



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

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

Tuesday, November 9, 2021 @ 6:30 p.m.

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over Covid-19, the West Hills Neighborhood Council meeting will be conducted entirely with a call-in option or internet based service option. All are invited to attend and participate.

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.

AB 361 Updates:

Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

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| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Dr. 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 October 12, 2021 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

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| 6. | Discussion and possible action regarding a proposal in "Corporate Pointe at West Hills", located at the northwest corner of Roscoe Blvd and Fallbrook Ave. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Heather Waldstein
Rosenheim & Associates |
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New Business:

7. Discussion and possible action on a request for a change in operating hours and exceptions for certain "cover charges" and new requirements for the Olive & Fig Restaurant located at 23759 Roscoe Blvd., West Hills.

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Gurgen Israyelyan, Owner
Mr. Greg Mkrchyan, Owner
Olive & Fig Restaurant

8. Adjournment - Next meeting Tuesday, December 14, 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/lobbying. 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.

Servicios De Traducccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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

TUESDAY, OCTOBER 12, 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, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, Myrl Schreiberman, and Joan Trent.
Committee Members Absent: Bob Brostoff and Alec Uzameck.
Board Members also present: Brad Vanderhoof;
Speakers for Agendized Matters: none
Members of the Public Present: Chris Rowe, Christina Walsh, Adrian Huang, Bob, Debbie Porter, Fein, James Reye, Jeff Kobulnick, Joan Cohen, Karen, Maria Quinonez, Nancy Wold, Sandy, Sharon Feldman, Susan Bradshaw, Tom, Heidi Manning, Fern White, Beth Pollack, Jarine Vine, Robert Sachs Roxy Gannon, Mohammed Hajibagheri, Muriel Greenberg, Mary, Goat Puppet, and call-in users 1 through 17.
3. Comments from the Co-Chair(s):
Bill Rose had no comments.
Char stated that she has been trying to contact with Heather Walstein regarding Chaminade and Fields Market shopping center across the street from Chaminade and will advise.
Char advised that Clarice and Faye and Char have been working on the final revision documents for the Platt Village request for re-zoning and trying to iron out remaining issues.
4. Minutes from August 10, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: Chris Rowe advised that some surrounding neighborhoods are still working on a community plan. Puppet commented on his disdain for those working on community plans. Call-in user #2 complained about lack of handicapped access to meetings. Christina Walsh said this committee is hypocritical.

Old Business:

6. Discussion and possible action to form a Zoning and Planning sub-committee, with the objective to work with the Department of Public Works and individual cell tower carriers, including but not limited to, cell tower repair, cell tower units/boxes and other cell tower related issues.
Char advised that she has no contacts for the committee. However, she has information that the cell tower at 7543 Fallbrook needs following up due to the poor job of installation of additional cells, which remain unpainted, remain an odd color, failure to give notice of work to be done, and over 10 % has already been completed, and the

work already finished exhibits extremely poor workmanship, making the tower look terrible. Saif said that this tower is on private property and the owners of the property should contact the cell tower company. Char said the

issue is that the tower looks terrible to neighbors and those who drive by. Saif reiterated that the property owner is the one to call, since the owner is being paid for use of the property. Char said she will forward the company's contact information. Char mentioned the temple on Valley Circle is not getting paid by the company. Saif said his church is getting paid. Dan suggested there are limits to what we can do when private property is involved and that perhaps we can form a sub-committee to handle this issue. Anthony said the utility company is leasing the land and is technically the "owner" and must be advised the tower should be cosmetically pleasing. Saif asked if the tower company came to Zoning and Planning for approval for the tower. Char said yes, but many years ago and the real problem is the upkeep of the tower. Chris Rowe said there is an issue with the tower's width, and it must now be 5G, which causes the need for cell tower upgrades. This poses a risk to neighbors. Dan again suggested a sub-committee to investigate this issue. Bill advised Saif volunteered to check this out and will report back to the committee.

New Business:

7. Discussion and possible action on a proposal to build restrooms at Castle Peak Park and Lazy J Park. Funds provided by Prop K.

Bill advised he has received many emails from members of the public, all of which are completely opposed to restrooms at both of these parks. Char advised she also has had numerous calls, the great majority of which are also completely opposed to restrooms at both of these parks, mainly due to concerns about cleaning of restrooms and protecting restrooms from vandalism. Faye advised she lives near Mae Boyar Park, which is presently the only park in West Hills with a bathroom, due to the fact that the donors of the park land, the Boyar family, stipulated in the transfer deed that bathrooms must be provided. However, the present (and past) problems the park's neighborhood has endured over the years are many and dangerous and are continuing to this day. Steve advised he is adamantly opposed to bathrooms in parks because of severe abuse of them and will vote no to bathrooms. Aida said kids want and need bathrooms when they visit the parks and have parties there, but agreed that security of the bathrooms is an issue. Saif said his neighbors do not believe restrooms are that big an issue. Thereafter, many members of the public spoke. Only one member of the public, Roxy Gannon, said kids using the parks need bathrooms and other parks, like Balboa and Malibu, have restrooms with few problems and is in favor of bathrooms at these two parks. The many other speakers from the public, Chris Rowe, Christina Walsh, Susan Bradshaw, Fern White, Jeff Kabulnick, Leslie Randall, Mohammed Hajibagheri, Fein, Bob, Muriel Greenberg, Mary, #070 and goat puppet all spoke to the many dangers which occur when bathrooms are installed in public parks, including but not limited to safety issues, drug users, homeless public health concerns, and other issues.

Char advised that the best course of action for this committee is to write a VERY strong letter to the City Council, advising that the community stakeholders strongly oppose bathrooms being installed in these two parks and should discontinue any further plans to do so. Bill moved to send a letter strongly opposing the proposals for park restrooms in Castle Peak and Lazy J parks. Steve seconded. A vote was taken:

Yes – Faye Barta, Dan Brin, Carolyn Greenwood, Bonnie Klea. Saif Mogri, Steve Randall, Bill Rose, Char Rothstein, Joan Trent.

No – none

Abstain – Aida Abkarians, Anthony Scearce and Myrl Schreiberman.

Absent – Bob Brostoff and Alec Uzemeck.

The motion carries.

Adjournment – 7:51 PM. Next meeting will be Tuesday, November 9, 2021.

22815-22825 ROSCOE BLVD,
ROSCOE AND FALLBROOK CORNER (west side of street)

Here is the Project Description Summary:

The Applicant, SCIND Fallbrook Point, LLC, requests approval for the development, use and maintenance of a ±98,614 square-foot light industrial (light manufacturing/warehouse with ancillary office) complex consisting of three (3) one-story plus mezzanine buildings, each built to a maximum height of 37 feet with a total of 262 parking spaces on a surface parking lot surrounding the buildings ("Project") to be located on a ±6.99 acres parcel located at 22815-22815 West Roscoe Boulevard on the northwest corner of Fallbrook Avenue and Roscoe Boulevard ("Subject Property") in the "Corporate Pointe at West Hills" office/industrial campus, in the West Hills community of the City of Los Angeles (Council District CD-12, John Lee). The Subject Property is within the [T][Q]M1-1 Zone.

I'm also attaching Renderings below. Let me know if there is anything else you need for us to be placed on the Agenda for November 9th.



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