



## WEST HILLS NEIGHBORHOOD COUNCIL

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

**Tuesday, July 13, 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, click 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<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum                      | Dr. Faye Barta, Secretary                                    |
| 3. | Comments from the Co-Chair(s)         | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from June 8, 2021 | Dr. Faye Barta, Secretary                                    |
| 5. | Public Comments on Non-Agenda items   |  |

**Old Business:**

- |    |  |                        |
|----|--|------------------------|
| 6. | Status update, discussion and possible action regarding LAUSD's proposal for housing of teachers, employees and others | Dr. Faye Barta, Member |
|----|--|------------------------|

**New Business:**

- |    |   |  |
|----|---|--|
| 6. | Discussion and possible action regarding the continued sale and dispensing of a full line of alcoholic beverages for off- site use, with incidental on-site tasting, change of hours of operation and deletion of condition 13 for Cost Plus in Fallbrook mall. | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Mr. Avi Gandhi<br>Art Rodriguez Associates |
| 7. | Discussion and possible action regarding possible noise abatement for an AT&T (5G) utility unit disturbing stakeholders   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair   |
| 8. | Adjournment - Next meeting Tuesday, August 10, 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](mailto:ethics@lacity.org). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](http://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](mailto: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](mailto: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](http://www.WestHillsNC.org).



**WEST HILLS NEIGHBORHOOD COUNCIL**  
**JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING**  
**DRAFT 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 Searce, 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 Councilperson 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,

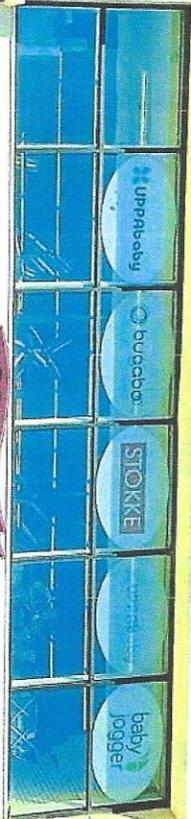
unwanted kinds of businesses, limiting operating hours, future changes, if needed. All of those concerns were discussed at length by Sheryl, Meldrick, Bill and Char and stakeholders' fears were in great part allayed.

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 Meldrick 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.

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APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2014-2993-CR-PA1  
 Env. Case Number EW-2021-4654-CC  
 Application Type Conditional Use Beverage  
 Case Filed With (Print Name) Edwin Cano Date Filed 6-9-21

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 Address<sup>1</sup> 6621 Fallbrook Ave Unit/Space Number A  
 Legal Description<sup>2</sup> (Lot, Block, Tract) Lot 10, None, TR 43447 (Lot Nos. 1-18, Tract 43447)  
 Assessor Parcel Number 2038040014 Total Lot Area 452,616.2

2. PROJECT DESCRIPTION

Present Use Commercial Retail  
 Proposed Use Commercial Retail

Project Name (if applicable) Cost Plus World Market - West Hills

Describe in detail the characteristics, scope and/or operation of the proposed project A Plan Approval to allow the continued sale of a full line of alcoholic beverages for off-site consumption, with incidental on-site tasting, in conjunction with an existing 18,752 SF specialty retail store. (Please see attached for full description.)

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) |

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

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



## 2. PROJECT DESCRIPTION

Describe in detail the characteristics, scope and/or operation of the proposed project:

A Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption, with incidental on-site tasting, in conjunction with an existing 18,752 SF specialty retail store located within the C2-1VL zone. The applicant is requesting to modify condition 6.a. and delete condition 13, as follows:

**MODIFY 6.a.** The hours of operation for the retail store shall be 9:00 a.m. to 9:00 p.m. ~~10:00 p.m.~~, Monday through Saturday, and 10:00 a.m. to ~~7:00 p.m.~~ 9:00 p.m. Sunday.

**DELETE 13.** ~~There shall be at least one security guard on duty at any one shift. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services. A copy of the security guards(s) credentials and contract shall be provided to the CCU, prior to the effectuation of this grant.~~



## 3. ACTION(S) REQUIRED

Authorizing Code Section:

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative:

A Plan Approval, pursuant to Section 12.24-M of the Los Angeles Municipal Code to allow the continued sale of a full line of alcoholic beverages for off-site consumption, with incidental on-site tasting, in conjunction with an existing 18,752 SF specialty retail store with hours of operation from 9:00 a.m. to 10:00 p.m., Monday through Saturday, and 10:00 a.m. to 9:00 p.m. Sunday, in the C2-1VL zone.