



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING

FINAL MINUTES

March 10, 2020
Chaminade College Preparatory - Condon Center 2nd Floor
23260 Saticoy St., West Hills, CA 91304

Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose (left meeting at 6:35 PM), Charlene Rothstein, Myrl Schreibman

Absent: Anthony Brosamle, Margery Brown, Rob Sobel, Joan Trent, Alec Uzemeck

1. The Meeting was called to order at 6:30 p.m.

2. Quorum was established

3. Comments from the Chair:

There were no comments from the Chair.

4. Amended February 11, 2020 Minutes were reviewed – after discussion, in paragraph #5, the words “west of the nature preserve” were added after “a building project by her home”, and after “the builder has ignored” the words “her and” were added. February, 2020, minutes were **approved as amended**.

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

Old Business:

6. Discussion and possible action regarding a proposal for a lot split into two lots, develop a new SFD and a new ADU on each lot at 6510 N. Capistrano Avenue, West Hills, Case #!!-2019-1802-PMLA:

David Moss, land use consultant for the owners of the subject property, the Feinstein family, and family member Jeremy Feinstein spoke about the history of the Feinstein

ownership, the tragic fire more than a year ago, and the family's plans proposing a lot split, plus plans to construct a new, two-story SFD and ADU on each lot, seeking an exemption for such plans due to shortages of total square footage and lot frontage. Char reported that at the City's Zoning Department meeting, the advisory board advised that there is a problem with the amount of parking and that there be a third covered space for parking and also requested a re-design. Bob said most of the surrounding homes were single-story. Myrl asked about a center courtyard, and questioned the selling price of the subject proposed homes and their effect on the values of present neighborhood homes. Approximately a dozen homeowners were present. Five of them spoke against the project as proposed, citing many reasons, especially emphasizing to desire to keep the neighborhood uniform.

Motion to approve project without the lot split and with one only one one-story home and only one one-story ADU passed with 5 yes votes, 2 no votes and two abstentions.

New Business

7. 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.

West Valley Department of Transportation director Ken Firoozmand initially spoke about the issues, concerns and possible remedies concerning the traffic to Corporate Pointe, which shortcuts from Topanga Canyon Blvd. over Eccles to Fallbrook to reach Corporate Pointe, causing problems for homeowners, causing increased traffic and affecting public safety in the neighborhood. Residents Steve and Bob expressed concerns about the area and how to remedy the situation. Representatives John Bowman and Heather Waldstein from Corporate Pointe landowners discussed Corporate Pointe's position to support whatever the City decides should be done to correct the traffic issue. In addition Bowman and Waldstein discussed changes to the 2016 "Q" Qualification Phase 1 of Corporate Pointe and changes in ownership of portions of Corporate Pointe, leading to a re-allocation of 250,000 square feet to the 7- acre corner piece at Fallbrook and Roscoe, including the reduction in size of the proposed building on that 7-acre site to 180,000 square feet with a 45-foot setback, and to only three stories, and elimination of a parking structure. The discussion was tabled for further discussion.

Adjournment – meeting adjourned at 8:07 PM.