



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, 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 Scarce, 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 5 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 No, 2 Abstain and 3 absent.

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

Next meeting will be Tuesday, December 13, 2022.