



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

TUESDAY, NOVEMBER 9, 2021 @ 6:30 p.m.

1. Call to Order at 6:33 PM by Co-Chair Charlene Rothstein.
2. Quorum established.
Committee Members Present: Faye Barta, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Charlene Rothstein, Anthony Scearce, Myrl Schreiberman, and Joan Trent.
Committee Members Absent: Aida Abkarians, Dan Brin, Bob Brostoff, Bill Rose and Alec Uzemeck.
Board Members also present: Glenn Jennings, Brad Vanderhoof
Speakers for Agendized Matters: Heather Waldstein, Kevin Staley, Steve Hong, Ricardo Rivas, Alisha Flores, Gurgen Israyelyan.
Members of the Public Present: Heidi Manning, Christina Walsh, Jeff and Jackie, Nicole Flessati, Maria Kemp, Eric Cho, West Hills citizen and caller 1818....159..
3. Comments from the Co-Chair(s):

Char stated that she spoke with Rob Webb at Chaminade, who advised that Chaminade had purchased all of the Fields Market corner EXCEPT for the auto shop, which Chaminade also wants to buy. The strategic plan is for the Fields Market strip center to be a "north campus" for Chaminade and Chaminade is working on the details, and Mr. Webb advised that perhaps in January or February of next year, Chaminade will take the first step and will make sure to keep the WHNC Council, CD 12 and the surrounding community advised.

Char advised that Clarice, Faye and Char worked on the final revision documents for the Platt Village request for re-zoning and sent them to Platt Village to consider. After Platt Village reviews and any issues are resolved, the Platt Village issue will be brought back to this committee for review and approval and then to the full Board for Board approval.

Although committee comments are generally not heard during comments from the co-chairs, Myrl suggested that any revisions to the current zoning for Platt Village MUST be handled by attorneys, NOT Zoning and Planning members, even if the members are attorneys because this sets a dangerous precedent. Char explained that these were simply negotiations and once finalized, would be sent to CD 12 and LA City for approval. Carolyn reminded us that we historically undertake negotiations ourselves because we represent the community. Anthony argued we cannot represent the Board without attorneys, and not with the attorneys on the Board, but only City attorneys. Myrl again warned that any documents must be cleared through Elise Rudin, the City attorney, because we should not lean on the skills of our members. Char said we are simply negotiating for the Board. Brad advised that this is what we have done in the past, but that DONE is changing all and we need to think about this. Joan said we all have different educations and skills and we shouldn't downplay them. Christina said she agrees with Myrl.
4. Minutes from October 12, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

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.

Heather Waldstein, representing owner Rosenheim and Associates, Kevin Staley, the proposed purchaser of the location, architect Steve Hong, Alisha Flores from Somas and Ricardo Rivas gave extensive information about the proposed project at the Corporate Pointe corner at Roscoe and Fallbrook, including size and context of the property and the proposed buildings and site plan, proposed landscaping and trees and the phase 1 street improvements and, a history of entitlements of the property. Thereafter Board/committee members Char, Steve, Joan, Brad, Saif, Bonnie, Myrl, and Anthony and stakeholders Christina Walsh, Nicole Flessati, and Maria Kemp had many questions concerning the project. Heather, Kevin, Steve Hong, Alisha and Ricardo answered questions and gave information in response.

After this discussion, Char advised the committee will soon again host this Corporate Pointe issue, since there are many, many issues remaining to discuss.

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 and Fig Restaurant located at 23759 Roscoe Blvd., West Hills.

Co-owner Gurgen Israyelyan attended the meeting and spoke at length about the problems Olive and Fig are having with the current CUP, which was actually written for the prior restaurant at the site, and what changes he and his co-owner are seeking. Steve, Anthony and Myrl had questions concerning the CUP, the kind of business done at the site and parking. Char advised that it is very difficult to assess what needs to be changed and what additional needs can be added without seeing the actual CUP to which Gurgen was referring. Char suggested this matter be continued to a future meeting so that the committee has an opportunity to read and consider the existing CUP before the next meeting. This matter will be considered at a future meeting.

Adjournment – 8:27 PM. Next meeting will be Tuesday, December 14, 2021.