



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, January 10, 2023 @ 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.

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|----|---|--|
| 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 November 8, 2022 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|--|--|
| 6. | Discussion and possible action regarding All American BBQ located at 6719 Platt Ave, West Hills, CA | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 7. | Discussion and possible action regarding Council File 12-0460-S4 Processes & Procedures Ordinance update | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 8. | Meeting Adjournment – Next meeting February 14, 2023 | |

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 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



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

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

1. Call to Order at 6:33 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Searce, Myrl Schreibman and Joan Trent.
Committee Members Absent: Bob Brostoff, Carolyn Greenwood, and Saif Mogri.
Board Members also present: Brad Vanderhoof.
Members of the Public Present: 1-818-.....693, Chris Rowe, John Kaboli-Nejad, K Staley, Brad Rosenheim, 1-402-.....047, and Mark. Three members from the City Planner's Office were also present: Bonnie Kim, Denzel Henderson, and Terri Osborne.
3. Comments from the Co-Chair(s): Char advised: 1. Conversations with Councils, which was originally scheduled for 11/15/22, has been re-scheduled to 11/21/22, from 5:30 PM to 7:30 PM; 2. There will be a meeting with Chaminade on January 23, 2022, regarding holding in-person Z&P meetings there, whenever they might resume; 3. Regarding the comments made at the 09/13/22 Z&P meeting concerning the Cantara house turned auto shop, the inspector is still working on that.
4. Minutes from the September 13, 2022, meeting were approved as amended.
5. Public Comment on Non-Agenda Items: Chris Rowe advised she does not want anything to interfere with the CEQA review, which is very important.

Old Business:

6. Discussion and Possible Action regarding Council File 12-0460-S4, Processes and Procedures Ordinance update: Bonnie Kim, a City Planner, along Denzel Henderson, City Planner, and Terri Osbourne, Planning Assistant, City Planner's Office, advised that the update, which began last summer, is still in progress. She also advised some of the processes will be a little different, but most will remain the same or be very similar.
Chris Rowe spoke of her concerns regarding the Montessori CUP, including but not limited to parking issues, tree fire hazards, sound problems for neighbors and the back wall now owned by the Jewish Community Center. Char asked Bonnie if the 300-foot notice to neighbors, which is usually 500-feet, could be changed. Bonnie advised that the 300-foot notice was a compromise but a change could be requested from the City Council. Chris Rowe advised there would definitely be an effect on Chaminade if the 300-foot compromise is not changed.
7. Discussion and Possible Action regarding a letter from the Roscoe/Fallbrook Neighborhood Coalition (RFNC) and the proposed Fallbrook Point project proposal located at 22815 Roscoe Blvd:
Char advised that there will be an appeal on 11/17/22, dealing with the myriad issues the RFNC has with the project and requesting changes to the project. The issues range from a missing traffic study, the lack of inclusion of newer homes at the end of Roscoe, to a lack of new evidence regarding contaminants at the site, and the probability that there will be need for a new, full EIR report. Steve presented a letter he wrote regarding the

project and supporting the neighbors' issues with the project. A motion to accept that the letter to be sent to the developers was made and seconded and passed with 7 Yes, 1 No and 6 absent.

8. Discussion and Possible Action regarding the site of the Circle S (home) at Woodlake and Saticoy in West Hills: Dan gave a brief history of this home located on 2.18 acres at the northeast corner of Woodlake and Saticoy streets. Since 2015, this property, the site of one of the oldest buildings in the Valley, has been studied for different uses, other than preserving the historic home presently on the property. The house is presently on the market, and apparently a developer will be purchasing the property, demolishing the house and building new houses on the property. Dan moved to officially support, endorse and revisit and promote this property as an historical cultural monument, and separating off the underdeveloped portion of the property for sale/development. Char seconded the motion. The motion passed with 5 Yes, 3 nay and 6 absent.

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

Next meeting will be Tuesday, December 13, 2022.

**Voted Best Ribs
& Tri-Tip**



**in the
Valley
4x in a row**

We are **RELOCATING** to **WEST HILLS** on the corner of
Platt Ave & Vanowen St @

Former "Crown Wok" 6719 Platt Ave. 15 min Drive

Sept. 25 LAST DAY

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Chatsworth, Porter Ranch & Granada Hills*

Visit our website or contact us for updates
(818) 363-6500 order @ AllAmerBBQ.com

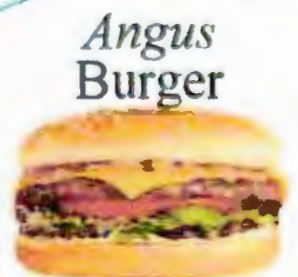
Mesquite BBQ Fire
Pit on the Patio

New Home
ALL AMERICAN BBQ

Our New Home
Same Taste & Aroma



Homemade
French Omelette



Angus
Burger



Beef & Pork
Ribs (Smoked)



Tri-Tip over
Mesquite Fire Pit

Council File: 12-0460-S4



Title
Zoning Code / Reorganization of Administration Provisions (Processes and Procedures Ordinance) / Los Angeles Municipal Code (LAMC) Amendment

Date Received / Introduced
04/06/2021

Last Changed Date
12/09/2022

Expiration Date
12/05/2024

Reference Numbers
Case: CPC-2016-3182-CA
Environmental: ENV-2016-3183-CE
City Attorney Report: R22-0390

Initiated by
Los Angeles City Planning Commission

File Activities

Date	Activity
12/14/2022	Ordinance posted/published. Ordinance effective date: January 23, 2023; Ordinance operative date: July 22, 2023.
12/07/2022	City Clerk transmitted file to Mayor. Last day for Mayor to act is December 19, 2022.
12/06/2022	Council action final.
12/06/2022	Council adopted item forthwith.
12/05/2022	City Clerk scheduled item for Council on December 6, 2022.
11/29/2022	Planning and Land Use Management Committee approved item(s).
11/23/2022	Planning and Land Use Management Committee scheduled item for committee meeting on November 29, 2022.

Online Documents (Doc)

Title	Doc Date
Final Ordinance No. 187712	01/23/2023
Declaration of Posting	12/14/2022
Mayor Concurrence/Council Action	12/08/2022
Speaker Card(s)	12/06/2022

Council Vote Information

Meeting Date: 12/06/2022
Meeting Type: Regular
Vote Action: Adopted Forthwith
Vote Given: (11 - 0 - 4)

Member Name	CD	Vote
(VACANT) (VACANT)	6	ABSENT
BOB BLUMENFIELD	3	YES
MIKE BONIN	11	YES
JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	ABSENT
KEVIN DELEON	14	ABSENT
MARQUEECE HARRIS-DAWSON	8	YES
HEATHER HUTT	10	YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	YES
JOHN LEE	12	YES
MITCH O'FARRELL	13	YES
CURREN D. PRICE	9	ABSENT
NITHYA RAMAN	4	YES
MONICA RODRIGUEZ	7	YES

ordinance streamlines and reorganizes the rules that govern the steps involved in reviewing projects and adopting land use policy, while introducing a more user-friendly format.

12-0460-54

Council file

The City Council previously considered the ordinance at their meeting on June 23, 2021, during which they instructed City Planning to report back with a public outreach and implementation plan and a line-by-line chart of the proposed changes. In response, City Planning has prepared a report and a processes comparison chart that displays the correspondence between existing processes and the proposed processes, as well as any changes in decision makers, public hearing notification requirements, and appellate procedures.

Zoning

Some of the highlights of the proposed Processes & Procedures Ordinance are:

- **Reduce the nearly 120 different processes to about 60** while still maintaining the full variety of public engagement opportunities, so you don't have to be a Zoning Code expert to know the rules
- **Standardize a 24-day advance notice of public hearing requirement**, where the current advance notice can range from 10 to 24 days
- **Establish a consistent 15-day filing period for all project-related appeals**, where the current filing period can range from 10 to 15 days
- **Require mail notification of public hearings to Certified Neighborhood Councils** for projects within their respective geographies
- **Create a standardized entitlement path** for considering a limited modification request on a previously approved project, which is intended to balance the need of applicants with the need for transparency and public participation
- **Clarify the agency responsible for review** and the applicable time frame once a determination is made, so you know when your entitlements expire, with a time extension for 100% affordable housing projects

City Planning will continue to notify interested parties as the remaining legislative process milestones are reached, including final ordinance transmittal by the City Attorney. To receive future updates on this proposed ordinance, please sign up to join the interested parties list: planning.lacity.org/about/email-sign-up

Thank you for your continued engagement with Los Angeles City Planning.

LOS ANGELES CITY PLANNING

Sign up to receive citywide planning updates by email.

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Re: Council File 12-0460-SA, Planning File Case No. CPC-2016-3182-CA, CEQA Case No. ENV-2016-3183-CE

1 message

G Johnson <tainmount@sbcglobal.net>

Mon, Nov 5, 2018 at 5:57 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: "Zina.Cheng@lacity.org" <Zina.Cheng@lacity.org>, Mayor Garcetti <mayor.garcetti@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, City of Los Angeles <councilmember.bonin@lacity.org>, Curren Price <councilmember.price@lacity.org>, City of Los Angeles <councilmember.english@lacity.org>, City of Los Angeles <councilmember.ofarrell@lacity.org>, City of Los Angeles <councilmember.krekorian@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, City of Los Angeles <councilmember.blumenfeld@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, David Ryu <david.ryu@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>

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*Zina Cheng, Legislative Assistant to PLUM at Zina.Cheng@lacity.org Tel: 213-978-1074

Re: Council File 12-0460-SA, Planning File Case No. CPC-2016-3182-CA, CEQA Case No. ENV-2016-3183-CE To Council Members:

I am writing to you urgently TO OPPOSE the Planning Department's recommendation as set forth in City Council File No. 12-0460-SA, Case No. CPC-2016-3182-CA and ENV-2016-3183-CE. Please consider this in opposition to the Planning Department's recommendation for approval of the proposed ordinance and please be sure this letter is part of the file before PLUM and before Council.

The Planning Department published 948 pages of these materials on September 12, 2018. I am still trying to understand it all but it seems clear that this proposed ordinance delegates and shifts away from City Council a tremendous swath of authority over planning and land use in violation of the City Charter, specifically Charter sections 556 and 558. Please consider this to be a request for Council to consider the findings required under Charter sections 556 and 558 and conclude that it cannot approve this Proposed Ordinance since none of the findings required by the Charter can be made on this record.

This Proposed delegates many decisions to the Mayor or to the Director of Planning without preserving either the right to appeal to City Council or City Council's ability to step in and remove a matter from Planning as set forth in the City Charter. Even more importantly, this proposed ordinance takes away notices and rights to public hearings for most people and for city certified neighborhood councils which are required by the City Charter.

This is a really deceptive ordinance and involves much more than just an administrative reorganization. All you need to do is look at the new chapter and how many decisions are now made ministerially or administratively that previously required far more extensive public notice and a public hearing and had a right of appeal to Council. Now the only people who get notice of a project are the immediately adjacent neighbors -- the ordinance took away the notice to residents within 500 feet of a proposed project, notice to the neighbors across the street and notice to certified neighborhood councils which is REQUIRED by the City Charter (see for example the early warning system required by Section 907 of the City Charter). I object to these efforts to amend the City Charter without a ballot measure approved by the voters.

Plum and Council should stop this illegal ordinance in its tracks.

All rights reserved.

Geary "G" Juan Johnson

500+ Pages

ORDINANCE NO. 187712

An ordinance amending Chapter 1 of the Los Angeles Municipal Code and establishing Chapter 1A of the Los Angeles Municipal Code to comprehensively reorganize the administrative processes and procedures related to zoning and land use entitlements.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Article 1.5 of Chapter 1 of the Los Angeles Municipal Code shall be amended in its entirety to read as follows:

ARTICLE 1.5 PLANNING COMPREHENSIVE PLANNING PROGRAM

Table with 2 columns: Section and Title. Rows include 11.5.1 Title, 11.5.2 Area Planning Commissions, 11.5.3 Director of Planning (Director), 11.5.4 City Planning Commission, 11.5.5 Mandatory Referrals - Authority of Commission - Requirements, 11.5.6 General Plan, 11.5.7 Specific Plan Procedures, 11.5.8 General Plan Review, 11.5.9 Withdrawal of Application, 11.5.10 Withdrawal of Appeal, 11.5.11 Affordable Housing, 11.5.12 Delegation of Council's Authority to Consent to Extensions of Time for Council Action.

SEC. 11.5.1. TITLE.

This article shall be known as the "Comprehensive Planning Program of the City of Los Angeles."

SEC. 11.5.2. AREA PLANNING COMMISSIONS.

See Sec. 13A.1.4 (Area Planning Commission) of Chapter 1A of this Code.

SEC. 11.5.3. DIRECTOR OF PLANNING (DIRECTOR).

See Sec. 13A.1.6 (Director of Planning) of Chapter 1A of this Code.

SEC. 11.5.4. CITY PLANNING COMMISSION.

See Sec. 13A.1.3 (City Planning Commission) of Chapter 1A of this Code.

SEC. 11.5.5. MANDATORY REFERRALS – AUTHORITY OF COMMISSION – REQUIREMENTS.

See Sec. 13A.1.3 (City Planning Commission) of Chapter 1A of this Code.

SEC. 11.5.6. GENERAL PLAN.

Pursuant to Charter Section 555, the City's comprehensive General Plan may be adopted, and amended from time to time, pursuant to Sec. 13B.1.1 (General Plan Adoption/Amendment) of Chapter 1A of this Code, either as a whole, by complete subject elements, by geographic areas or by portions of elements or areas, provided that any area or portion of an area has significant social, economic or physical identity.

A. Initiation of Plan Amendment. As provided in Charter Section 555, an amendment to the General Plan may be initiated by the Council, the City Planning Commission or the Director of Planning. Initiations by the Council or City Planning Commission shall be by majority vote. If an amendment is initiated by the Council or City Planning Commission, then it shall be transmitted to the Director for report and recommendation to the City Planning Commission.

Whether initiated by the Director, the Council or the City Planning Commission, the Director shall prepare the amendment and a report recommending action by the City Planning Commission. The report shall contain an explanation of the reasons for the action recommended.

After the Director prepares a Plan amendment and report, the Director shall transmit the file to the City Planning Commission for its action. Nothing in this section shall restrict the adoption of a General Plan amendment which permits the development of a project if:

1. The project (a) is located in an area classified on January 1, 2016, as a Regional Center, a Downtown Center, in an area zoned as Industrial, or a Major Transit Stop including all land within a one-half mile radius of a Major Transit Stop; or (b) each residential unit in the project, exclusive of a manager's unit or units, is affordable to, and occupied by, either a Lower or Very Low Income household;

2. All building and construction work on the project will be performed at all tiers by contractors which (a) are licensed by the State of California and the City of Los Angeles; (b) shall make a good-faith effort to ensure that at least 30% of all their respective workforces' construction workers' hours of Project Work shall be performed by permanent residents of the City of Los Angeles of which at