



CITY OF  
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CALIFORNIA



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

**TUESDAY, JANUARY 11, 2022 @ 6:30 p.m.**

1. Call to Order at 6:31 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.  
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, and Myrl Schreiber.  
Committee Members Absent: Anthony Scarce, Joan Trent and Alec Uzemeck.  
Board Members also present: Glenn Jennings, Brad Vanderhoof, Clarice Chavira and Rosi Mariconda.  
Speakers for Agendized Matters: Mick Meldrum and Nicole Kuklok-Waldman  
Members of the Public Present: Club Pilates, Claud, Michale Rabni, 1---818-....103, Jeanette, r, Denise, rbaliber, 1-828-....686, Heidi Manning, Sharon Brewer.
3. Comments from the Co-Chair(s):  
Although committee members' questions are generally not heard during comments from the co-chairs, Bob Brostoff again asked if there was any new information regarding the medians on Fallbrook north of Roscoe. Char advised that the City still has the medians under review for approximately 6 to 8 more weeks, but definitely there will be NO ballards at that location.  
Char also advised that the both the Rosenheim and the Olive and Fig matters will be revisited in February, 2022. Char also advised that she has not had any contact from the business proposing to build on the northwest corner of Fallbrook and Roscoe, and that that business has two more opportunities to speak on their issues.
4. Minutes from December 14, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: None.

**Old Business:**

6. Discussion and Possible action regarding the covenant and agreement for 6400-6534 Platt Avenue, Platt Village, West Hills:  
Clarice began the discussion with a condensed background of the Platt issues and advised that only three (3) items of prohibited issues remain unresolved. Char reminded everyone that, although at the beginning of the discussions about Platt, many, many nearby neighbors voiced serious concerns that the Platt property would be razed and a four or five story apartment building would be constructed there, there is absolutely NO plan to build apartment buildings at the Platt location. Myrl reminded us that the Board is not permitted to negotiate with Platt about what is built on that property and any negotiations must go to the City Attorney and there were problems with that in the past; for example, the winery. Char and Bill explained that the procedure Z&P follows is to hammer out an agreement with the owner of the property, then send it to CD12 for approval, and then CD12 sends the agreement to the City for final approval. Jeanette, a member of the public, said that she "looked into" this issue and was told that the community must discuss any issues at this committee meeting. Her question was, Why is any change needed? Mick Meldrum and Nicole Kuklok-Waldman explained that there are vacancies at Platt and various potential tenants have applied for spaces, but the uses of the spaces are presently under the



current zoning, which is not consistent with current needs and compatible uses and it is easier and less costly to reach agreement than to seek a zone change or variance. Clarice reiterated that WHNC and Platt sought a “balance” between the neighbors and Platt.

The first issue under C2 Commercial Zone is Section A.6, which prohibits any automotive fueling station. Platt wanted to delete that provision, but an agreement was made between WHNC and Platt that A.6 would remain, but added to it is a provision that Platt would need to obtain the consent and approval of WHNC or its successor as authorized by the LA City Charter to obtain a conditional use permit (CUP) for that use.

The second issue under C2 Commercial Zone is A.32, which prohibits studios such as for motion pictures, adult entertainment and sexually oriented businesses. WHNC and Platt agreed that those three uses would be incompatible with the Platt businesses, but agreed that studios such as dance instruction, photography or fitness studios would be compatible, as well as hair and nail and art studios. In answering Jeanette’s concern as to a pilates studio, Nicole emphasized that the City Code is “old” and studios like pilates simply did not exist when the Code was composed. But ZAI (zoning amendments) do allow certain uses such as pilates.

The last issue was Section A.37, specifically massage parlors. Char advised that many massage parlors were involved in litigation in California, New Jersey and Florida relating to illegal, “non-massage” activities being conducted. Nicole responded by pointing out that Paragraph 2 underneath the list of C2 provisions clearly states that at Platt there will be no use permitted for adult entertainment, sexually-oriented or adults-only uses or advertising for adult entertainment, or sexually-oriented or adults-only uses.

There were additional questions from Board members and members of the public concerning gas stations, adult uses, school children walking through Platt in droves after and before school, fixed athletic equipment, cross-fit, spas, “dropping” weights, bicycle racks, and fitness for 55 and older. Mick answered by indicating Platt will be open to further discussions regarding any and all issues concerning these topics, including, but not limited to, a collapsed pine tree, which Brad observed.

After all discussion, Char moved to accept the covenant between WHNC and Platt with amendments. The motion was seconded by Carolyn.

The vote was: Yes – Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Magri, Steve Randall, Bill Rose, Charlene Rothstein, and Myrl Schreibman; No – 0; Absent – Anthony Scarce, Joan Trent and Alec Uzameck. The motion passes.

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

Next meeting will be Tuesday, February 8, 2022.