, possible eviction of present tenants, rent charges increasing or decreasing, vacancy potentials,

unwanted kinds of businesses, limiting operating hours, future changes, if needed. All of those concerns were discussed at length by Sheryl, Meldrick, Bill and Char and stakeholders' fears were in great part allayed.

Board members agreed that the covenant must be carefully drafted and must "run with the land", but acknowledged that any document might need revision over time. Because the covenant would "run with the land", any future owner(s) would be bound by it.

Char made a motion that Zoning and Planning prepare a covenant/agreement with the owner Platt Partners Ltd. to address kinds of tenants, business hours, and other issues to be executed by WHNC and the owner and, after Board approval, recorded to run with the land. Aida seconded. There were 14 yes's, no "no's", and one abstention. The motion passes.

Adjournment – 8:04 PM. Next meeting will be July 13, 2021.