



West Hills Neighborhood Council

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JOINT ZONING AND PLANNING COMMITTEE/BOARD MEETING MINUTES Tuesday, January 12, 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 Aida Abkarians, Erik Augusztiny, Dan Brin, Bob Brostoff, Margery Brown, Bonnie Klea, Steve Randall, Reeyan Raynes, Bill Rose, Charlene Rothstein, Ron Sobel, Alec Uzameck.

New Business

- **Item #3** Discussion and possible action regarding Thermo Fisher Scientific, located at 8521 Fallbrook Ave. (Old DeVry site in Corporate Pointe at West Hills)
 - A presentation was made by Rosenheim & Associates regarding the purchase of the property, formerly the DeVry University building and surrounding parking lot, from the former owner. The proposed project will include the refurbishing of the existing building into office space and the construction of a new 35,000 square foot building to be used for light medical manufacturing (DNA based biology). They expect to have approximately 250 employees on the site. They are currently located in Winnetka.
 - No action was taken at this meeting. There will be more detailed information presented at the February meeting.
- **Item #4** Discussion regarding a proposed over-height fence in front of home located at 7425 Wiscasset Dr, West Hills
 - Mr. Charles Smith, owner, presented a plan to build a 6' to 8' wrought iron fence in front of his home.
 - After some discussion, during which there were no objections, the proposal was recommended for approval by unanimous vote of the committee.
- **Item #5** Discussion and possible action on a Bell Canyon Tentative Map proposal
 - Mr. Scott Parker, Universal Property Investments, presented a proposal for the construction of new homes on a piece of property located north of Bell Canyon Rd., on unincorporated land adjacent to West Hills. The proposed project would consist of about 45 homes, on a private driveway, off of Bell Canyon Rd, in the \$2.5 to \$4 million range. This project is still in the planning stage, and the property has not yet been purchased. Some residents who live on Overland Dr, in West Hills, who are in close proximity to the proposed project objected strongly, to it due to increased traffic on Bell Canyon Rd, the only access to the project, and to increased noise. No action was taken.
- **Item #6** Update on the Lederer Project located on Sherman Way
 - Michael Harris and David Spiegel, updated the status of the project.
 - It was stated that the litigation over the proposed senior housing project is ongoing
 - The proposal to sell the property to the Santa Monica Mountains Conservancy failed due primarily to issues regarding funding, despite the fact that present owners were prepared to contribute a significant amount of funds to the project.
- **Item #7** Discussion and possible action regarding 23200 Sherman Way (West Parcel)
 - A new proposal was presented that would include 36 new single family homes, which is less than could legally be built, on the property of about 1700 sq. ft. each. These homes would be built on a single one-way road.
 - This project would be built on the portion of the property that is west of Woodlake Ave. Neighbors who were present at the meeting objected to the proposal due to density and traffic related issues.
- **Item #8** Discussion and possible action regarding 23200 Sherman Way (East Parcel of Lederer Project)
 - A proposal was made to build 15 homes of approximately 2300 sq. ft. on 5000 sq. ft. lots, in the low to mid \$700,000.00 range.
 - The "Mission" building and surrounding area would become a flag lot, which would also include the existing pilasters.
 - No action was taken on this proposal.

Meeting adjourned at 7:45 p.m.