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

TUESDAY, APRIL 12, 2022 @ 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, Dan Brin (arrived at 6:35 pm), Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, and Joan Trent (arrived at 6:40 PM).
Committee Members Absent: Myrl Schreibman and Alec Uzemeck.
Board Members also present: Glenn Jennings.
Speakers for Agendized Matters: Kevin Staley, Brady McShane, Gurgen Israyelyan, and Alicia Bartley;
Members of the Public Present: Chris Rowe, Heidi Manning, Ricardo Rivas, Sharon T, Homay Naraghi, Alicia Flores, Morteza Delpasand.
3. Comments from the Co-Chair(s): None.
4. Minutes from March 8, 2022, meeting were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and Possible Action regarding several requested changes to the CUP for Olive and Fig Restaurant and Jazz Bar, located at 23759 W. Roscoe Blvd., West Hills, CA:

Co-owner Gurgen Israyelyan advised that Olive and Fig has decided not to ask for a change in its hours of operation, so that the current CUP will be kept as the operating CUP. Char moved to approve the current CUP as continued. Dan seconded. The vote was unanimous, 12 in favor, 0 against, 2 absent.
7. To be called after item #9.
8. Discussion and Possible Action regarding an AT&T utility box located at 6404 Valley Circle Blvd.

Char advised that that AT&T will be re-sending technicians out to make corrections to the box. Glenn advised that the box has an odd shape for a utility box, its noise is very loud and disturbing, and it spews hot air out at all times. Saif asked if the box had a cooling system. Anthony said it might have hot air fans. Glenn said the hot air comes out from the sides of the unit and there might be fans creating the hot air. This item is tabled for further discussion after AT&T deals with the box.

9. Discussion and Possible Action regarding the building proposal at 22815-22825 Roscoe Blvd. at Fallbrook:

Bill advised that there will be a sub-committee of 5 people (Bill, Char, Faye, Heather Waldstein, and Nicole Flessati) to meet before the next Board meeting to iron out any remaining issues. Owner Kevin Staley thanked the committee for its time and advised that all questions will be answered because they want to be good neighbors. Attorney for the project Brady McShane answered questions which members and stakeholders asked at the last meeting. Bonnie, Anthony, Steve and Chris Rowe spoke briefly regarding problems at the property and asked how they would be remediated/remedied, such as contamination, truck noise, cleanup of property and property ownership. Dan asked that the project be scaled down, Char agreed, and then the project might get some support, but present plans are way too large/big. Brady assured all issues will be resolved and Kevin reported the property is owned by Kennedy Wilson. Char advised the work group will meet ASAP and be ready to proceed at the next Board meeting, May 5, 2022.

7. Discussion and Possible Action regarding a building proposal at 23133 W. Sherman Place, West Hills, CA:

Alicia Bartley appeared for the owners of the subject property, which they have owned since 2013. The proposed project is a mixed use consisting of 175 housing units (one- and two- bedroom units of approximately 800 and 1150 square feet each in a 5-story building), 13 of which are designated as low-income, and a commercial section of 6750 square feet, down from 9069 square feet, and a community room for larger gatherings/groups. The proposed access will be identical to the existing driveway, and there will be upper and lower level parking with 270 stalls. The ground floor will be for medical offices/use, and the upper floors will be housing units. Char advised of problems with the plans, among which is no current traffic study, additional homes, businesses and construction since the last traffic study in 2017, the small, two-lane Sherman Place cannot handle the additional traffic expected from the proposed buildings and could be accidents waiting to happen, there are too many proposed stories and too many units proposed, and the nearby West Hills Hospital really wants to use that property for hospital expansion. Chris, Faye, Aida, Carolyn, Steve, Joan, Anthony, Bob and Glenn commented on problems with the proposed plans, including traffic, noise, interruption of bus parking and use, community resistance to housing, not much lower-income housing, and outdated traffic studies. Alicia announced that the hospital needs workers and these units could serve those employees at "market rent rates". Morteza Delpassand was to speak with Alicia, but could not connect, so Alicia advised they will come back at a future meeting and address issues which were presented tonight.

The meeting was adjourned by Bill Rose at 8:01 PM.

Next meeting will be Tuesday, May 9, 2022.