



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA TUESDAY, SEPTEMBER 12, 2023 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor  
23241 W. Cohasset Street, West Hills, CA 91304**

**Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.**

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar, telephonically and in person. 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/85328873180>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **853 2887 3180**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. 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.

- |   |  |
|---|--|
| 1. Call to order  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. Establish Quorum   | Mrs. Carolyn Greenwood, Secretary                            |
| 3. Comments from the Co-Chairs  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve minutes from March 14, 2023<br>Approve minutes from June 13, 2023<br>Approve minutes from August 8, 2023 | Mrs. Carolyn Greenwood, Secretary                            |
| 5. Public Comments on Non-Agenda Items  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

**Old Business:**

- |  |  |
|--|--|
| 6. Discussion and possible action regarding issues and concerns received from stakeholders living in the vicinity of the All American BBQ restaurant located at 6719 Platt Avenue, | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
|--|--|

- southwest corner of Vanowen & Platt
7. Discussion and possible action regarding the submission of a letter including documents and a WHNC traffic report regarding the proposed Chaminade expansion.

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair

**Chaminade Sub-Committee**

Penny Newmark  
Anthony Scearce  
Jeff Sacher  
Barbara Kogen

**New Business:**

6. Discussion and possible action regarding revisions/changes to the Zoning & Planning Operating Rules
7. Meeting Adjournment - Next Meeting September 12, 2023

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair

**Public Input** - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

**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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**Public Posting of Agendas** - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, 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 [L.A. City's Early Notification System \(ENS\)](#)

**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 Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**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 our website: [www.westhillsnc.org](http://www.westhillsnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at [michelle.ritchie@westhillsnc.org](mailto:michelle.ritchie@westhillsnc.org)

**Reconsideration and Grievance Process** - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and 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)



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

**Monday, March 14, 2023 @ 6:30 p.m.**

1. Call to Order at 6:31 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum was established.  
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, and Myrl Schreibman.  
Committee Members Absent: Bob Brostoff, Saif Mogri, Joan Trent.  
Board Members also present: Brad Vanderhoof.  
Members of the Public Present: Barbara
3. Comments from the Co-Chair(s): Char announced that the hearing for Mission Burrito's remodeling will be held on March 29, 2023. Char also announced that the discussion on the Chaminade expansion will return as soon as the City reviews Chaminade's draft Environmental Impact report. Bill announced that the agent of the Lederer Estate has advised there are no changes in the status yet ... the property is still on the market for sale and the cows are still happily living at the property.
4. Minutes from the February 27, 2022, meeting: The minutes were approved unanimously as written.
5. Public Comment on Non-Agenda Items: Barbara, a neighbor of the Chaminade property, asked that the committee/Board take no action on the proposed construction on the Fields property. She specifically stated that at the last meeting the lobbyists for Chaminade gave a "golden view" of the project and represented only Chaminade. Char assured her that the committee and the Board will take no position until the project is thoroughly vetted. Bill advised that the committee/Board is a "middle ground" allowing the public to speak on the issue and we will see how it goes before any decisions are made. Anthony advised that the Streets and Transportation Committee will host Chaminade on one of its near-future agendas, perhaps near the end of March.

**Old Business:**

6. Discussion and possible action on Processes and Procedures, revisions to the zoning code.

Char advised that the new rules will apply on and after July 22, 2023. Char said she read the first 30 pages of the lengthy proposed regulation, which are very complex, but a new website will be forthcoming in June, 2023, to help all understand the new rules. Those 30 pages contained maps and had many provisions, including concerning automatic termination of a project for failure to fulfill in one year (with extensions available), adjustments up to 20% allowed, limiting time for appeals lowered for all projects to 15 days, allowing the mayor to veto any zone change and giving the City Council authority to amend or veto a zone change, and mandatory notification to a minimum of 20 property owners within a 500-foot proximity to any proposed project. Char and Bill agree the new rules do not simplify the process but they are a "reference bible". Char reminded us that the mayor can veto pursuant to the City Charter and the City has specific authority to adapt or amend zone changes, deny or oppose them, including abatement. Char intends to watch the website and advise of further changes because we need to keep a grip on this issue. Aida expressed concerns regarding building more buildings, ADU's

and the need for more bus stops. Bonnie bemoaned all of this arduous process for a zone change. This matter is continued to the next meeting.

**New Business:**

7. Discussion and possible action on motion regarding City Governance and protection from fraud and corruption by a property owner or developer, Council File #23-0249.

Char advised this is a good motion proposed on March 1, 2023, but it left out a few important things, and maybe we should support it and suggest additional items. The motion is entitled "Potential Ordinance, Report R-20-0228, the Mike Feuer Report". We should read it and determine if we want to make additions. Dan believes campaign contributions from developers should be forbidden and expanded to all Council members and this is an essential item of reform. Aida added contributions from spouses, relatives and other individual contributors should also be forbidden. Dan advised that in response to campaign donations by developers the ban should be extended to any contributors. Char asked if the committee should take this issue up. Bill said yes. This issue will be back on next month's agenda along with additional concerns, especially campaign contributions.

Dan asked when the 7/11 request for renewal of its beer and wine permit will be scheduled. Char advised it would be sometime in April. Brad advised that the 7/11 at Platt and Vanowen's beer and wine permit has already been suspended for failure to perform proper "carding".

There was a brief discussion of concerns to be added to the next agenda, including Myrl's suggestion to continue discussion of the Chaminade expansion. Barbara said perhaps she can advise her neighbors to attend that meeting.

The meeting was adjourned by Bill at 7:26 PM.

Next meeting will be Tuesday, April 11, 2023.



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## WEST HILLS NEIGHBORHOOD COUNCIL

**JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING**  
**DRAFT MINUTES**  
**TUESDAY, JUNE 13, 2023**  
**De Toledo High School**  
**22622 Vanowen Street, West Hills 91307**

1. Call to Order at 6:32 P.M. by Co-Chair Bill Rose.

2. Quorum was established.

Committee Members Present: Aida Bkarians, Faye Barta Dan Brin, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce and Joan Trent.

Committee Members Absent: Bob Brostoff, Saif Mogri and Myrl Schreiberman.

3. Comments from the Co-Chair(s): Bill thanked everyone for attending and their patience as we are transitioning from zoom to in-person.

4. Minutes from the March 14, 2023 meeting: The minutes were approved unanimously with two minor corrections.

5. Public Comment on Non-Agenda Items: Stakeholder, Jeff Sacher, read a list of items on the traffic study done on the Chaminade campus expansion that he felt the Committee should review (he will send his questions to Bill for further review). Stakeholder, Esther Corn, who lives behind Chaminade, stated her displeasure with what Chaminade says it will do and what they actually do. Bonnie Klea, as a stakeholder, spoke about Mission Burrito property on Roscoe and Fallbrook. She stated that they have opened an in-door recycling shop on the property and several of the employees of the other businesses are upset and feel unsafe. (Char stated at Bonnie's request, it can be put on next month's agenda) Stakeholder, Charis Rowe, stated she did not hear the roll call and asked that it be repeated. She also asked who was on the committee (Bill stated that quorum was established and that Chris could find the information on the Committee on the WHNC web-site.)

### **New Business:**

6. Discussion and possible action on a CUB application for the continued sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 3600 sq. foot 7-Eleven convenience market located at 23701 Vanowen Street and Platt Avenue

Bryce Evans, representing the owners, stated that the CUB expired in 2013, unbeknown to the owners. They have since applied to renew it. They have obtained a statement of non-opposition from the Los Angeles Police Department (LAPD) and are asking for a statement of non-opposition from the Committee. Char stated that she verified with LAPD that there have been no incidents at the location. Char moved that a statement of non-opposition be provided. Faye seconded the motion. Motion passed unanimously. Char explained that now the matter would be presented to the Board for approval.

7. Discussion and possible action regarding stakeholder concerns regarding Orcutt Ranch located at 23600 Roscoe Blvd., West Hills

Stakeholders, MalikeShamajel and ArashJahanbigloo stated that Orcutt Park is hosting weddings and parties every Friday, Saturday and Sunday. While they don't want the venue to stop having events, they want the loud music which lasts until 10 p.m. every weekend to stop. They have spoke to the woman in charge of rental of the venue, who would not give her name, and she stated they are in compliance as there are no outdoor amplification is allowed. However, what the stakeholders have witnessed is that while the speakers are inside they are pointed out the windows, thus the sound is amplified outside. Another

couple who live behind Orcutt Park stated that they go the mall every Friday, Saturday and Sunday to escape the noise. None of the neighbors have filed a complain with the City. They were trying to engage with the park staff. Stakeholder, Don Thompson suggested they contact the LAPD Noise Abatement Unit as this is definitely a quality of life issue. Char recommended that they file complaints, contact LAPD and bring it back to Zoning and Planning next month. Another suggestion was to start a petition.

8. Discussion and possible action regarding stakeholder concerns regarding Kadimna Day School located at 7011 Shoup, West Hills

Committee member, Sandi Bell stated that Kadima is in violation of Article 5 – Amplified Sound and Article 6 – General Noise of the CUP. During the pick up period and at other times, they are using a mega phone to give instructions. Stakeholders, Don and Genevieve Thompson stated that it has become a problem and is definitely disturbing the neighbors. Stakeholder, Cameron Potts stated that he and his wife work from home and those attending zoom calls have questioned what was the sound they are hearing. Dr. Steven Lords stated that the use of a mega phone will be stopped immediately. They will find another way. He went on to say that the inability to use amplification will interfere with the current project of developing an emergency system for the safety of the children. Several stakeholders and committee members said that an emergency system is quite another matter and no one would object to such use in an emergency.

9. The meeting was adjourned by Bill at 7:25 p.m

IT'S OUR NEIGHBORHOOD. LET'S BUILD A COMMUNITY.



# West Hills Neighborhood Council

P.O. Box 4670, West Hills, CA 91308-4670  
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## ZONING AND PLANNING COMMITTEE OPERATING RULES

Revised January 11, 2018

"The mission of the WHNC Zoning and Planning Committee is to interface with and negotiate with stakeholders, developers, the City of Los Angeles Planning Department, and the Land Use Management Committee of the Los Angeles City Council, among others."

1. The Chair(s) of the Zoning and Planning Committee are: Co-Chair Bill Rose, Co-Chair Charlene Rothstein
2. Additional officer(s) appointed by the Chair(s).  
Secretary Faye Barta **CAROLYN GREENWOOD**
3. Members of this committee shall be appointed by the Chair(s).
4. WHNC Board members and WHNC stakeholders are eligible to serve on this committee.
5. This committee shall consist of 15 members who are:
 

Aida Abkarians	Faye Barta	Dan Brin <b>CS</b>	Saif Mogri
<del>Bob Brostoff</del>	<del>Margery Brown</del>	Carolyn Greenwood	<del>Bonnie Klea</del>
Steve Randall	Bill Rose	Charlene Rothstein	Myrl Schreiberman
<b>CS</b> Anthony Scearce	Joan Trent	<del>Alec Uzemek</del>	<b>GENEVIEVE THOMPSON-CS</b>
		<b>PENNY NEWMARK</b>	
6. A quorum shall consist of 8 members.
7. Voting rights shall be accorded to committee members only.
8. For this committee "serving actively" is defined as:
  1. attending regular committee meetings
  2. participating in and contribution to discussions
  3. accepting tasks or assignments to support committee objectives
9. The writing and posting of agendas shall be the responsibility of the Co-Chairs.
10. The taking and posting of minutes shall be the responsibility of the Secretary.

11. The preparing of yearly reports summarizing committee activity shall be the responsibility of the Co-Chairs and Secretary. These reports shall be provided to the Communication Committee each year by June 30<sup>th</sup>.
12. Committee members must not miss more than four (4) meetings in the previous 12-month period.
13. Committee members including officers shall not claim to be, or give the impression of, speaking or communicating by any means on behalf of the WHNC without approval from the Board.
14. Committee members including officers shall not make any representations to or requests of the Board or any other agency, on behalf of the Committee, without approval from the Committee.
15. These rules may be amended at any regular meeting of the Zoning and Planning Committee by a majority vote of the members present provided possible action on the committee operating rules is announced in the agenda.
16. The parliamentary process is to be governed by “Rosenberg’s Rules of Order: Simple Parliamentary Procedures for the 21st Century.”
17. This committee will meet on the 2<sup>nd</sup> Tuesday of the month at 6:30 PM at Chaminade High School Condon Center 2<sup>nd</sup> floor conference room unless rescheduled.
18. This committee shall abide by the WHNC Code of Civility. This code shall apply to all committee members, whether or not they are members of the WHNC Board.
19. All meetings, discussions, and communications pertaining to the business of this committee shall be conducted in compliance with the Brown Act.





Char Rothstein &lt;charwhnc@gmail.com&gt;

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## Re All American BBQ new location 6719 Platt Ave

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All American BBQ <info@allamericanbbq.net>  
To: Char Rothstein <charwhnc@gmail.com>

Thu, Sep 8, 2022 at 9:27 AM

Dear Mrs. Rothstein,

Thank you so much for connecting and bringing to our attention about the community issues .

Meanwhile with this email I like to address few of your concerns and hopefully we can address most in person/meeting.

I'm including a picture of our Santa Maria firepit (see below)

We can assure you we are not building a firepit on the Patio we are only wheeling existing Pit (showing below).

Also I will send you the manufactures (J&R) from Texas details of the fire ratings.

We will be covering with a metal cover over night to prevent from someone tampering with it and avoiding any problems.

We use Royal Oak lump (than the cheaper imported) because it has less smoke and burns much cleaner with no cracking

Our Reason we make less smoke than most BBQ places:

- we don't smoke in a typical smoker we use a Southern Pride Convection smoker (only 2-5% smoke)
- when we use our Santa Maria firepit we use Royal Oak which burns a lot cleaner, never has sparkers & much less smoke
- we cook our meat dry rub (means no BBQ sauce) that prevents much less smoke
- 

Our plans for the building are to fix up the place with TLC (that has missing for years)

- Fresh paint (nicer colors)
- New signs
- fix up landscaping
- repairing the parking lot

PS. I look forward to our meeting.



[Quoted text hidden]

# WOOD SHOW BROILER



This broiler gets its name from the “show” it actually creates in fine restaurants everywhere. As you know, the food cooked over a live fire is unparalleled in flavor. If the broiler is in customer view, appetites (and check averages) soar! The Wood Show is legendary for durability, ease of use, and its ability to easily tame the flame temperatures. The discriminating chef is provided the unique ability to control the distance between Fire and food for perfect grilling on all types of food.

## Easy to use

Fuel loading is easy with the front fuel loading door and the ability to raise the grill above the top of the firebox body.

## Adjustable cooking surface

A turn of the wheel adjusts the grill to position the food closer or farther from the fire for total control of the cooking rate. Because the chef can lower the grill at the end of a shift to utilize every last ember of wood or charcoal, **Heat efficiency is maximized.** There are fewer interruptions during busy periods to add or tend fuel.

## Safe, cool operation

Our unique Chef Cool<sup>®</sup> design keeps the **heat inside the grill** resulting in a cooler kitchen and a grateful chef.

## Large selection

See the sizes and capacity chart on the reverse side.

## Easy to clean

The firebox surfaces are smooth and an ash drop in the firebox floor facilitates ash transfer to the removable ash drawer. Heavy duty casters allow easy mobility.

## Air control damper

The chef can regulate the combustion air to **help control the burn rate.**

## Rugged

These units are built like tanks to take the **day-to-day abuse** in busy kitchens.



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