

ZONING AND PLANNING COMMITTEE  
WEST HILLS NEIGHBORHOOD COUNCIL  
Tuesday, September 8, 2015

Minutes

Call to Order- Bill Rose.

Attendance: Bonnie Klea, Charlene Rothstein, Steve Randall, Dan Brin, Ron Sobel, Alec Uzemeck, Eric Augustiny, Anthony Brosamle, Reeyan Raynes, and Barry Seybert.

1. **Regarding property located at 8420 Melba** a discussion was held regarding illegal use of home for a plumbing business.

Complaints were:

- 35 employees come to the house each day and park vehicles
- There is a shed and gravel in the front yard
- Commercial vans park on the property

The owner of the plumbing company stated that he is not in violation of any ordinances. However, it appeared that he was. His wife said she would talk to him. This item will be reported to Building and Safety and the committee will re-visit this issue at the October meeting.

2. **Regarding the proposed development near El Escorpion Park.**

Reeyan Raynes informed the committee that there is a proposed project with the name of West Hills Crest. He also stated that Michael Naim, the developer who wants to purchase the property and develop it has refused to meet.

It was originally proposed to consist of 50 homes. However, according to Athena Novak, who works for Michael Naim, the proposed developer, the number was reduced to 25 homes and approved by Los Angeles County. The property is located in Los Angeles County, not the city. The original proposal also included an emergency escape road through El Escorpion Park. However, according to Ms. Novak, that road is no longer being proposed.

Mr. Bob Lanset, of the West Hills HOA, stated that the HOA opposes any new homes in the area. He stated that there are, currently 175 homes in the area and that the County regulation only allows 25, due to fire restrictions. He also stated that the CUP that was approved for 25 homes has expired and is no longer valid. In addition, he stated that because there is only one road of access to the property, there would need to be a new one constructed. He also stated that there is one alternative option to the road, and that would be some kind of community center to be used for fire evacuation.

The president of the Castle Peak HOA, Alan Berman, stated that the proposed development would also affect them. He stated the no one from the developer's office has spoken to them. This HOA, also, is opposed to the proposed project.

Another stakeholder raised the question of where water would come from for it.

No further discussion was held on this matter.

Meeting adjourned at 7:45 p.m.

Minutes taken by Bob Brostoff