

West Hills Neighborhood Council
Joint Zoning and Planning Committee/Board Minutes
Tuesday, April 5, 2016
Fairwinds
8138 Woodlake Ave., West Hills

Attending: Bill Rose, Charlene Rothstein, Reeyan Raynes, Dan Brin, Michael Teitelbaum, Steve Randall, Esperanza Butler, Ron Sobel, Margery Brown, Carolyn Greenwood, Bonnie Klea, and Aida Abkarians.

Opening Business

Mr. Bill Rose, Co-Chair, and Ms. Charlene Rothstein, Co-chair, called the meeting to order at 6:40 p.m. A quorum was established.

Minutes from March 8, 2016 were approved as amended.

New Business

Discussion and possible action regarding a proposal at 23115 Sherman Place as described by Mr. Gregory Taylor of the Taylor Group: Mr. Taylor said Radnet, a national medical imaging firm, intends to build a one-story building housing medical offices and imaging equipment including MRI and CTS units. The 9,995 sq. ft. facility would have 51 parking spaces. The only requested change from current zoning involves a reduction to a zero-foot setback at the back of the property. Discussion focused on Metro buses that park in front of the property, potentially making it hazardous for cars exiting the property's only driveway.

Motion that committee supports the project and would also ask Metro to move the buses elsewhere. Motion approved by unanimous vote.

Discussion and possible action regarding a proposed El Camino Real Charter High School facility at 7401 Shoup Ave. (previous Parkhill School location). Ms. Melanie Horton, spokesperson for ECRCHS, and Ms. Jane Usher, representing the Musick, Peeler and Garrett law firm, said the proposed facility would be a center for independent study, allowing students who are unable to attend the main ECRCHS campus for personal, medical or job-related reasons to graduate high school. Typically, a student would visit the facility once a week between one and three hours at time. Ms. Horton and Ms. Usher said they expect no more than 125 students and 40 teachers and administrators to be using the facility over the course of a week and no more than 20 students would be expected to be on the c campus in a single day. Proposed hours are 8 a.m.-5 p.m., with studies taking place between 8:30 a.m. and 3.30 p.m. No changes would be made to the existing structure or parking on the property, which previously was a synagogue and a school for special-needs students. Some neighbors objected to the proposal due to possible noise, traffic and misbehaviors by students.

Tabled for further discussion.

Old Business

Discussion and possible action regarding the Bell Canyon proposal. Developer Sott Parker reported on the status of his proposed project, which includes a gated 45-home community on a plateau above Bell Canyon Rd., between the Bell Canyon community in Ventura County and the Overland Drive community in West Hills. A private driveway would connect Bell Canyon Rd. with the 30-acre development of homes estimated to cost between \$2.5 million and \$3.5 million each. Mr. Parker said a full environmental impact report would take another year and a half and construction would not be complete for another three years after that. He also said he expected to either “design around” oak trees at the development’s entrance or “mitigate” them.

No action taken.

Discussion regarding tours of the Sterling (Pulte) Project. No plans have been made as yet.

Meeting adjourned at 9:10 p.m.