



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
WWW.WESTHILLSNC.ORG
MAIL@WESTHILLSNC.ORG

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

TUESDAY, DECEMBER 14, 2021 @ 6:30 p.m.

1. Call to Order at 6:32 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreiber, and Joan Trent.
Committee Members Absent: Dan Brin, Anthony Scearce and Alec Uzemeck.
Board Members also present: Glenn Jennings, Brad Vanderhoof
Speakers for Agendized Matters: Alicia Bartley, Fred Gaines.
Members of the Public Present: Allan Dietel, Annebis, Irv Weller, Isabel, 1 310799, Stacy Unholz, Homay Naraghi, Danny Osztreicher, 457961, Annebauman and G Stratton.
3. Comments from the Co-Chair(s):
Char stated that the Olive and Fig and Rosenheim and Associates items will most likely return, possibly in January, 2022, for further discussion.
Although committee comments are generally not heard during comments from the co-chairs, Bob Brostoff asked if there was any new information regarding the medians on Fallbrook north of Roscoe. Char advised that the City will not place ballards in the street at this proposed site and is going back to the drawing board for other possibilities.
4. Minutes from November 9, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: None.

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 space located at 23133 W. Sherman Place, West Hills (pie-shaped site across from the post office):

Fred Gaines, Esq. and Alicia Bartley, representatives for NK West Hills, LLC, began the discussion by announcing that the Council staff and West Hills Hospital have been advised of the plans for the development of this property. Alicia gave a power-point presentation of the property and its history, and advised that a 2014 extension of entitlement was null and void due to an unknown invalidation by a court in 2009 which was not discovered until 2016. That discovery led to the present owner now seeking approval for a project consistent with (T)(Q)RAS4-1D zoning. The "Q" condition provides for a rehabilitation and convalescent medical facility. The property owner is now seeking to construct a four-story building containing 127 dwelling units, 13 of which units are earmarked for extremely low income occupants, plus a RAS 4 mixed use zoning which would accommodate 6,700 sq feet of office space on the first floor. There would also be a "community space" of 2,200 sq feet, separate from the rest of the building, which could be used for large gatherings. Fred and Alicia advised that they have not yet sent anything to City Planning and do not yet know about handling the traffic.

Thereafter Board and committee members Bill, Char, Steve, Saif, Bob, Bonnie, Myrl, Joan, Aida and Brad, as well as stakeholders/members of the public Danny Osztreicher, Anne Bauman, 457961 aka Albert Lin, G Stratton, Irv Weller, had many, many questions concerning the project. Fred and Alicia answered some questions and gave information in response, as well as indicating that certain issues raised, such as whether or not the project would be CEQA exempt, how much and where parking areas would be needed, traffic studies completed or not, required corrections to the project such as misnamed streets, placement of ingress and egress, narrow access streets, major errors in the present plans, all were at present unknown, due to the planning for the project not being completed yet at this time. Bill indicated the owner will need to return to the committee with further information. Char said she will send comments to the owner.

7. Discussion and possible action regarding noise abatement for an AT&T electrical box located at 6404 Valley Circle Blvd.

Char inquired whether Saif has any updates on the electrical box issue. Char said the adjacent homeowners had advised that, after AT&T worked on the box, the noise increased, not decreased. Saif answered that he was still searching for the contract for the tower and had not looked into the electrical box but that he would check into the box and advise. Char said she would also follow up on the electrical box. This item is tabled.

Bonnie inquired whether there was any new information from Rosenheim regarding the buildings planned to be constructed on the northwest corner of Roscoe and Fallbrook. Neither Bill nor Char has had any response yet. Bonnie said she will continue checking.

Adjournment – 7:33 PM. Next meeting will be Tuesday, January 11, 2022.