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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE SPECIAL ONLINE & TELEPHONIC MEETING APPROVED MINUTES

Tuesday December 9, 2025 @ 6:30 P.M.

1. Call to Order at 7:00 P.M. by Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta (on line), Carolyn Greenwood, Glenn Jennings, Kim Koerber, Penelope Newmark, Chris Pike (on line), Steve Randall (on line) and Bill Rose.

Committee Members Absent: Dan Brin, Brenda Citrom, Saif Mogri and Charlene Rothstein.

3. Comments from the Co-Chair(s)

Bill called the meeting to order. Bill provided an update on several ongoing projects – The Woodlake Apartments Project, the Chatlake Project, SB79 and the Starbucks Project on Victory Boulevard.

4. Approve meeting minutes of October 14, 2025

Minutes approved as written.

5. Public Comment on Non-Agenda Items None

New Business

6. Discussion and possible action regarding approval for Class 1 CUP application filed 11/03/25 by Rosenheim & Associates, Inc. that a total of 631 on-site shared parking spaces is sufficient for existing and future tenant parking demands at Platt Village Shopping Center located at 6400-6534 Platt Avenue, West Hills.

Ms. Jessica Pakdaman, representing Rosenheim & Associates, Inc., was present and provided an overview of what was being requested. She was joined by Mr. Jason Shender. ICI Development was represented by Mr. Mick Meldrum, who joined the meeting online.

Ms. Pakdaman stated that they had requested the on-site shared parking designation so that it would not be necessary to reapply for parking designations in the future when additional tenants moved into and out of the shopping center. To determine the parking need they had a parking demand analysis done. As different types of businesses require different parking requirements they chose the business types that require the highest number of parking spaces. Based on the study, it was determined that 631 shared spaces would be sufficient to meet future needs. Before the current renovation of the shopping center there were 628 parking spaces and they were able to add three more to reach the 631.

There were questions about what types of tenants they were looking for and would it be possible that there could be a three story restaurant there. Mr. Meldrum stated that they are limited to the current footprint so no larger structures could be built.

After discussion, Steve made the motion that the Committee approve the application. It was seconded by Aida. The motion passed unanimously.

7. Discussion and possible action regarding conversion of single-family home to religious meeting and event space.

Stakeholder Mike Rubin stated that he has come before the Committee regarding the house at 6552 Valley Circle. The house is currently vacant and is being used for religious meetings and an event space. He has done extensive investigation and the owner has not gone through the proper channels to have it re-zoned for religious purposes and the building conversion was done illegally. The meetings and events to date have greatly impacted the residents who live near the property. Mr. Rubin provided pictures showing how cars are parked blocking residents' driveways and even blocking the fire hydrant, and there is an armed guard on the premises. The events go on for all hours several days a week. It is literally a "party house." He is asking the Committee to assist him and his neighbors with a solution. He spent months already contacting City departments, the council office and the LAPD with little to no success.

The Committee offered suggestions: circulate a petition for resident signatures and attend the WHNC Board meeting. Elected officials, City agency representatives and the LAPD, LAFD are in attendance and respond to resident questions and issues. Suggestions also included attending LAPD monthly Neighborhood Watch meetings and the CPAB (Community Police Advisory Board) meetings, both at the Topanga Community Police station.

Old Business

8. Discussion and possible action regarding approval of Zoning & Planning Committee Decision Letter for proposed changes to CUP filed by Malibu Wines, located at 23130 Sherman Way, West Hills, Case #ZA-2017-2535-ZV-PA1.

Current manager Ms. Devon Freeman and Mr. Shane Semler were present from Malibu Wines. Bill started the discussion with a question regarding information received that the Remington Place HOA and the winery reached an agreement to change operating hours from 10:00 am – 9:00 pm Sunday to Thursday and increase occupancy by 10%. Bill stated that this agreement was very unusual as the WHNC Zoning and Planning Committee was not involved in the discussion. Current manager, Ms. Devon Freeman, advised that the HOA contacted Malibu Wines directly to request changes from the winery's earlier proposal. She stated that, at the request of the Zoning and Planning Committee, they prepared a letter providing the residents on Enadia Way and Vose Street of the proposed changes.

Several stakeholders from Enadia Way and Vose Street were present. Mr. Cane spoke for the group and stated the letter was dropped off in his driveway. Some stakeholders said they didn't receive the letter. The way it is written it appeared to them that it was a done deal. They did not read it as an invitation to discussion. Mr. Cane went on to say that nothing has changed. They still can't enjoy their once peaceful homes. The music (which in the beginning the owner guaranteed would only be ambient) is still too loud. Numerous complaints have been made and nothing has changed. Also when the winery closes, the noise of the patrons leaving, staff cleaning up and people talking lasts for several hours.

Penny pointed out that the regulations for historical sites can be stricter than those for neighborhood homes. She researched code regulations and found that typically allowable noise (decibel) levels are lower for Historical properties than for neighborhood homes.

The stakeholders present were polled for their feelings on the revised changes and it was a resounding no to changes to the hours during the week and any increase in occupancy.

The motion was made to approve the requested increase in occupancy by 10% - motion did not pass with 1 yes and 8 noes.

The motion was made to approve the requested change in operating hours to 10-9 for the entire week – motion did not pass with unanimous noes.

A motion was made that a letter from the Committee be prepared to not approve each of requested changes.

Meeting Adjourned by Bill at 8:01 p.m.