



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

TUESDAY, MARCH 8, 2022 @ 6:30 p.m.

1. Call to Order at 6:31 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, Myrl Schreibman and Joan Trent.
Committee Members Absent: Saif Mogri and Alec Uzemeck.
Board Members also present: Glenn Jennings and Brad Vanderhoof.
Speakers for Agendized Matters: Heather Waldstein, Kevin Staley.
Members of the Public Present: Chris Rowe, Heidi Manning, Nicole Flessati, Ricardo Rivas, Carol Pettis, Randi Popish, Robert Sachs, Sean Bezark, stevedean, Marietta Probst, Michel Dube, Stacy Unholz, Nour, Muriel Greenberg, Debbie, Brandon Morino, Susan and Steve, Eric Popish.
3. Comments from the Co-Chair(s):
Char advised that the Olive and Fig Restaurant will return for next month's 04/12/22 meeting.
4. Minutes from February 8, 2022, meeting were approved as amended.
5. Public Comment on Non-Agenda Items: Chris Rowe spoke about concerns regarding lethal contamination. Brad Vanderhoof advised that Board members who arrive late to meetings should announce themselves.

Old Business:

6. Discussion and Possible Action on a proposal for construction of approximately 96,614 sq. ft. comprised of three separate buildings including warehouse, light industrial manufacturing and office space located at 22815-22825 W. Roscoe Blvd. at Fallbrook, West Hills:
Char presented an Environmental Summary for the site, which all present read on-screen, regarding contamination of the soil of the subject property. Bob Brostoff advised that he still has questions about the stop signs and medians proposed on Fallbrook. Chris Rowe advised that current documents were insufficient and documents from DTSC should be obtained regarding contamination. Heather Waldstein gave the Staley Capital presentation for the site, advised that the site area is 86 acres and more soil testing is required and stated the City's approval of the development, including a Q clarification for Environmental Condition #35. Heather also advised Staley Capital is requesting a site plan review and tonight's discussion will focus only on the large 86 acre property because the revised landscaping was approved at last month's meeting. Following this introduction, there were questions and concerns about the project and responses from Char, Bonnie, Nicole Flessati, Sean Bezark, Chris Rowe, Myrl, Bob, Dan, Anthony, Steve and Kevin Staley. Concerns voiced included final landscaping plans, rocks to hold down contamination, no air monitoring for freon, need for more contamination testing, median issues, prior and new, conditional use permits. Char said that since most all matters had been thoroughly discussed, she made a motion that this matter be moved over to the April 7, 2022, Board meeting for approval. Aida seconded. The vote was 10 yes, 2 no, 2 absent.

7. Discussion and Possible Action on the LVNOC regarding constituent questions related to the proposals at Lazy J and Castle Peak Parks (to install rest rooms and shade structures in both parks):

Char began the discussion by advising all that: (1) the same four people (Char, Faye, Aida, and Clarice) and Anthony will remain on the committee; (2) there were no decisions by LVNOC yet and there are two meetings left; (3) LVNOC will publish its last meeting minutes in a week or so; (4) the next (second of three) meeting has not been set yet, but requires two weeks' notice. After stakeholders' concerns, Anthony explained that he was appointed to the committee by the LVNOC chair and Rec and Parks. Anthony also advised that Zoning and Planning and our Board must address any issue with the proposed park bathrooms to CD 12 and the City Council because these are "K" conditions and will be installed no matter what we do. Char countered that there are exceptions to Prop K and we can make opposition. Dan, Aida, Myrl, Brad, Char, Glenn, Faye and Anthony and stakeholders Chris Rowe, Randi Popish, Susan and Steve, Muriel Greenberg, Robert and Karen Sachs all spoke against putting restrooms in these two parks. Carolyn inquired if these restrooms would be staffed at all times. Char advised that there would not be staffing at all times, as well as no night lighting. Char, Heidi and Steve suggested ways both this committee and our Board and the public can deal with this bathroom issue.

The meeting was adjourned by Bill Rose at 8:45 PM.

Next meeting will be Tuesday, April 12, 2022.