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West Hills Neighborhood Council

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JOINT ZONING AND PLANNING COMMITTEE/BOARD MEETING MINUTES Tuesday, February 9, 2016

Fairwinds – West Hills 8138 Woodlake Ave, West Hills, CA 91304

The meeting was called to order at 6:35 p.m. by Bill Rose, Co-Chair. A quorum was present, as stated by Bob Brostoff, Recording Secretary. Those in attendance were Erik Augusztiny, Dan Brin, Bob Brostoff, Anthony Brosamle, Margery Brown, Steve Randall, Bill Rose, Charlene Rothstein, Ron Sobel, Alec Uzameck.

New Business

- **Items #3/4** Discussion and possible action regarding Thermo Fisher Scientific, located at 8521 Fallbrook Ave. (Old DeVry site in Corporate Pointe at West Hills)
 - Thermo Fisher Scientific is a large world wide company. This project involves the moving of its Invitrogen division from its current location in Winnetka to West Hills. This division manufactures Invitrogen™ instruments and reagents.
 - A presentation was made by Matt Hanson, of Rosenheim & Associates, regarding the need to revise the existing T and Q conditions on the property. These conditions were placed on the property several years ago when there was a plan to build several new buildings and change the then existing combination of agricultural and light manufacturing zones to make the entire site light manufacturing. As part of those conditions, there was a clause that required all proposed new construction be done at one time. Thermo Fisher needs to separate itself from the proposed new construction that was previously approved, so that the Thermo Fisher changes become “Phase 1” of the previously approved construction. All of the remaining approved construction would become “Phase 2”, if it is ever accomplished.
 - The proposed changes to the existing T and Q conditions were unanimously approved by the committee. It is important to note that the changes in the T and Q conditions do not change the requirement for providing a median strip on Fallbrook Ave. to improve traffic conditions.
 - See attached proposed changes.
- **Item #5** Discussion and possible action regarding the Proposed Citywide Zoning Code Amendment to Small Lot Ordinance.
 - A long discussion was held regarding the Draft of an amendment to the existing Small Lot Ordinance.
 - The draft, itself, was approved by unanimous vote. (See attached copy of the draft)
 - In addition there were three additional recommendations made that include suggestions from the stakeholders present at this meeting. All 3 recommendations were unanimously approved:
 - Recommendation 1
 - Recommendation 2
 - Recommendation 3
- **Item #6** Update on the Lederer Project located on Sherman Way (West Parcels)
 - Michael Harris and David Spiegel did not appear at this meeting. Item tabled to next month.
- **Item #7** Discussion and possible action regarding 23200 Sherman Way (East Parcels)
 - Michael Harris and David Spiegel did not appear at this meeting. Item tabled to next month.
- **Item #8** Discussion and possible action regarding 23200 Sherman Way (Response by stakeholders)
 - Alan ??? and ???? each made presentations on alternatives to the proposed project that would reduce the density of both previous proposals.
 - Alan ??? reviewed the existing proposal by Michael Harris and indicated that Mr. Harris previous statement that the west parcel proposal “complied with the new proposed small lot changes by 90%” was not true. In fact he pointed out the most of the west parcel proposal only complied with the existing small lot ordinance.
 - Mr ???? reviewed 3 other possible plans for the west parcel:
 - Complete compliance with the proposed new small lot ordinance would reduce the west parcel to 31 units instead of the proposed 36 units.
 - Eliminating the small lot concept and build on standard size lots would reduce the number of units to 11.
 - Fully comply with the small lot ordinance and provide front yards

- Mr ??? also made 3 possible plans for the east parcel, using the same criteria as above. This would result in reducing the number of units from 15, to 12, in the case of full compliance; to 5 for the standard lot size, and to 12 with small lot and front yards.
- Mr ??? made another recommendation for the east parcel. He recommended using the new small lot ordinance and extending Vose St. into a cul-de-sac which would end at Woodlake Ave. This would accomodate 9 homes using the small lot revised ordinance.
- In discussion the committee and Mr ???? and Mr ??? agreed that a compromise solution would be to use Mr ??? proposal for small lot with front yards for the west parcel, and Mr ??? proposal for putting Vose St. through with 9 homes on small lots and front yards would be the best solution.
- The recommendation by the committee was that Mr. ???? and Mr ??? meet, again, with Mr. Harris and see if they could reach a compromise agreement based on the above. This motion was unanimously approved by the committee.

Meeting adjourned at 7:45 p.m.