



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
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## WEST HILLS NEIGHBORHOOD COUNCIL

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

**Tuesday, December 14, 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.

- |    |   |  |
|----|---|--|
| 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 November 9, 2021 | Dr. Faye Barta, Secretary                                    |
| 5. | Public Comments on Non-Agenda items       |  |

#### **Old Business:**

- |    |  |   |
|----|--|---|
| 6. | Discussion and possible action on a proposal for a mixed use project consisting of 127 units and 9,069 sq. ft. of medical office located at 23133 W Sherman Place, West Hill (pie shaped site across from the post office) | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Mr. Fred Gaines, Esq.<br>Representative for<br>NK West Hills, LLC |
| 7. | Discussion and possible action regarding noise abatement for an AT&T electrical box located at 6404 Valley Circle Blvd.  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair  |
| 8. | Adjournment - Next meeting Tuesday, January 11, 2022   |   |

**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](mailto:ethics@lacity.org/lobbying). 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)

**Servicios De Traduccion:** 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](mailto:Michelle.Ritchie@westhillsnc.org)



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**WEST HILLS NEIGHBORHOOD COUNCIL**  
**JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING**  
**DRAFT 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 corner is a “north campus” for Chaminade and Chaminade is working on the details. Mr., Webb 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 and 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 argued 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 cannot 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, 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 reconsidered at a future meeting.

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



1 BUILDING 'A' - WEST ELEVATION (view from street) SCALE: 1/8" = 1'-0"



2 BUILDING 'A' - SOUTH-WEST ELEVATION (view from corner of street) SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS & FINISHES:**
- 1 BRIND SMOOTH CONCRETE BLOCK WALL
  - 2 CEMENT PLASTER, SMOOTH FINISH, PAINTED
  - 3 METAL TRELLIS, PAINTED
  - 4 CEMENT PLASTER, SMOOTH FINISH BAND, PAINTED
  - 5 FIBER CEMENT HORIZONTAL SIDING
  - 6 METAL RAILING/GUARDRAIL, PAINTED
  - 7 ALUMINUM WINDOWS
  - 8 ALUMINUM SLIDING DOORS

**SOUTH-WEST WALL WITH ALLOWABLE UNRESTRICTED OPENINGS PER TABLE 702.5 - GREATER THAN 80" = NOT REQUIRED**

2ND FLOOR  
MAX. ALLOWABLE OPENINGS = NOT REQUIRED

3RD FLOOR  
MAX. ALLOWABLE OPENINGS = NOT REQUIRED

4TH FLOOR  
MAX. ALLOWABLE OPENINGS = NOT REQUIRED

5TH FLOOR  
MAX. ALLOWABLE OPENINGS = NOT REQUIRED

**LOCATION OF PROPOSED HOOD BOX (HOOD, EXHAUST) BOTTOM OF BOX 8" ABOVE FIN. FL.**

**LOCATION OF BUILDING SERVICE ADDRESS**

**PROVIDE BRANIFFI-RESISTANT FINISH - 2 PARTS: BRANIFFI-RESISTANT COATING (LAYER # 1 PER SECTION-T) FOR THE FIRST 4 FEET OF EXTERIOR WALL (TO UNDERSIDE OF WALL BAND), TYP.**

REVISIONS	BY	BUILDING - A ELEVATIONS	OWNER	NK BEVERLY HILLS	DATE	08-28-09	SHEET
01-14-09			ADDRESS	8500 HILSHIRE BLVD. #630 BEVERLY HILLS, CA 90211	SCALE	AS SHOWN	A-12
			PROJECT	WEST HILLS MIXED-USE BUILDING (MEDICAL OFFICE & 127-UNIT APT.)	CHECKED		
			ADDRESS	20255 N. SHIRAZIAN PLACE, WEST HILLS, CA	DATE		
					INDEX		
							OF SHEETS





**SOUTH WALL WITH ALLOWABLE UNPROTECTED SPRINKLER OPENINGS**  
PER TABLE 702.8 - 8' TO LESS THAN 12' = 200'

2ND FLOOR	MAX. ALLOWABLE OPENING = 1,199.00 SF X 20% = 239.80 SF
TOTAL OPENING	= 239.80 SF X 20% = 47.96 SF
3RD FLOOR	MAX. ALLOWABLE OPENING = 1,177.00 SF X 20% = 235.40 SF
TOTAL OPENING	= 235.40 SF X 20% = 47.08 SF
4TH FLOOR	MAX. ALLOWABLE OPENING = 1,177.00 SF X 20% = 235.40 SF
TOTAL OPENING	= 235.40 SF X 20% = 47.08 SF
5TH FLOOR	MAX. ALLOWABLE OPENING = 1,177.00 SF X 20% = 235.40 SF
TOTAL OPENING	= 235.40 SF X 20% = 47.08 SF

**NORTH WALL WITH ALLOWABLE UNPROTECTED SPRINKLER OPENINGS**  
PER TABLE 702.8 - 8' TO LESS THAN 12' = 200'

GRADE PARKING LEVEL	= 30' OPENING
GRADE FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
TOTAL OPENING	= 204.40 SF
2ND FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
TOTAL OPENING	= 204.40 SF X 20% = 40.88 SF
3RD FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
TOTAL OPENING	= 204.40 SF X 20% = 40.88 SF
4TH FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
TOTAL OPENING	= 204.40 SF X 20% = 40.88 SF
5TH FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
TOTAL OPENING	= 204.40 SF X 20% = 40.88 SF

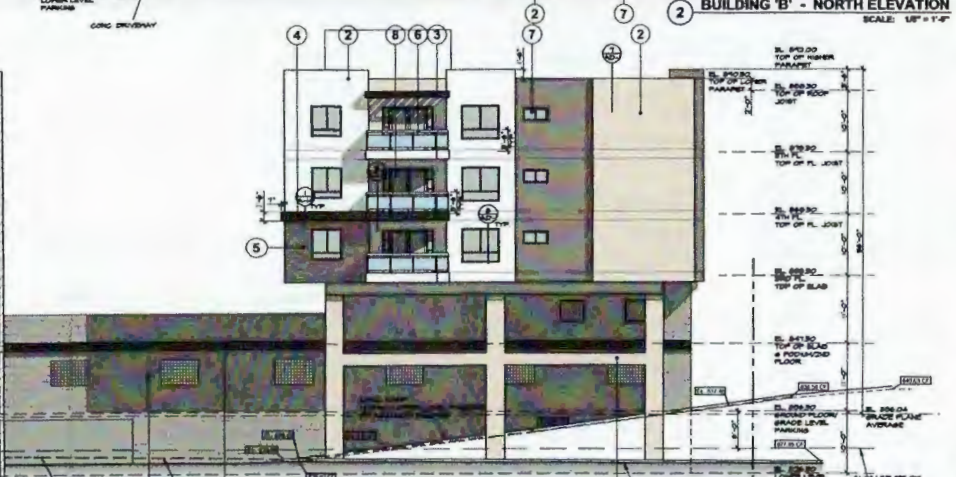
**EAST WALL WITH ALLOWABLE UNPROTECTED SPRINKLER OPENINGS**  
PER TABLE 702.8 - 8' TO LESS THAN 12' = 200'

LOWER/2ND PARKING LEVEL	= 30' OPENING
GRADE PARKING LEVEL/GRADE FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
2ND FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
3RD FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
4TH FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF
5TH FLOOR	MAX. ALLOWABLE OPENING = 1,022.00 SF X 20% = 204.40 SF

**WEST WALL WITH ALLOWABLE UNPROTECTED SPRINKLER OPENINGS**  
PER TABLE 702.8 - GREATER THAN 80' = NOT REQUIRED

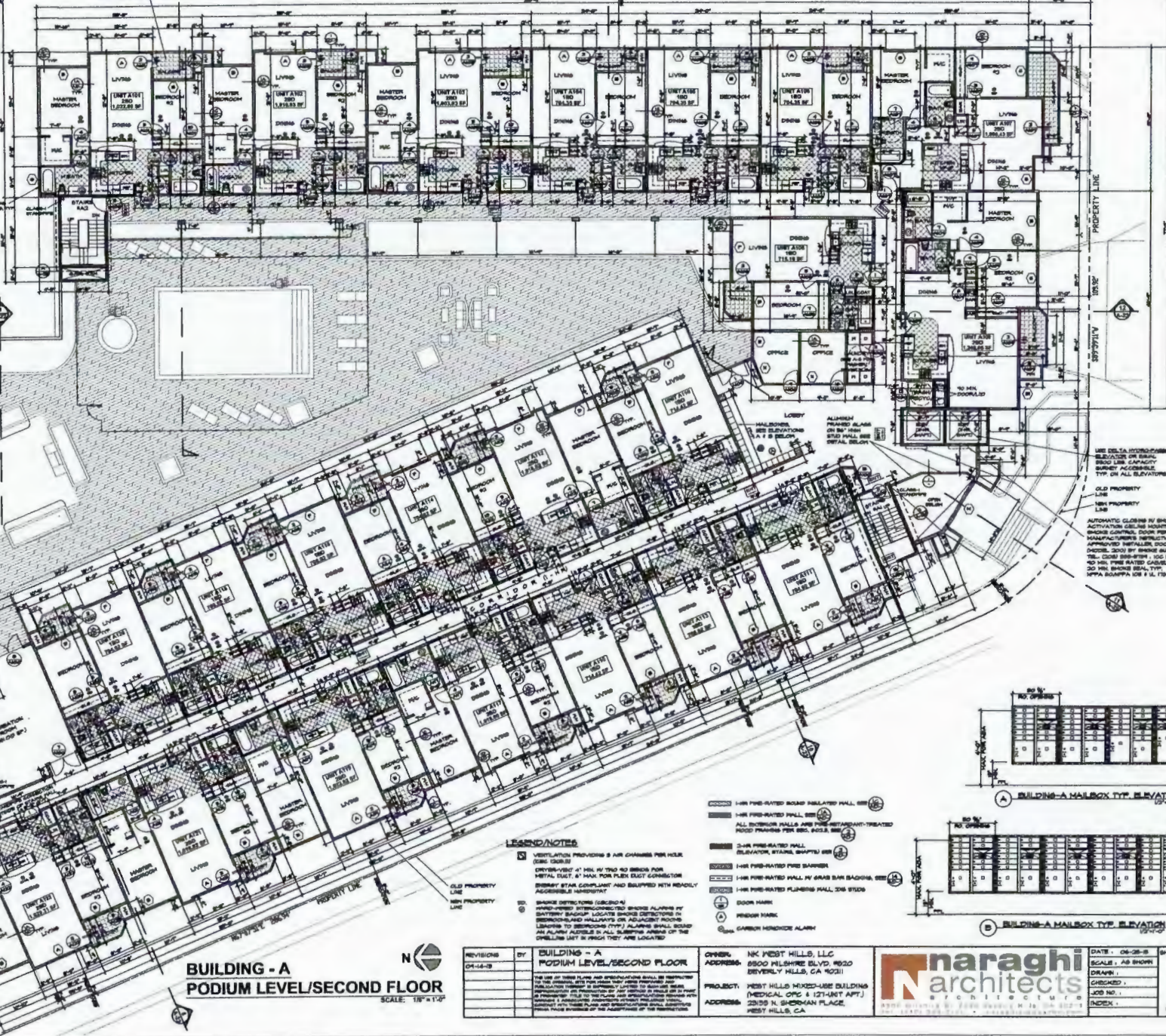
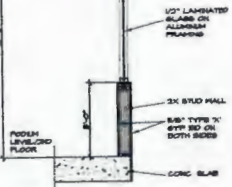
2ND FLOOR	MAX. ALLOWABLE OPENING = NOT REQUIRED
3RD FLOOR	MAX. ALLOWABLE OPENING = NOT REQUIRED
4TH FLOOR	MAX. ALLOWABLE OPENING = NOT REQUIRED
5TH FLOOR	MAX. ALLOWABLE OPENING = NOT REQUIRED

- EXTERIOR MATERIALS & FINISHES:**
- 1 GROUND SMOOTH CONCRETE BLOCK WALL
  - 2 CEMENT PLASTER, SMOOTH FINISH, PAINTED
  - 3 METAL TRELLIS, PARTIALLY PAINTED
  - 4 CEMENT PLASTER, SMOOTH FINISH BAND, PAINTED
  - 5 FIBER CEMENT HORIZONTAL SIDING
  - 6 METAL RAILING/GUARDRAIL, PAINTED
  - 7 ALUMINUM WINDOWS
  - 8 ALUMINUM SLIDING DOORS



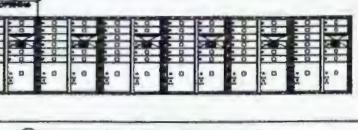
<b>REVISIONS</b> BY: BUILDINGS - B ELEVATIONS 04-14-18	THE USE OF THESE PLANS AND ANY INFORMATION CONTAINED HEREIN IS RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR ANOTHER LICENSED PROFESSIONAL AS NOTED ON THESE PLANS. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	<b>OWNER:</b> NK NEST HILLS, LLC 6000 WILSHIRE BLVD #200 BEVERLY HILLS, CA 90211	<b>DATE:</b> 04-28-18 <b>SHEET:</b> <b>SCALE:</b> AS SHOWN <b>DRAWN:</b> <b>CHECKED:</b> <b>DATE NO.:</b> <b>INDEX:</b>
		<b>PROJECT:</b> NEST HILLS MIXED-USE BUILDING (MEDICAL OFFICE & 127-UNIT APART.) 2055 N. SHERMAN PLACE, NEST HILLS, CA	<b>naraghi</b> <b>N</b> architects ARCHITECTURE 2055 N. SHERMAN PLACE, SUITE 200 NEST HILLS, CA 91763 TEL: 949.251.1111 FAX: 949.251.1112

DRIVEWAY AT GRADE LEVEL



PARTIAL BUILDING-B SECOND FLOOR SHOWN

USE DELTA HYDRO-CARBONATE ELEVATOR OR SEAL ELEVATOR WITH 100% AIR LOCK CAPACITY. VERIFY ACCESSIBLE TYP. ON ALL ELEVATORS.  
OLD PROPERTY LINE  
NEW PROPERTY LINE  
AUTOMATIC CLOSING BY SHOCK ACTIVATION GELING MOUNTED SHOCK CONTROL DOOR PULL. MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.  
DOORS 3000 BY SHOCK GUARD SYSTEM TEL. CORD SYSTEM, 100 EBF-100. NO 100. FIRE RATED GATE/ELEVATOR DOOR. NO 100. SHOCK SEAL TYP. SPPA 500PPA 100 # 1 U.S.A. COMPLIANT



**LEGEND/NOTES**  
1. VENTILATION PROVIDING 5 AIR CHANGES PER HOUR (CIRC. 5005)  
2. DRYER-VENT AT 1/4\"/>

- 1-1/2\"/>
- 1-1/2\"/>
- ALL INTERIOR WALLS ARE FIRE-RATED-TREATED ROOF FINISHES PER SEC. 903.5.2.2
- 2-1/2\"/>
- 1-1/2\"/>
- 1-1/2\"/>
- DOOR MARK
- FIREWORK MARK
- CARBON MONOXIDE ALARM

**BUILDING - A  
PODIUM LEVEL/SECOND FLOOR**  
SCALE: 1/8\"/>

REVISIONS	BY	DESCRIPTION
04-14-18		BUILDING - A PODIUM LEVEL/SECOND FLOOR

OWNER: NK WEST HILLS, LLC  
 ADDRESS: 8500 HILSHIRE BLVD, #1020  
 BRYERLY HILLS, CA 90231  
 PROJECT: WEST HILLS MIXED-USE BUILDING  
 (MEDICAL OFFICE & 127-UNIT APT.)  
 ADDRESS: 32325 N. SHERRMAN PLACE,  
 WEST HILLS, CA

**naraghi architects**

DATE: 04-26-18  
 SCALE: AS SHOWN  
 DRAWN: [blank]  
 CHECKED: [blank]  
 JOB NO.: [blank]  
 INDEX: [blank]

**A-7**

OF SHEETS

PHOTO EXHIBIT

23133 SHERMAN PL

