



WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES Tuesday, December 11, 2018 at 6:30 p.m.

Condon Center, 2nd Floor Conference Room, Chaminade College Preparatory
23241 W. Cohasset Street, West Hills, CA 91304

- 1 . **Members Present:** Aida Abkarians, Faye Barta, Bob Brostoff, Margery Brown, Carolyn Greenwood, Bonnie Klea Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreiberman, Ron Sobel, Joan Trent, Alec Uzameck
Others Board Member Present: Thomas Booth
Meeting commenced at 6:32 p.m.
- 2 . Public Comment
 - None**New Business:**
- 3 . Discussion and possible action regarding a proposal from LAUSD on the use of vacant school sites to house the homeless.
 - Brief discussion on “First Draft of WHNC Board Letter to LAUSD”
 - Thomas Booth made some comments regarding the document and suggested that it be revised. Faye Barta reported that there is no plan yet. This item was then tabled to the January Meeting. This item was then tabled to the January meeting to address a revised version.
- 4 . Discussion and possible action regarding the City of Los Angeles proposed Processes & Procedures plan.
 - Charlene Rothstein stated that this is a very complicated document and that the committee should create a work group consisting of Aida Abkarians, Faye Barta, Bonnie Klea, and Myrl Schreiberman to bring back a report at the January meeting. The item was then tabled to the January meetin.**Old Business:**
- 5 . Discussion and possible action regarding an application to open a John's Incredible Pizza (restaurant with arcade games) in the closed Kohl's retail store located at 6651 N. Fallbrook Ave.
 - Ms. Nina Raey, representing RSI, briefly reviewed the project.
 - Myrl Schreiberman stated that he was concerned about the type of customers that might frequent the restaurant and asked if there would be any security. Ms. Raey stated that all liquor would be served by ABC trained staff and that there should be no problem.
 - Steve Randall stated that he made a study of complaints made on the Yelp website and found that there were many. Ms Raey stated, in response, that there were approximately 75,000 customers each week at all of the existing locations, combined, and that there were only about 15 Yelp complaints per week.
 - After additional discussion, a suggestion was made by Aida Abkarians that security guards be placed at each of the 3 entrances during all hours of operation.
 - A motion was made that the committee recommend continued support for the project with the added recommendation that the above mentioned security be included. The motion passed with a vote of 11 in favor, 1 abstention, and 1 voting no.
- 6 . Discussion and possible action regarding the operation of Malibu Wine & Beer Garden located at 23130 Sherman Way.
 - Public comment was held first, with responses from Evan Bardo, attorney for the company.
 - There were 12 public comments made from stakeholders. Most of them were related to the continued issue of noise.
 - Mr. Evan Bardo stated that many improvements have been made such as purchase of two sound blankets, the taking of control of amplification by Malibu Winery, moving speakers to lower levels, hiring of entertainers who would not be so noisy, only allowing drummers to use a brush instead of drum sticks, etc.
 - Regarding the fact that a sound engineer volunteered to assess the sound issues, a report was written, and apparently only provided to Mr. Bardo at this meeting, thus not allowing time for him to comment on it.
 - Regarding lighting issues, a stakeholder asked why some of the existing light strings could not be removed. Mr. Bardo replied that lighting was required for the safety of customers and that Malibu Winery was highly restricted in installing wiring for such lights due to the fact that they are not allowed to modify physical structure of the historic

property, such as concrete sidewalks, existing gravel parking and drive areas, walls, fences, etc. As a result, the only lighting available in some areas are relegated to the light strings.

- Mr. Bardo did repeat that the Malibu Winery wants to work with the WHNC and neighbors to reduce the noise issues. He is going to take the suggestions made by the sound engineer and discuss them with the owner of the winery to see what they can do.
- Discussion regarding the noise issue emphasized that it was probably impossible to eliminate all noise from issuing beyond the property, and that reasonable compromise was the goal.

Meeting adjourned at 8:30 p.m. – Next meeting January 8, 201