



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, September 13, 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, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber and Joan Trent.
Committee Members Absent: Bob Brostoff.
Board Members also present: Glenn Jennings, Brad Vanderhoof.
Members of the Public Present: Chris Rowe, Lauren Schwartzbach, Tracy, Albert, Ross, Eileen Guliasi, Kathryn Stewart, 1828....693, Deb, Ross Azad.
3. Comments from the Co-Chair(s): Char advised: 1. We have gotten some complaints regarding a house on Cantera which is running an auto repair shop. Remember ... we did turn in a report on that and an inspector was assigned to it. We will follow up on that.; 2. In the next few months we should be able to bring Chaminade in to talk about their expansion. Last year they said they were coming in January. So don't hold your breath.
4. Minutes from the August 9, 2022 meeting were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and Possible Action regarding Council File 12-0460-S4 Processes and Procedures Ordinance update: Char advised she has contacted Bonnie Kim to ask her to attend the October Z&P meeting, which she probably will agree to do. Char advised that we need to be prepared, so we need volunteers to review and adopt questions. Char and Tony volunteered to work on the preparation. Saif asked if Bonnie Kim will attend the October meeting and present. Char said yes, she will attend the October meeting and maybe we can combine resources with another neighborhood council, such as Chatsworth and/or Canoga Park. Carolyn asked if anything had been done yet. Char said nothing has been completed yet, but this is what they want. There are over 700 pages which have not passed yet, so there is much to review. Tony advised the report required by City Council has 900 pages. Char advised additional information is at the beginning. Chris Rowe advised that this project began in 2021 and completed June 23, 2021. She advises there are issues regarding Citywatch and the public comment period is 15 days but should be at least two months so all councils can participate. Char advised she and Tony will work on this. This matter is continued to October.

New Business

7. Discussion and Possible Action regarding All American BBQ relocating to 6719 Platt Avenue, West Hills, former site of the Crown Wok restaurant:
Bill introduced Ross Azad, representative for All American BBQ. Ross advised that no new construction is planned. The BBQ will use Royal Oak, which is dry and produces less smoke. Hours of operation will be Sun

thru Thurs, 11 AM to 9 PM and Fri and Sat, 11 AM to 10 PM. Seating occupancy will remain the same and the business will be take-out only. At present, an eat-in option is uncertain. There will be no alcohol sales and no expansion. There will be three entrances in and out of the parking lot. The firepit will be Santa Maria and there will be a Southern Pride smoker. The building will be repainted, new signs posted, desert landscaping installed, and a parking lot. Ross assured us there will be improvements to the property. Char asked: 1. where the outdoor smoker will be; Ross said it will be on the patio on the east side of the building. 2. if there will be a drive-thru; Ross said no, there will be a patio. 3. if the BBQ cooker will be brought indoors at night; Ross said no, it will be secured and locked and left outside. 4. if there will be signage; Ross said yes, they have already applied for the permit for two pole signs up top. Myrl, Glenn, Brad, Aida, Bill, Tracy and Chris Rowe had concerns regarding the odors from the BBQ, seating capacity, traffic around the building, opening date, an open house for WHNC, landscaping, entrances, difficulties of entering and leaving BBQ. Ross assured all that odors will be less than a backyard BBQ, meats will be inside the smoker, only hot charcoal will be used for cooking, i.e., no flames, seating is undecided at present, but probably 20 to 40 inside and 15 to 20 outside, there will be catering and family packages to go, the business will be ready to open sometime in October, health and zoning approval still needed, landscaping will be refreshed, traffic will be managed by signage. Ross assured us that any problems will be resolved. Myrl called for a vote to approve the plans; Char seconded. A vote was taken: Yes – 12, No – 0, absent – 1. The motion passes.

The meeting was adjourned by Char Rothstein at 7:30 PM.

Next meeting will be Tuesday, October 11, 2022.