



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
WWW.WESTHILLSNC.ORG
MAIL@WESTHILLSNC.ORG

WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

September 11, 2018
Chaminade Condon Center
23260 Saticoy St., West Hills, CA 91304

Members Present: Aida Abkarians Dan Brin, Anthony Brosamle, Bob Brostoff Margery Brown, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreiber, Ron Sobel, Joan Trent and Alec Uzemeck.

Members Absent: Faye Barta,

Quorum established.

Meeting Minutes of August 14, 2018 approved as amended.

Comments from Chair: Chair, Mr. Bill Rose asked everyone to read Proposition 5, on the November Ballot. It is very important because it will allow seniors, over the age of 55, to take a portion of their Prop 13 benefits with them when they sell their existing home and purchase a new one. Charlene Rothstein updated us on the old Kohls facility located in Fallbrook Square. It will become a very large restaurant, "John's Incredible Pizza Company" with arcade games.

Public Comment: Hoosik Najarian, a stakeholder, informed the board that he has a problem with a noisy bird next door to his home. He has tried to address this problem with no success. He plans on bringing it to this committee next month.

New Business

5. Discussion and possible action regarding a CUP to include the sale of beer and wine for a restaurant located at 22950 Vanowen St.

- Bill Rose noted that this item is being tabled to next month and he was going to inform the owner that he needs to inform all residents within 500 feet of the location that this issue will be discussed, and possible action taken, at our October committee meeting.

6. Discussion and possible action regarding a proposal to create an administrative clearance for businesses to serve alcohol for on-site consumption subject to a standard set of operational requirements by way of municipal code amendments to Sections 12.22 and 12.24.
- This item was tabled to the October Committee meeting due to lack of background information and lack of anyone to speak on the matter.
7. Discussion and possible action regarding Malibu Winery located at 23130 Sherman Way, West Hills.
- Lien Davis, Manager, and Evan Bardo, Attorney to the owner, made opening remarks regarding complaints about noise and other issues. To start with, they stated that they wanted to address all complaints and that they wanted to satisfy the neighbors by doing what they could to remedy the issues.
 - Regarding lighting, Mr. Bardo provided photos of the string lights stating that they comply with the CUP. Neighbors complained that there were too many.
 - Regarding the 40' buffer zone between homes and the winery, Mr. Bardo stated that the existing nursery, on the east side of the property was taking up 25' of that buffer zone.
 - Regarding the Labor Day music, on Monday, they did not think that was a violation of the CUP. He explained that the CUP restricted music to Friday, Saturday, and Sunday. He thought that the intent was to allow it only on weekends and considered Labor Day to be part of that. He stated that they will request an amendment to the CUP to include some holidays, a list to be provided.
 - Regarding the problem with noise (music) being heard well beyond the facility, Mr. Bardo has offered to look into various ways to prevent that from happening. He stated that they want to rectify all noise issues, where possible. He stated that when complaints were made during that weekend, the musicians were asked to "tone it down". It was felt that this fixed the problem, however various stakeholders did not agree.
 - Regarding lighting, the complaint that there were far too many string lights, far too high on trees, he stated that they would address the issue. However, he stated that some of that lighting was necessary to enable customers to see their way in and out of the premises.
 - Regarding the cargo container, he stated that the CUP does not allow sufficient storage space for supplies, dishwasher, etc. Therefore, they need to store these items in the container. They stated that they will paint the container so that it is not such an eyesore.
 - Regarding the tractor and other equipment being stored on the premises he noted that this is only temporary, until the parking lots are adequately covered with various materials. He also agreed to try and cover the tractors and other equipment.
 - Regarding Handicap Parking, he stated that there is no charge.
 - This completed the owners responses to the list of complaints that were issued. At this time various stakeholders spoke on many of the above items.

- Most of the complaints were over the sound issue and lighting.
- Regarding sound, Mr. Bardo said that they would look into lowering the height of loudspeakers, possibly restricting entertainment to less noisy types, include a list of rules that all entertainers must adhere to, and the possibility of some kind of sound barriers. He agreed to try and obtain outside help from qualified people.
- There were also issues regarding parking. Stakeholders complained that there was valet parking only, and therefore customers who did not want to pay had to park on residential streets. Mr. Bardo pointed out that the valet parking was required by the city due to the fact that the parking area is not paved. It is not paved because the CUP requires them to maintain a more rural atmosphere in keeping with the fact that the property is a City Historical site.
- Stakeholders also complained about the way the valets parked cars, some were too close to the curb on Sherman Way. Also, the manner in which cars were handled when customers were claiming them. They felt the driving style was dangerous. Mr. Bardo stated that they would speak to the valet company.
- Stakeholders complained about landscaping. While some of it is very nice, there are areas that have not yet been re-landscaped. Mr. Bard stated that this was still a work in progress.
- Stakeholders complained about the dangerous way customers were crossing Sherman Way, after parking off site. They would like some preventative measures to insure the safety of the customers. It was stated by the committee that the WHNC will need to take this issue to the city to assist the owners.
- Stakeholders complained about the loud noise after closing time. Mr. Bardo informed the committee that normally, a restaurant can clean up and close within about 15 minutes after closing. However, due to the fact that the CUP does not allow sufficient storage space within the building, everything, including the temporary bar, glasses, supplies, etc. all need to go into the cargo container. So, this takes about 90 minutes. The complaint included loud talking by the employees while doing this. Mr. Bard said they would talk to the employees.
- Bottom line, many of the stakeholders were happy that the Winery is there, and that there is entertainment. However, they would like to see several improvements with noise, lighting, and customer safety crossing Sherman Way.

Meeting adjourned at 8:10 p.m.

