



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 Schreiberman.
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, 2023, 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.