



CITY OF  
LOS ANGELES  
CALIFORNIA



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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA Tuesday, July 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<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 June 14, 2022 | Dr. Faye Barta, Secretary                                    |
| 5. | Public Comments on Non-Agenda items    |  |

#### **Old Business:**

- |    |   |   |
|----|---|---|
| 6. | Discussion and possible action regarding the work group's progress on the draft land use designation, for Community Plan for Canoga Park-Winnetka-Woodland Hills-West Hills | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Mr. Dan Brin, Member<br>Mr. Brad Vanderhoof, Member<br>Mr. Anthony Scarce, Member<br>Dr. Faye Barta, Member |
|----|---|---|

## New Business:

7. Discussion and possible action regarding a request to Corporate Pointe to recreate the park-like setting in the open easement at Thermo Fisher located at 22801 Roscoe Blvd. West Hills, 91304  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
8. Adjournment - Next meeting Tuesday, August 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](mailto:ethics@lacity.org) or [ethics.commission@lacity.org](http://ethics.commission@lacity.org). 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)



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

TUESDAY, June 14, 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, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, Myrl Schreiber, and Joan Trent.  
Committee Members Absent: Dan Brin, Saif Mogri, and Alec Uzemeck.  
Board Members also present: Glenn Jennings, Brad Vanderhoof.  
Speakers for Agendized Matters: Patrick Panzarello.  
Members of the Public Present: Chris Rowe, Heidi Manning, Diane Blanchard, Mark Janssen, Sahradarya I, 1-661-....025, 1-702-....920, Christina Tran, 1-818-....183, Greg, Nicole Flessati, Alessandromachi.
3. Comments from the Co-Chair(s): Char advised that documents for this committee should be sent to Brad to put on the WHNC website.
4. Minutes from May 10, 2022, meeting were approved as amended.
5. Public Comment on Non-Agenda Items: Christina Tran voiced concern about Remington Place, Sherman Way and Woodlake.

**New Business: (taken out of original order)**

7. Discussion and possible action regarding case #ZA-2021-10242-CUB request for a CUP for the sale and service of a full line of alcohol for onsite consumption with an existing restaurant, Mission Burrito, located at 22722 Roscoe Blvd., West Hills, CA.

Restaurant consultant Patrick Panzarello appeared for Mission Burrito. He advised that the restaurant is owned by Mr. Cisneros and is a large location. Most of Mr. Cisneros's other restaurants have liquor licenses. The restaurant's request today is two-fold: 1) to extend the hours of operation to midnight on Fridays and Saturdays; and 2) to allow the sale and service of alcohol. Mr. Panzarello said the LAPD has no opposition to these requests. Char advised that the request did not contain a request for extended hours. Mr. Panzarello said he would correct that omission. Char then asked if he had notified the restaurant's neighbors. Mr. Panzarello said no, but normally he speaks with the local Councils and the ABC sends notifications during the license transfer, which is a state process. Char advised that if the neighbors are not advised then the issue always comes back to bite us. Brad advised of needed corrections to the facts stated by Mr. Panzarello. Myrl advised to notify stakeholders and Char agreed. Bonnie inquired if the restaurant really needs to be open until midnight. Nicole Flessati asked whether alcohol contributes to accidents and what about the timing with respect to noise and whether there is a trial period for the CUP. Steve advised that the correct request is for a CUB, not a CUP. This matter was tabled to the July meeting so neighbors could be notified.

## Old Business:

6. Discussion and Possible Action regarding the development of conditions applicable to the proposal for 22815-22825 Roscoe Blvd. at Fallbrook, West Hills.

Steve Randall gave a summary of the meeting with approximately 30 stakeholders that Char and Bill and he held regarding the development of conditions. Nicole Flessati read a letter she wrote, containing a brief history of what has been taking place in their neighborhood with regard to this project, which includes questions and concerns of stakeholders. Nicole said she would send a copy of her letter so it could be attached to these minutes. No such letter has yet been received.

Myrl, Bonnie, Bob, Brad, Anthony, Chris and Nicole mentioned additional issues, such as the number of stakeholders opposing this project, not publishing items which are not approved by the Board or produced by the City, misinformation, testing, documentation to support allegations of misinformation regarding contamination. This matter was tabled to the July meeting.

## New Business

7. See above.
8. Discussion and possible action regarding updated draft land use designation/Community Plan for Canoga Park-Winnetka-Woodland Hills-West Hills.

Char and Bill will get together and figure out how to proceed with this issue, mostly regarding the Chatsworth Nature Preserve. Committee members Dan, Faye, Anthony and Brad volunteered to assist. Aida and Chris advise they will try to assist. Dan advises that the nature preserve should be solely in Chatsworth. Anthony advised that the neighbors in the area are opposed to the nature preserve being a part of West Hills, mainly due to the horse property and the fear of development of the preserve. Brad said the preserve is in Chatsworth, not West Hills. This matter was tabled for further research and discussion.

9. The meeting was adjourned by Bill Rose at 7:52 PM.

Next meeting will be Tuesday, July 12, 2022.

# Southwest Valley Community Plans Update

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[RESOURCES](#)

## Southwest Valley Plans

The Los Angeles City Planning Department has begun the process of updating its 35 Community Plans. The plans constitute the Land Use Element of the General Plan (<https://planning.lacity.org/plans-policies/general-plan-overview>), the long-range planning document that presents the City's vision for the future of its

neighborhoods. The Department incorporates input from the community into its policies and programs, which will guide development and growth in Los Angeles's neighborhoods for years to come.

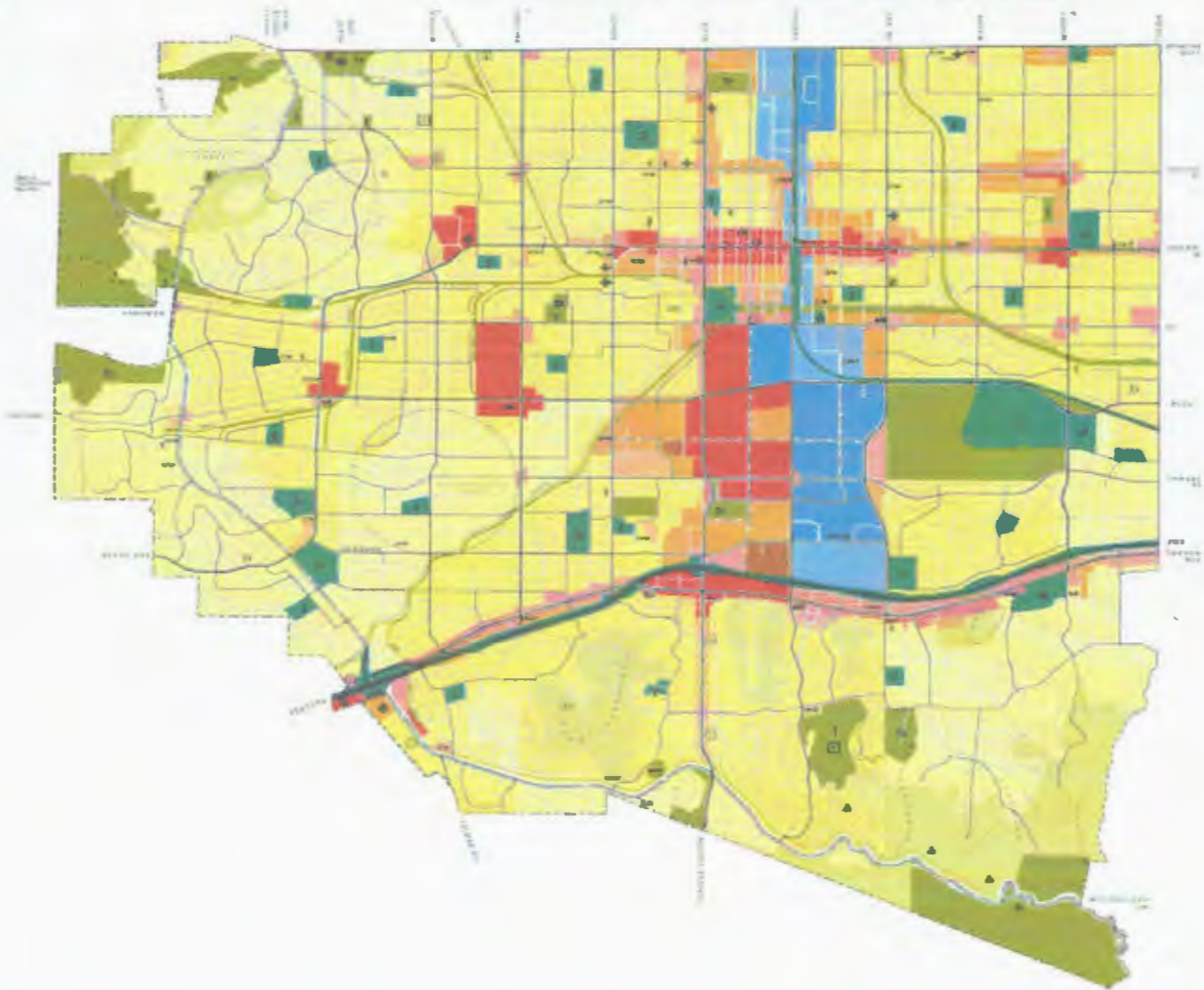
As part of this process, the Department is concurrently updating three plans: Canoga Park – Winnetka – Woodland Hills – West Hills, Encino – Tarzana, and Reseda – West Van Nuys - Lake Balboa. These three documents are the Southwest Valley Plans.

The Department's aim is to engage the community around two key goals: planning for projected population and employment growth in the Southwest Valley over the next 25 years, and applying the City's new Zoning Code structure to the region. Community stakeholder participation in the plan update will be vital for ensuring that the City's land use policy accurately reflects the community's vision for the Southwest Valley.

## Outreach Timeline



### – Canoga Park-Winnetka-Woodland Hills-West Hills



The **Canoga Park-Winnetka-Woodland Hills-West Hills** Community Plan Area is about 25 miles northwest of downtown Los Angeles. Its boundaries are, roughly, Roscoe Boulevard to the north, Corbin Avenue to the east, Mulholland Drive to the south, and the city limits to the west. It borders the Community Plan Areas of Chatsworth-Porter Ranch to the north, Encino – Tarzana and Reseda – West Van Nuys to the east, and Brentwood – Pacific Palisades to the south.

The plan area includes four communities:

- **Canoga Park** is located in the flats of the southwestern San Fernando Valley, with Roscoe Boulevard to the north, De Soto Avenue to the east, Victory Boulevard to the south, and Shoup Avenue to the west. The 1910s town of Owensmouth is located in today's Canoga Park.
- **Winnetka**, also in the flats of the southwestern San Fernando Valley, borders Canoga Park to the east. Its boundaries are Roscoe Boulevard to the north, Victory Boulevard to the south, Corbin Avenue to the east, and De Soto Avenue to the west. Winnetka is the former location of the Weeks Poultry

Colony, a utopian agricultural community that was active between 1923 and 1934.

- **Woodland Hills** extends north and south of U.S. Route 101 (the Ventura Freeway). Its southern boundary in the Santa Monica Mountains roughly coincides with Mulholland Drive. Victory Boulevard marks its northern limit, Corbin Avenue its eastern limit. It is bordered to the southwest and west by the cities of Calabasas and Hidden Hills. The 1920s town of Girard was located in Woodland Hills, in the hills south of Ventura Boulevard.

+ **Reseda-West Van Nuys**

+ **Encino-Tarzana**

## WHAT IS A COMMUNITY PLAN

Community Plans shape the environment around us by defining how land is used in a neighborhood. The Los Angeles City Planning Department updates these Community Plans to ensure each community is able to accommodate future

generations of people and jobs in a way that is aligned with regional environmental, land use and development

READ MORE  
([HTTPS://WWW.YOUTUBE.COM/WATCH?V=XM9ETE\\_6BD4](https://www.youtube.com/watch?v=XM9ETE_6BD4))

goals.

## SOUTHWEST VALLEY PLANS STORYMAP

The Storymap provides an interactive map to view the proposed General Plan Land Uses throughout the three Community Plan areas that comprise the

Southwest Valley  
STORYMAP  
Community Plan  
Updates.  
([HTTPS://STORYMAPS.ARCGIS.COM](https://storymaps.arcgis.com))





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CORPORATE POINTE  
22801 ROSCOE BLVD.  
WEST HILLS, CA 91304

**THERMO FISHER**

- 1) WAREHOUSE
- 2) OFFICES
- XX) CONTAINERS