



# West Hills Neighborhood Council

*"It's our neighborhood.  
Let's build a community."*

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General Manager

Malibu Wines

23120 W. Sherman Way  
West Hills, CA 91307

Mr. David Weintraub

CEO

David Weintraub Consulting

Case #: ZA-2017-2535-ZV-PA1

Malibu Wines

23130 W. Sherman Way, West Hills, CA 91307

Dear Ms. Freeman and Mr. Weintraub:

On October 14, 2025 and December 9, 2025, Malibu Wines made presentations to the WHNC Zoning & Planning Committee to support modifications to the Conditional Use Permit (CUP) for changes in operating hours and the number of patron seats.

After careful consideration and acknowledging public comments, the Zoning & Planning Committee at our December 9, 2025 meeting voted not to approve the proposed changes in operating times extending current closing hours on Sunday-Thursday at 7:00pm, to closing on all days Sunday-Saturday at 9:00pm. The current occupancy of 228 patrons would be increased by 10% to 251.

Our decision included the following:

1) The WHNC Zoning & Planning Committee, nor the homeowners on Vose Street and Enadia Way bordering the property, were asked to participate in discussions finalizing an agreement between Malibu Wines and the Remington Place HOA.

2) There are continued violations to the February 16, 2019 CUP that were previously addressed in the WHNC July 3, 2019 Letter to the Chief Zoning Administrator, Department of City Planning.

- Noises from the crowds of patrons and clean up on most occasions extend well beyond the 9:00pm limit.
- The amplified music and other acts are audible beyond the area under control of the applicant in direct violation of this provision.
- The applicant fails to consistently respond to complaints left on the hot line within 24 hours.

December 22, 2025



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WHNC  
Zoning & Planning Committee  
December 22, 2025

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- 3) Patrons leaving Malibu Wines at closing time have been observed exiting the parking lot at unsafe speeds.
- 4) Even with ride-sharing discounts offered as an incentive by Malibu Wines, parking has proven to be inadequately controlled and overflow cars have negatively affected neighborhoods on Woodlake Avenue and the Remington Place development.

The Zoning & Planning Committee recognizes that Malibu Wines has proposed new staff protocols to reduce closing time noise and are willing to expand and implement additional measures to address parking issues. However, based on past experience Malibu Wines has not proven their commitment to address and resolve community complaints that directly affect neighbors' quality of life. Therefore, it is the judgment of the committee that an extension of operating hours and increase in patron occupancy will serve to only worsen existing issues. We suggest Malibu Wines establish trust by implementing necessary actions to demonstrate respect and consideration for the community.

Please feel free to contact us if you have any questions.

Respectively submitted,

*Bill Rose*  
Bill Rose, Co-Chair  
Zoning & Planning Committee  
West Hills Neighborhood Council

*Charlene Rothstein*  
Charlene Rothstein, Co-Chair  
Zoning & Planning Committee  
West Hills Neighborhood Council

Attachment:  
July 1, 2019 WHNC Letter to City Planning



# West Hills Neighborhood Council

*"It's our neighborhood.  
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July 3, 2019

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Joanne Yvanek-Garb

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Stephen Lenske

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Charles "Chuck" Gremer

## EXECUTIVE DIRECTOR

Michelle Ritchie

Chief, Zoning Administrator Department of City Planning City of Los Angeles  
201 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012

RE: Case No. ZA 2017-2535 (ZV), Malibu Winery

Dear Zoning Administrator:

Malibu Wines is a popular and valuable addition to the West Hills community and this community and this neighborhood council wishes it to remain so. The business is surrounded by a residential neighborhood, and unfortunately, there are constant issues wherein the business operates in continual violation of their conditional use permit (CUP). These violations infringe on California Civil Code which interferes with residents' quiet enjoyment of their homes.

Pursuant to LA City Charter Section 562 N and LA Municipal Code Section 12.27-B, the West Hills Neighborhood Council (WHNC) hereby respectfully requests that the Zoning Administrator exercise his/her rights under Paragraph 28 of the CUP granted in the above-numbered case "...to hold a public hearing to review the petitioner's compliance with ... the conditions of the grant...." and to address the clear violations of the CUP, as fully set forth in the Addendum attached to this letter and to seek remedy from the petitioner.

The specific violations are:

Paragraph 2: The use and development of the property is not in substantial conformance with the submitted plot plan, in that there is no designated performance area, either inside the building or in the outside seating area.

Paragraphs 3 and 31: The use of the property fails to be conducted with due regard for the character of the surrounding district, and the Administrator has the right to impose additional corrective conditions for the protection of persons in the neighborhood or occupants of adjacent property.

Paragraph 9: Noises from the crowd of patrons and clean-up on most occasions extend well beyond the 9 pm limit.



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Paragraph 13: The amplified music and other acts are audible beyond the area under control of the applicant in direct violation of this provision.

Paragraph 24: Incorrectly shielded lighting shines directly into an adjacent property owner's property.

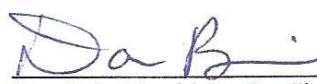
Paragraph 25: The applicant fails to consistently respond to complaints left on the "hot line" within 24 hours.

In addition there are other safety issues occurring during operation of this business, such as cars that are improperly valet-parked and impact the bicycle lane on Sherman Way, and patrons who could not use valet parking because the lot was full having to cross traffic-heavy Sherman Way without using the crosswalk to reach their cars parked across Sherman Way. Moreover, some patrons not using the valet service are parking their cars on adjacent streets or at the post office lot and crossing Sherman Way dodging traffic to make it across.

Furthermore, the information provided in the CUP implies the Malibu Winery is a tasting facility when in practicality it is also an entertainment venue featuring publicized performers. Please schedule the public hearing at the earliest possible date.

Thank you for your prompt attention to this serious matter.

Sincerely,

  
Dan Brin, President, Co-Chair  
West Hills Neighborhood Council

  
Charlene Rothstein, Vice-President Co-Chair  
West Hills Neighborhood Council

cc: Building and Safety Council District 12  
Department of Alcoholic Beverage Control

Attachments

ZA 2017-2535(ZV) Dated February 16, 2018  
Citizens Log of Disruptive Activity, Department of Alcoholic Beverage Control  
Petition to the West Hills Neighborhood Council to Withdraw Its Approval of the Malibu  
Wine and Beer Garden in West Hills  
Neighbor's Grievance Letter to the WHNC  
Resolution received and passed by the Zoning & Planning committee