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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

February 13, 2018  
Chaminade Condon Center  
23260 Saticoy St., West Hills, CA 91304

Members Present: Aida Abkarians, Faye Barta, Anthony Brosamle, Margery Brown, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreiber, Ron Sobel, Joan Trent and Alec Uzemek.

Members Absent: Dan Brin and Bob Brostoff

Qorum established.

**Public Comment:** None

Meeting Minutes of January 9, 2018 approved as presented.

**Comments from Chair:** Chair, Mr. Bill Rose stated that a committee member has brought forward an article on Councilman David Ryu's opposition to the housing Senate Bill 827. This will be on the agenda for discussion next month. Also we will be discussing the new law regarding allowing an extra "mother-in-law" unit on properties in Los Angeles City..

#### Old Business

3. Discussion and possible action regarding the Highlander Road VAPA proposal.

Mrs. Faye Barta stated that we wrote a letter in opposition to the proposed use when the development of the property was initially announced. Soon there will be another meeting and there are issues that we may again want to address in addition to our initial opposition. An article in the Times stated that LAUSD has major budget woes in the amount of 50 million dollars. So we want to know where is the money coming from to build the school and will it be maintained.

Co-chair, Ms. Charlene Rothstein made a motion to initiate a second letter. Motion was approved unanimously.

#### New Business

4. Discussion and possible action regarding ZA-2018-225-PAB, Sprouts Market application for the continued sale of off-site beer and wine.

Chair, Mr. Bill Rose stated that this is just a renewal of their CUP. SLO , Sean Brown happened to be present in the audience and he stated that the police have not received any complaints. There were not other statements of complaint or opposition. Mr. Rose made a motion to approve the CUP. Motion was unanimously approved.

It was brought to the committee's attention that items 6 and 7 on the agenda should be under old business.

6. Discussion and possible action regarding the Homelessness Committee CIS on Council File 17-1432, the Motel Conversion.

The WHNC Board approved this CIS at the February 1, 2018 meeting with the understanding that the Zoning and Planning Committee would add conditions. Co-chair, Ms. Charlene Rothstein outlined suggested conditions. Motion to accept proposed conditions were unanimously approved.

7. Discussion and possible action regarding the Homelessness Committee CIS on Council File 17-1422, Permanent Supportive Housing. Mr. Anthony Brosamle spoke in opposition to approval of the CIS unless there was the condition that several of the items were struck. He expressed the opinion that exemptions to all the rules that the City currently has in place should not be given. He sees this as creating Carte blanche to builders. Simone Best and Tom Booth spoke on the need for the CIS and several people with the zoning and planning guidelines who were in favour of the CIS.. The committee acknowledged the need for the units to be built but many felt it went too far. Co-chair, Ms. Charlene Rothstein presented her proposed amendment to the CIS. Mr. Brosamle accepted Ms. Rothstein's amendment with the addition on language to strike section D2. Mr. Brosamle moved to prepare a CIS in opposition to Council File 17-1422 unless amended to meet the following:

- 1) 30 day "Hearing Notice" to be given to neighbors and Neighborhood Councils for the purpose of submission of comments and recommendations at a scheduled hearing or in writing.
- 2) Developers to submit copy of application/s to Neighborhood Councils when submitted to the city.
- 3) Full landscape plan to be submitted with the application.
- 4) Yard/Setback. Not to allow a 20% decrease in the required width or depth of any yard or setback.
- 5) Open Space. Not to allow a 20% decrease in open space.
- 6) Height. No additional story or height increase in an area that impacts single family homes.
- 7) Provide a protective resource for the neighborhood regarding "Failure to Comply" with issues such as noise abatement, vagrancy and related concerns.
- 8) The removal of subsection (d)(2) pertaining to the proposed inclusion of "Automobile Parking Requirements" amongst available "Bonuses and Incentives" under proposed changes to Section 2, Subdivision 11 of Subsection A of Section 14.00 of the Los Angeles Code."
- 9) Sufficient measurers will be taken to prevent the misuse or abuse of this Permanent Supportive Housing Ordinance by for-profit developers to expand existing and future projects for their own financial gain.

Motion passed with 11 yes and 1 no.

5. Discussion and possible action regarding the Shomrei Torah CUP and Ivy Academia.

SLO Sean Brown was present and stated that from a safety perspective there does need to be a protected right turn lane and a two way left turn lane. There have been no injury accidents reported at this intersection. Robert Worth, Mr. Paul Clifton, Mr. Andrew Selesnick and Mr. Steve Kallen all spoke about the infractions to the CUP by Ivy Academia. They cited children being dropped off on Indian Hill Lane, trespassing on property and

throwing of trash and rocks over the wall. Mr. Worth brought a rock that was thrown into his yard which about the size of a large melon. They also stated there is no supervision and unlike their predecessor, New Jewish High school, they are not good neighbors. They have taken their complaints to the school but nothing is done.

Mr. Mike Murphy, Deputy Executive Director, of Ivy Academia stated he has only been at the school since August and was unaware of any complaints. He stated he is happy to meet with the neighbors. He stated he has not read the CUP.

Also during the discussion it was learned that Ivy Academia is grades 7 through 12, which is an additional violation of the present CUP.

The motion was made that Mr. Murphy or whoever is in a place of authority will come back to the committee's next months meeting with what actions have been taken to comply with the CUP. The next meeting is Tuesday, March 13<sup>th</sup> at 6:30 p.m. The motion passed unanimously.

8. Discussion and possible action regarding a letter of support for West Hills Baseball to renegotiate their contract with Recs & Parks.

Item tabled as Mr. Boyd was not present.

Meeting adjourned 8:25

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