



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

REVISED JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA Tuesday, April 12, 2022 @ 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
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 March 8, 2022 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |
| | <u>Old Business:</u> | |
| 6. | Discussion and possible action regarding several requested changes to the CUP for Olive & Fig Restaurant and Jazz Bar located at 23759 W. Roscoe Boulevard, West Hills, California | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Gurgun Israyelyan
Olive & Fig Owner |

- | | | |
|-----|---|---|
| 7. | Discussion and possible action regarding a building proposal at 23133 W Sherman Place, West Hills, CA | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Fred Gaines, Esq.
Gaines & Stacey
Ms. Alicia Bartley, Esq.
Gaines & Stacey |
| 8. | Discussion and possible action regarding an AT&T facility box located at 6404 Valley Circle Blvd. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Lino Bosnich |
| 9. | Discussion and possible action regarding the building proposal at 22815-22825 Roscoe Blvd at Fallbrook. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Heather Waldstein
Rosenheim & Associates, Inc. |
| 10. | Adjournment - Next meeting Tuesday, May 9, 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. 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 Traducción: 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



WEST HILLS NEIGHBORHOOD COUNCIL
JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING
DRAFT 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 Searce, Myrl Schreiber and Joan Trent.
Committee Members Absent: Saif Mogri and Alec Uzameck.
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, 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.

23133 W Sherman Place

Property History

- Property acquired in 2013
- City records reflected (T)(Q)RAS4-1D zoning
- Extension of that entitlement and Planning sign-offs issued in 2014, Owner proceeded with Building and Safety plan check
- Early January 2017, before building permit issuance, discovery that entitlements invalidated by the court in 2009
- Owner now seeks approval for project consistent with (T)(Q)RAS4-1D zoning, with substantial enhancements from project previously proposed

- Q Condition limits the property's use to a “rehabilitation and convalescent medical facility...”

ZIMAS PUBLIC

Generalized Zoning

07/24/2020

City of Los Angeles
Department of City Planning



Address: 23133 W SHERMAN PL
APN: 2021014053
PIN #: 183B093 747

Tract: P M 6363
Block: None
Lot: B
Arb: None

Zoning: QC1-1VL
General Plan: Community Commercial



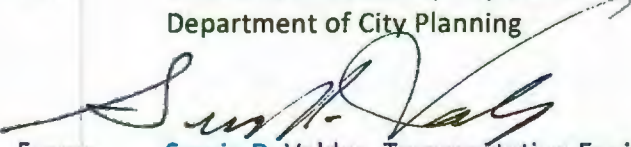


**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

23133 Sherman Pl.
DOT Project ID 45566

Date: October 10, 2017

To: Valentina Knox-Jones, City Planner
Department of City Planning


From: Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **IMPACT ASSESSMENT FOR THE PROPOSED WEST HILLS MIXED-USE PROJECT AT
23133 SHERMAN PLACE**

CPC-2017-781-VZCJ-HD-BL-SPR,

ENV-2017-782-EAF

The Department of Transportation (DOT) has completed an assessment of transportation impacts for the aforementioned project, located in the community of West Hills. This assessment included a review of a professional Transportation Impact Study (TIS) prepared by DC Engineering Group for the applicant, dated July 2017. To evaluate the effects of the project on the available transportation infrastructure, the significance of project-related traffic impacts were measured in terms of the net change to the volume-to-capacity (v/c) ratios against baseline conditions and compared to DOT's established threshold standards.

DOT verified the three intersections in the TIS were consistently analyzed pursuant to a scoping agreement between DOT and the consultant executed on July 7, 2017. The TIS adequately evaluated potential project-related transportation impacts to the surrounding region and found none of the studied intersections to be significantly impacted.

PROJECT DESCRIPTION

The proposed mixed-use project consists of two buildings with a combined total of 127 residential apartment units and 9,060 square feet of medical office space. This site is presently undeveloped.

Access to the site will be provided via two driveways located on Sherman Place that each lead to subterranean parking areas (referred to as "P-1" and "P-2"). Internal circulation details were not included, but the TIS did state that "on-site circulation to all parking spaces is provided as required by the LAMC".

DISCUSSION AND FINDINGS

A. Trip Generation

The proposed project is estimated to generate a net increase of up to 1113 daily trips, a net increase of up to 82 a.m. peak hour trips and a net increase of up to 106 p.m. peak hour trips, as shown in **Attachment 1**. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

B. Study Methodology

The TIS analyzed three intersections for impacts using the Critical Movement Analysis as published by the Transportation Research Board. The TIS analyzed impacts under two principal scenarios:

- Existing conditions
- Future cumulative base projection

DOT verified that volume-to-capacity (v/c) ratios and levels of service (LOS) were correctly calculated. For the future baseline projection analysis, the findings accounted for other known developments in evaluating potential cumulative impacts.

Transportation Impacts

Using DOT's traffic impact criteria¹, the TIS found that the proposed project will not produce a significant transportation impact at any of the studied intersections in the existing and/or future study scenario. These findings are summarized in **Attachment 2**, which shows the existing and project-related impacts in the study area for each study scenario.

The Department of Transportation recommends that the following Project Requirements be adopted as conditions of project approval:

PROJECT REQUIREMENTS

A. Street Dedications and Improvements

With respect to Municipal Code Section 12.37 and the Transportation Element of the General Plan, DOT has the following comments:

The Department of Public Works, Bureau of Engineering (BOE) determines the exact applicable street standards along with any other required improvements specified by the Los Angeles Municipal Code. Improvements shall be guaranteed before any building permit is issued for this project, and completed to the satisfaction of DOT and BOE before any certificate of occupancy is issued.

¹ Per DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.010 or more when the final ("with project") Level of Service (LOS) is E or F; an increase of 0.020 or more when the final LOS is D; or an increase of 0.040 or more when the final LOS is C.

B. Site Access and Internal Circulation

This assessment does not constitute an approval of project access, driveways or on-site vehicle circulation. Final plans shall conform to the Driveway Design guidelines listed in DOT Manual of Policies and Procedures, Section 321.

Pedestrian Connectivity

The applicant shall consult the Department of City Planning for any additional requirements pertaining to pedestrian connectivity and walkability.

C. Construction Impacts

A work site traffic control plan should be approved by DOT's plan processing unit prior to the start of construction. The plan should show the location of any roadway or sidewalk closures, detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Construction traffic should be limited to off-peak hours.

DOT CLEARANCE GUIDELINES

Final DOT approval is normally required prior to the issuance of any associated building permits. Final approval is given after parking area and driveway plans are accepted, all conditions of approval are verified to be fulfilled, guaranteed or not applicable, and all required fees pursuant to LAMC Section 19.15 are received. To avoid delays and costs associated with major redesign, applicants are encouraged to finalize parking and driveway plans as soon as possible. The DOT Developer Services office reviewing this project is located at 6262 Van Nuys Blvd., room 320 in Van Nuys.

If you have any questions, you may contact me or Ken Aitchison of my staff at 818-374-4692.

- c: Twelfth Council District
- Ken Firoozmand, DOT West Valley District
- Quyen Phan, BOE Land Development Group
- Ali Nahass, BOE Valley District
- DC Engineering Group
- Pearl Development Corporation

Attachment 1: Project Trip Generation Estimates

Land Use Description	Size	Unit	Daily Trips	a.m. Peak Trips			p.m. Peak Trips		
				In	Out	Total	In	Out	Total
<u>Proposed Uses:</u>									
Apartments	126	dwelling units	845	13	52	65	51	28	79
Medical/Dental Office	9,060	square foot	327	17	5	22	9	23	32
<u>Trip Reductions</u>									
Transit (5%)			(59)	(2)	(3)	(5)	(3)	(2)	(5)
Net Project Totals:			1113	28	54	82	57	49	106

Attachment 2: Volume to Capacity Ratios (v/c) and Levels of Service (LOS)

Intersection	Peak Hour	Existing conditions		Existing + Project		Project Impact	Future, no project		Future + Project		Project Impact
		v/c	LOS	v/c	LOS	Δ v/c	v/c	LOS	v/c	LOS	Δ v/c
Woodlake Av & Sherman Way	AM	0.253	A	0.256	A	0.003	0.265	A	0.268	A	0.003
	PM	0.388	A	0.393	A	0.005	0.405	A	0.410	A	0.005
Woodlake Av & Cohasset St	AM	0.507	A	0.512	A	0.005	0.529	A	0.534	A	0.005
	PM	0.328	A	0.336	A	0.008	0.345	A	0.353	A	0.008
Sherman Pl / Medical Center Dr & Sherman Way	AM	0.403	A	0.417	A	0.014	0.419	A	0.434	A	0.015
	PM	0.467	A	0.488	A	0.021	0.488	A	0.509	A	0.021

* Denotes significant impact

6404 Valley Circle Blvd.
AT&T Utility Box

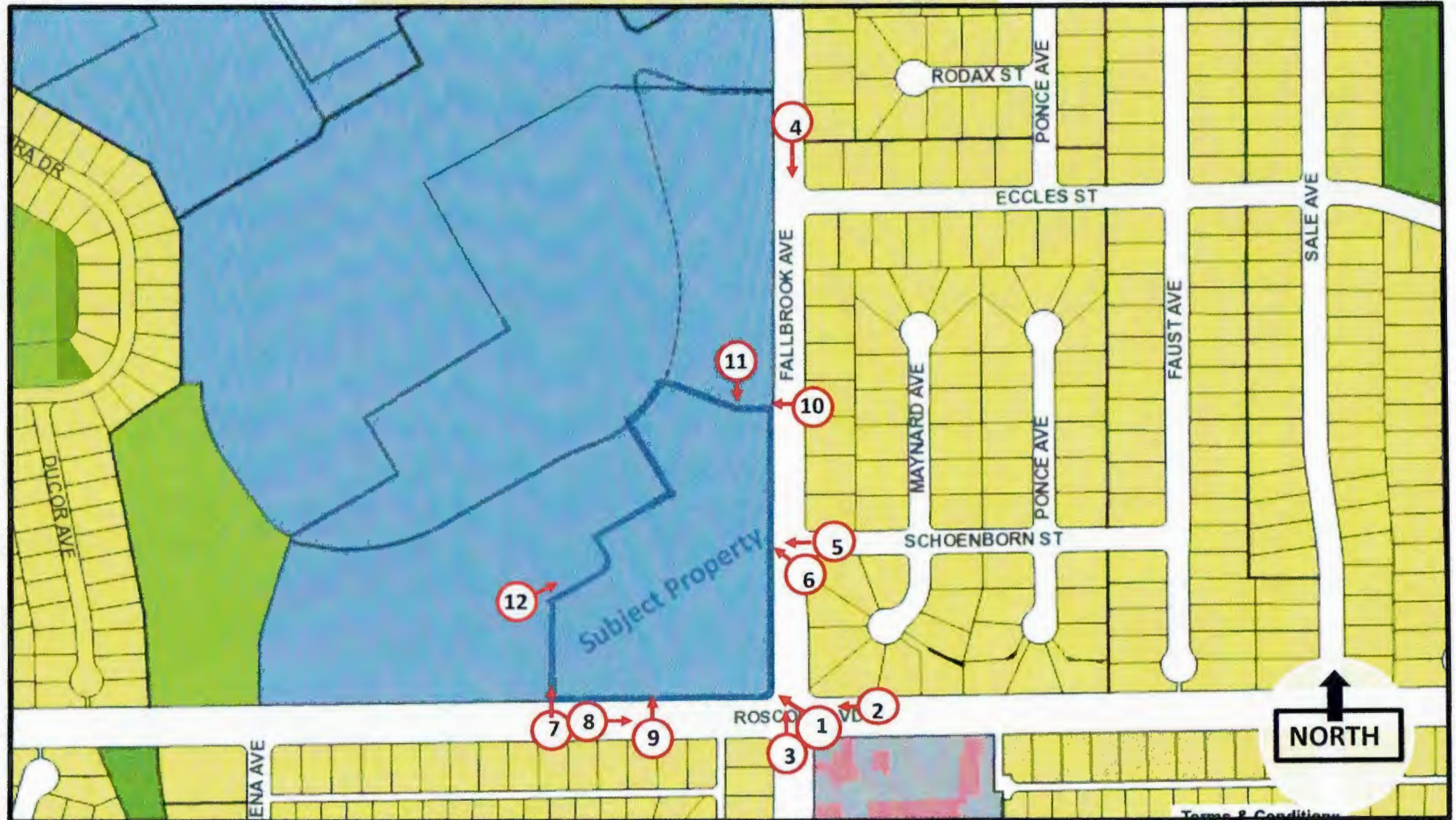


Homeowner residence
in the dark area of photo

ZONING & PLANNING COMMITTEE MEETING/MARCH 8, 2022
VOTED IN FAVOR OF THE PROJECT
10 yes, 2 no, 2 absent
REQUEST FOR PARKLIKE SETTING AS IN EXHIBIT 2/#10
(LANDSCAPING) AS CONDITIONED

(HOURS OF OPERATION)
(FURTHER DISCUSSION
WITH DOT ON MEDIANS)

PHOTO EXHIBIT - FALLBROOK POINT
NWC of Roscoe Boulevard and Fallbrook Avenue



DIR- 2021-10327

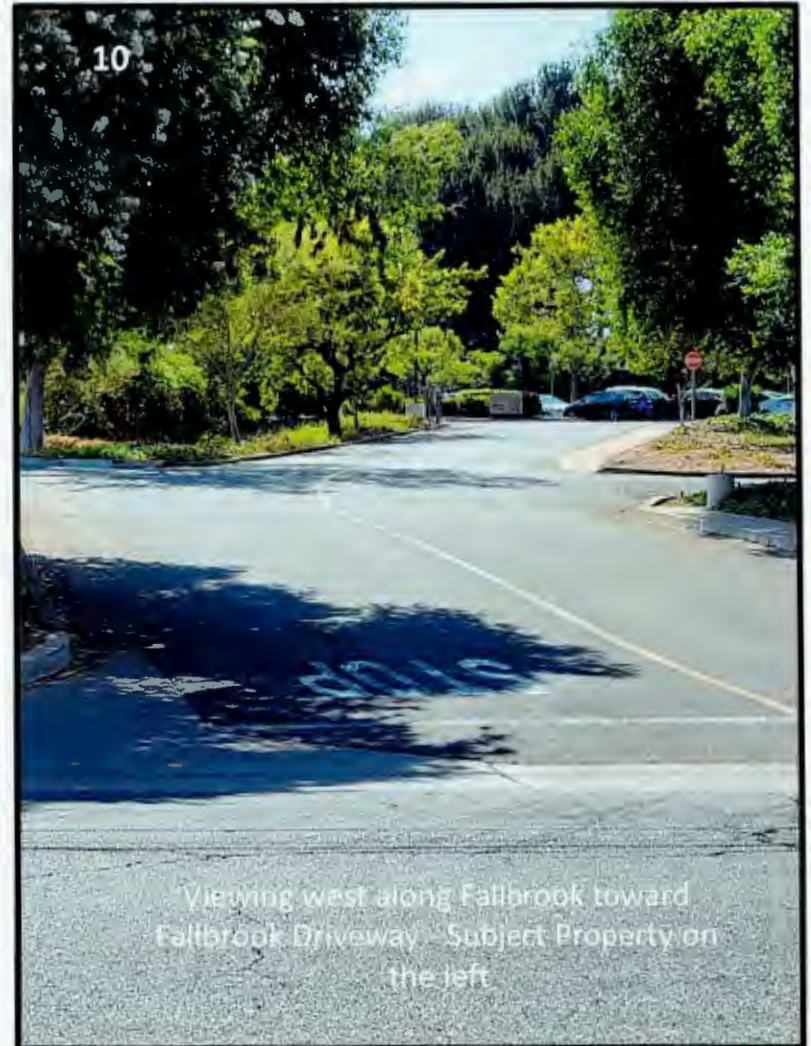
ENV- 2021-10328



EXHIBIT #2



Viewing north toward Subject Property



Viewing west along Fallbrook toward
Fallbrook Driveway - Subject Property on
the left

Before



Current
view -
(De Vry)
Thermo
Fisher

