



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

Tuesday, September 8, 2020 at 6:30 p.m.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, or paste the following link into your browser: <https://zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **949 7939 4001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

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|----|---|---|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from July 14, 2020 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |
| | <u>New Business:</u> | |
| 6. | Presentation on Building a Safer Los Angeles | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Melody Forsythe
Build with Strength Los Angeles |
| 7. | Discussion and possible action regarding AB725 (by Buffy Wicks and Scott Weiner) AB2345 (by Lorena Gonzalez and David Chiu) | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Jill Stewart, Livable California |
| 8. | Adjournment - Next meeting is Tuesday, October 13, 2020 | |

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Posting of Agendas: WHNC agendas are posted for public review at Shadow Ranch Park, 22633 Vanowen St., West Hills, CA 91307 or at our website, www.westhillsnc.org. You can also receive our agendas via email by subscribing to the City of Los Angeles Early Notification System at www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.

The Americans With Disabilities Act: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org If you are hearing impaired please call 711.

Public Access of Records: In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the meeting where such writing was considered or by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org Requests can be made for a copy of a record related to an item on the agenda.

Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.WestHillsNC.org.



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING

DRAFT MINUTES

July 14, 2020 at 6:30 PM

Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Anthony Brosamle (arrived at 6:53 PM), Margery Brown, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreibman, Rob Sobel, Joan Trent, Alec Uzemeck.

WHNC Board members ALSO Present: Anthony Searce, Brad Vanderhoof.

Members of the Public present: John Bowman representing Brookfield, Heather Waldstein representing Rosenheim, Nicole Flessati, Renee Jacobs, Maria Kemp, Reeyan Raynes, and Chris Rowe.

1. The Meeting was called to order at 6:35 p.m.

2. Quorum was established

3. Comments from the Chair:

Bill Rose thanked all attendees for their attendance tonight, during the pandemic, by Zoom and telephone.

Char Rothstein advised that the Malibu Winery issues were on hold with the City, at the request of the winery, and might be ready to reschedule any hearing in August or September, 2020. Char also advised that she has received 2 or 3 calls from neighbors, but not in the last several months.

4. The March 10, 2020 minutes: After discussion, in paragraph #7, the spelling of Firoozeman was corrected to Firoozmand, and in line 4, homeowner was made plural homeowners, the March 10, 2020 minutes were **approved as amended**.

5. Public Comment on Non-Agenda Items: None.

Old Business:

Old Business

- 6. Discussion and possible action regarding a request to amend Council instructions (“I”) and (“Q”) Clarification, to allow for relocation and reduction in approved floor area and height related to Case CPC-2007-247-ZC-OPA-CU-SPR and Ordinance No. 180,844. Site located at Roscoe and Fallbrook (northwest corner).**

Herather Weinstein representing Rosenheim, representative for the corner, reported that on April 15, 2020, City Planning approved the conditions of the original approval to reallocate and move buildings in its determination letter and the appeal period ended May 4, 2020, and all nearby homeowners had been notified. However, that having been done, there are NO plans to build anything now on the property. Char advised that whenever Brookfield intends to build, it must return to the City for approval but before that, to the Zoning and Planning Committee, with all plans and having noticed all neighbors so they could participate. Committee members stated the many issues involved in the development of this corner, which has been in discussion for almost ten years now, including but not limited to the serious traffic concerns, the deleterious effect of placement of buildings too close to existing homes, the prior commitment by Brookfield not to build on this corner, and the existing detrimental environmental conditions and contaminants on the property. Neighbors Maria Kemp, Nicole Flessati, Chris Rowe, and Renee Jacobs spoke at length of the detrimental effects of any such proposed building at this corner to their properties and the lack of adequate notice of the City hearings and appeals period during the pandemic. Bill and Char advised Rosenheim and Brookfield that they will be in touch with them with regard to future plans.

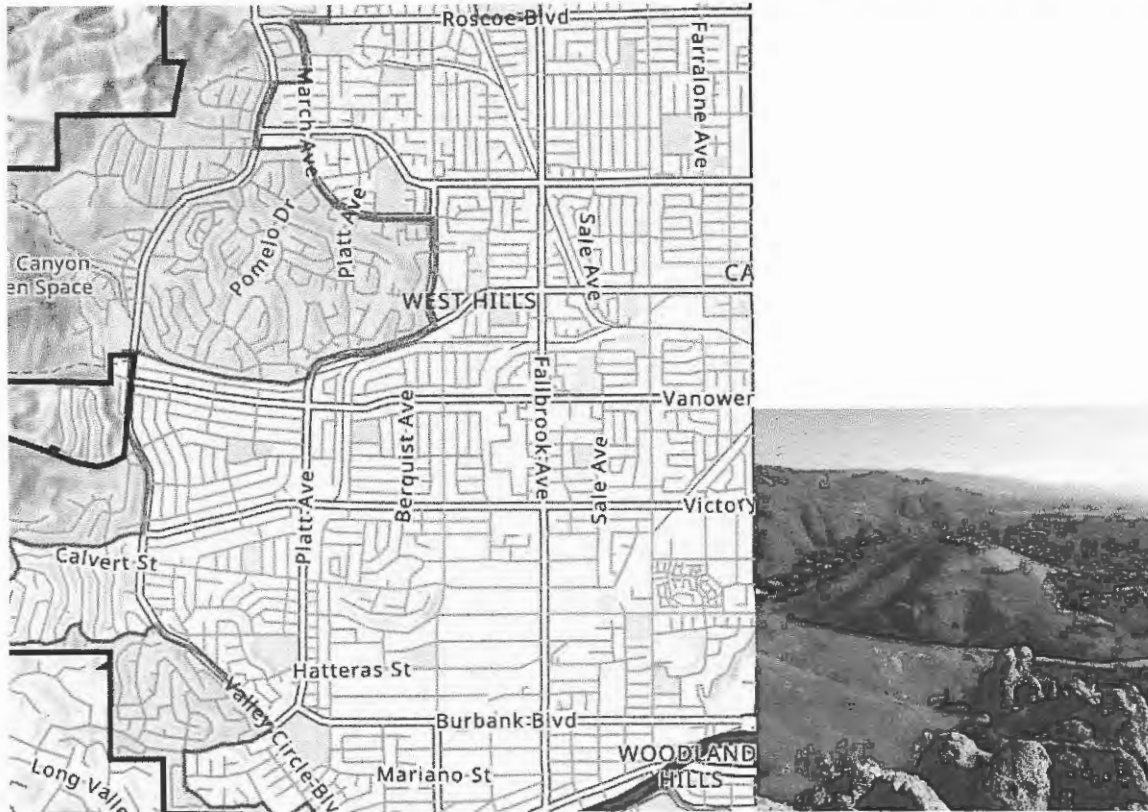
New Business

- 7. Discussion and possible action of a resolution to allow NC’s to communicate to any official regarding land use issues, senate and assembly bills and any issue that is of importance to an NC.**

After a lively discussion of the duties and responsibilities of NC’s to their stakeholders, including the need to be a voice for their communities, motion to approve the resolution was made and seconded and passed with a vote of 11 yes, 2 absent, and 2 abstentions.

Adjournment – meeting adjourned at 8:04 PM. Next meeting is August 11, 2020.

West Hills is within the "Very High Fire Hazard Severity Zone," according to LA Fire Dept.



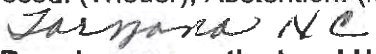
Looking at the map of the Los Angeles Fire Department's "[Very High Fire Hazard Severity Zone](#)," I noticed West Hills is within the very high fire hazard severity zone, according to LA Fire Dept. As you know, the City of West Hills Zoning and Planning Committee, some of West Hills neighborhoods are near grassy hills which can and pose a fire hazard to family structures. The proposed LA City ordinance "Building A Safer Los Angeles" addresses the fire safety of low to mid-rise multi-family structures.

(Map Source: <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map>).

(Photos - Google Maps: <https://www.google.com/maps/place/West+Hills,+Los+Angeles,+CA/@34.2097173,-118.6704087,13z/data=!3m1!4b1!4m5!3m4!1s0x80c29d83a32257a3:0x3ecffa42dc55e7e9!8m2!3d34.1973122!4d-118.6439809>)

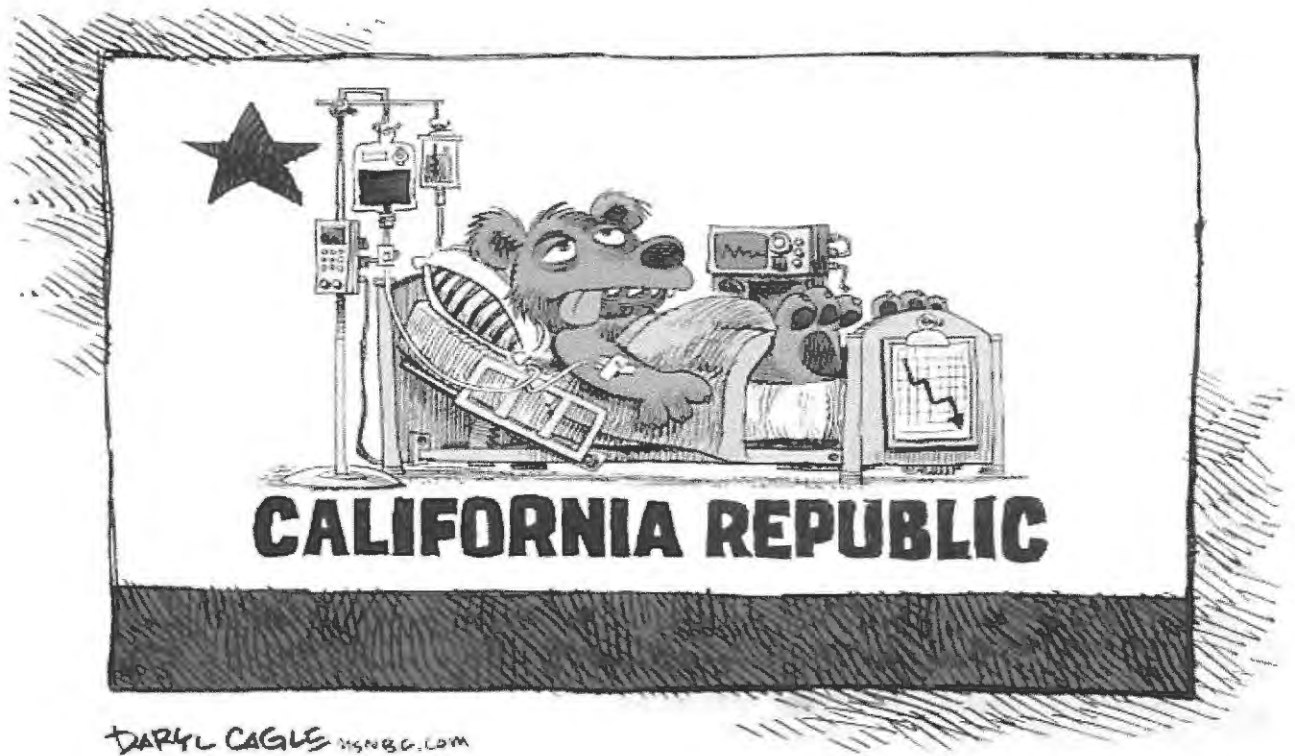
Beautification – Iris announced her meeting will take place with Outreach 9-11.

Homeless Representative – Joyce spoke about the Mayor’s meeting she attended on homelessness. Homelessness has increased in all the municipalities and the city cannot handle all of the requests. In L.A., the rising cost of rent is not keeping up with cost of living increases for workers. Homelessness has increased 16% with the youth category on the rise. The Prop Oversight committee for Prop HHH has more info.

12. (Goldberg/Wieder) moved, “Resolved: The TNC Board approves the Budget Committee’s recommendation regarding the rollover of unused 2018-19 funds in the amount of \$7,272.27 to fiscal 2019-20, increasing total receipts for 2019-20 to \$49,272.27 and expenses as follows: Operations \$40,552.68 and Outreach \$8,719.59.” The motion carried.
13. (Goldberg/Flehinger) moved, “Based on approval of the above agenda item 12 the TNC Board approves a revised budget for the fiscal year July 1, 2019-June 30, 2020 to include those items. The Board further approves all necessary forms and paperwork required to update the budget and directs the Treasurer and/or President to prepare such and to submit it to the City Clerk’s Funding Division.” The motion carried.
14. (Flehinger/Garfinkle) moved, “Resolved: The TNC Board approves the request of the Transportation Committee that the TNC requests that CM Bob Blumenfield introduce a motion in City Council for a resolution to post both sides of Wilbur Ave in Tarzana within 500 feet of Tarzana Elementary School to prohibit parking oversized vehicles during specified hours as provided by the California Vehicle Code. This request is in response to the number of large motor homes that have been parking on Wilbur Ave near the Tarzana Elementary School.” Motion carried with one abstention (Goldberg).
15. (Flehinger/Goldberg) moved, “Resolved: The TNC Board approves the Transportation Committee’s request to request CM Bob Blumenfield to pursue increases in fines for illegally parked trucks. Current fines are not sufficient to deter illegal parking of trucks on city streets.” Opposed: (Wieder), Abstention: (Mausner).
16. 
→ “Resolved: The TNC Board approves the Land Use Committee’s recommendation to file a CIS in support of CF 19-0603 to improve the definition of fire safety rules and to expand the areas of the City where such rules will apply. The new rules to apply to multi-family and commercial buildings only.” (See previous vote)
17. (Garfinkle/Shaffer) moved, “Resolved: The TNC Board approves the Land Use Committee’s recommendation to support the Tarzana Property Owners Assn appeal of the Project Permit Compliance for the proposed mixed-use project at 5431 – 5505 Reseda Blvd by writing a letter to the Planning Dept. One of the main objections to the project is that all parking ingress and egress will be from the alley to the rear of the building, including possible deliveries to the retail component of the project.” The motion carried.
18. (Garfinkle/Polonsky) moved, “Resolved: The TNC Board approves the Land Use Committee’s recommendation to communicate with our stakeholders via email and social media summarizing SB330 and its possible effects on our community; to inform our stakeholders that the TNC has advised the City Council of the TNC’s support for their resolution opposing SB330; and to urge our stakeholders to express their

Critique of Housing Legislation Under Consideration by California State Senate and Assembly

PAUL KORETZ AND JEFFREY EBENSTEIN / 13 AUGUST 2020



TOOLS

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amend the bill on July 29, but the new wording has not yet been published. We're hoping the new language will instead provide local enabling options for local incentive programs crafted for each community's unique affordability needs.

→ AB 725 (by Asm. Buffy Wicks and Sen. Scott Wiener) is a severe threat to 400+ cities that have not authorized enough housing to hit state-ordered growth targets known as the Regional Housing Needs Allocation (RHNA). The bill brings density and upheaval to low-density areas whose residents have never even heard of the RHNA, which was once a helpful growth-forecasting tool. Now it's used (especially by Sen. Wiener) as a weapon to force density on communities, force local jurisdictions into costly General Plan revisions and rezoning and victimizes single-family neighborhoods.

AB 1279 (by Asm. Richard Bloom): A year after AB 1279 would become law, a "committee" would be required to identify streets as "Opportunity Areas" where 50-unit to 120-unit apartments could be built, ignoring zoning as long as affordable units are included. Alternatively, developers could pay a woefully insufficient "in lieu" fee to avoid building affordable housing, and then build 10-unit luxury apartments on single-family and low-density streets by right. Incentive systems would better be crafted by local jurisdictions that use their knowledge of local conditions and community input to identify high-opportunity areas.

→ AB 2345 (by Assemblymembers Lorena Gonzalez and David Chiu): This bill will weaken the existing density bonus program by giving concessions to developers without requiring an appropriate level of affordability in return. There is no need to add such substantial increases in concessions and waivers of development standards to make projects pencil out unless they are a unique 100% affordable product such as Supportive Housing.

AB 3040 (by Assemblymember David Chiu): Cities would have to comply with AB 3040 by sacrificing single-family homes older than 15 years - such as the diverse older suburbs that can be found all over Los Angeles to satisfy state growth dictates in the RHNA. Alternatively, cities could refuse to comply and try to meet these growth dictates by relying on the state Density Bonus program.

Unfortunately, the Density Bonus program has been unsuccessful in allowing cities to approve even close to the number of affordable units required. When cities fail, a divisive and punitive law by Sen. Wiener, called SB 35, will let developers ignore many local rules to build as they wish.

AB 3107 (by Assemblymembers Richard Bloom and Phil Ting): This allows apartment towers where cafés, shops, or businesses now stand, even if adjacent to homes. The new towers would contain 20% affordable units. The bill allows heights that match the tallest height allowed in any