

**JOINT ZONING AND PLANNING COMMITTEE/BOARD  
MEETING**

**Minutes**

**Monday, November 14, 2016 at 6:45 p.m**

**Fairwinds – West Hills  
8138 Woodlake Avenue, West Hills, California 91304**

Meeting began at 6:30 p.m.

**Members present:** Aida Abkarians, Dan Brin, Bob Brostoff, Anthony Brosamle, Margery Brown, Bonnie Klea, Steve Randall, Reeyan Reynes, Bill Rose, Charlene Rothstein, Ron Sobel, Joan Trent, Alec Uzemeck, Myrl Schreiberman.

**Members absent:** Carolyn Greenwood, Michael Teitelbaum

**New Business:**

**Discussion and possible action regarding a CIS on the Urban Agriculture Incentive Zone (UAIZ) Ordinance**

- Motion made by Reeyan Raynes to accept this CIS.
- Discussion followed, regarding support for this proposal which would establish the ability for the City to enter into contracts with owners of vacant property for potential property tax reductions if the owner agrees to hold this property for a period of five years as an active agricultural use.
- Motion was approved with 13 Yay and one abstention, pending further information presented to the WHNC board regarding definition of “agricultural use” and any limitations.

**Discussion and possible action regarding a proposal in Woodland Hills at Valley Circle and the 101 Fwy (Boething Treeland Farms)**

- This item has been tabled to the December committee meeting pending additional information obtained by an ad hoc subcommittee of Reeyan Raynes, Myrl Schreiberman, and Christine Rowe.

**Discussion and possible action re Zoning & planning Mission Statement and Standing Rules**

- This item has been tabled to the December committee meeting.

**Discussion and possible action regarding the installation of a security fence at de Toledo High school along Faust (east side of property)**

- David Marcus and Linda Landau presented the request that the WHNC endorse the installation of a chain link security fence along the east side of the de Toledo property for a total distance of 325 feet. A portion of this fence has already been installed, without a permit. This project would include obtaining a permit for the existing portion and an extension, totaling the above mentioned 325 feet.
- Chris Rowe requested that one existing pole be moved behind an existing block wall to remove it from sight. It was pointed out by David Marcus that the entire fence would be concealed by trees being planted by the owner of the property that abuts the fence.

- The discussion that followed the request by Ms. Rowe pointed out that moving the pole would not be possible due to its attachment to existing fence and that the new trees to be planted would, in fact, hide it.
- Motion to approve this recommendation was unanimously approved.

**Discussion and possible action re complaints on CrossFit West Hills.**

- The issues with CrossFit West Hills is that it is operating in a facility that is not zoned for such activities and the fact that several complaints have been filed regarding excessive noise coming from it, along with parking issues.
- No one was present from CrossFit for this item on the agenda
- Neighbors, again, complained about excessive noise starting as early as 5 a.m. in the morning. Also complaints about cars parking against the wall outside of the facility, which abuts private homes, on the north side of the wall.
- Charlene Rothstein pointed out that city inspectors have been out to visit the site and apparently there is a citation requiring that a CUP be requested. Apparently CrossFit has been given a 6 month extension to start the CUP process. This is still to be verified.
- No action taken. This item is tabled until the December committee meeting when the owner will again be invited to attend.

**Discussion and possible action re a letter for the Chik-Fil-A proposal at Victory & Fallbrook.**

- This issue was resolved at the WHNC Board Meeting of November 3, 2016. No action taken.

**Update on Lederer property hearing**

- Charlene Rothstein and Steve Randall reported that the latest hearing went well. Final agreement was reached between the developers and the five stakeholders who filed suit. They will be reimbursed for all of their legal expenses in this matter.
- It should be noted that no Letter of Determination has yet been issued. It should be forthcoming.

**Update on 22650 Sherman way (Proposal to build several houses on this property)**

- At this time it is not clear what the owner is going to propose. The most recent proposal was to reduce the number of new homes to 3, and to refurbish the one existing house.
- No action taken.
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**Meeting adjourned at 8:00 p.m.**