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BUILD A COMMUNITY.



West Hills Neighborhood Council

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JOINT ZONING AND PLANNING COMMITTEE/BOARD MEETING MINUTES Monday, October 10, 2016 at 6:30 p.m.

Call to order, members present:

Bob Brostoff, Bonnie Klea, Steve Randall, Reeyan Raynes, Bill Rose, Charlene Rothstein, Ron Sobel, Michael Teitelbaum, Jaon Trent, Myrl Schreibman

New Business:

Discussion and possible action regarding CrossFit, West Hills. “Casey”, from CrossFit declined to attend this meeting. There were complaints made by various stakeholders regarding excessive noise from CrossFit. There were also complaints that there might be violations of the current CPU’s for some of the storage units on the same side of the building, alongside of Crossfit. There may be an email regarding this situation that Charlene Rothstein will obtain. It was suggested by Chris Rowe, a stakeholder, that the stakeholders file a complaint with Building and Safety. Reeyan Reynes found two complaints have already been filed regarding some of the units.

Discussion and possible action regarding a proposed new Chick-fil-A drive through located at Victory and Fallbrook, West Hills.

Tina Choy, Jennifer Dawn, Robert Lombardi, and Johnathan ??, representing Chick-fil-A Corporate were in attendance and provided background information on this proposed project. They mentioned that this franchise company only sells to local residents who will not own more than one franchise. They said that the franchise fee is only \$10,000.00 and that if they ever sell the franchise they will receive \$5,000.00 back. They also require that wages paid to all employees shall exceed minimum wages by \$2.00 per hour. This franchise corporation claims to be very community oriented, meaning that the owner will be very involved in community activities. The proposed restaurant will be relatively small for a Chick-fil-A, seating only 53 persons inside and 15 on an outdoor patio. There will be room for 15 cars to park, and there will be some bicycle parking as well. The facility is asking to have operating hours, 6 days per week (closed on Sundays), from 5 a.m. to 12 midnight. This will require a change to the existing CPU.

There was considerable discussion regarding traffic flow. It was pointed out that this is a very busy corner and that there is a bus stop at this corner which may cause serious problems for cars entering the facility by using the south most driveway on Fallbrook Ave. Discussion was held regarding the possible use of the more northern driveway instead. It was suggested that they look into creating a dedicated right turn lane on west bound Victory. There were conflicting statements made regarding the traffic. Some said that traffic was no issue, and others said that it was a problem. A vote was taken that unanimously supported the project.

Old Business:

Discussion and possible action regarding 7000 Woodlake and 23200 Sherman Way. (Lederer property)

Michael Harris was in attendance to represent the developer and Alan Dietel, representing the 5 stakeholders who filed a suit against the project. It was stated that a meeting was held between the developer and the 4 of the 5 residents who filed suit against the project and that no compromise agreement was reached. The stakeholders at that meeting wanted to know which conditions would be presented to the Los Angeles City PLUMB committee. When the conditions were stated, there was a vote taken. 2 of those present agreed with the condition and 1 was undecided. One resident was unavailable for contact. The developer agreed, that if the majority of the 5 residents agreed to the condition, the developer would dismiss the pending appeal of the previous court decision and pay all litigant costs. A motion was made in committee to recommend approval of the project, with the developer's agreement for reimbursement and dropping of the appeal if a majority of the residents agreed, however there was a 7 day limit in trying one more time to contact the missing resident. If no contact was made, the recommendation would be presented to the WHNC board. This motion was unanimously approved.

Meeting adjourned at 8:30 p.m.??

Minutes submitted by
Bob Brostoff, Secretary