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WEST HILLS NEIGHBORHOOD COUNCIL  
JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING  
FINAL MINUTES

TUESDAY, APRIL 13, 2021 @ 6:30 pm

1. Call to Order at 6:34 PM by Co-Chair Bill Rose.
2. Quorum established.  
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, and Joan Trent.  
Committee Members Absent: Carolyn Greenwood, Alec Uzameck.  
Board Members also present: Tariq El-Atrache, Olivia Naturman, Daniel Osztreicher, and Brad Vanderhoof.  
Speakers for Agendized Business: Bonnie Kim and Ariel Jones, City Planning, Community Liasons; Sheryl Brady and Mick Meldrum, Platt Village Shopping Center  
Members of the Public Present: Roy Bernard, Jaime Ishcomer, Glenn Jennings, Heidi Manning, Karen Osterheldt, Chris Rowe, and Fern White.
3. Comments from the Co-Chair(s):  
Bill Rose announced that there are special guests who will be speaking at tonight's meeting, Bonnie Kim and Ariel Jones, from LA City Planning, regarding changes in the LA Municipal Code.
4. Minutes from February 9, 2021, were not approved but rather tabled to permit review of the committee's recording of the February, 2021, minutes.
5. Public Comment on Non-Agenda Items: moved to the end of the Agenda.

**Old Business:** To be heard after **New Business.**

**New Business:**

6. Discussion and possible action regarding Council File 12-0460-S4, Case # CPC-2016-3182-CA, a proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes & procedures (696 page letter of determination):

Bonnie Kim from City Planning began the program by explaining that on March 25, 2021, the draft of this ordinance, which she described as a reorganization of the original processes and procedures of the Zoning Code, has already been considered and approved by City Planning and has been sent to the City Clerk and then it will be sent to the City Council for review and approval. Ms. Kim thereafter presented a very detailed and informative slide show of the extensive proposals of policy changes to the Zoning Code. Ms. Kim gave her email address ([bonnie.kim@lacity.org](mailto:bonnie.kim@lacity.org)) so that she can be contacted for questions, etc. Char asked if Ms. Kim could forward the slide program so that the committee could put it on the WHNC web site so anyone can review it. Ms. Kim will do so.

Ariel Jones from City Planning advised that the Zoning Code does not apply to changes to the neighborhood councils. Ms. Jones also advised that the entire slide program was on the City Planning website, where there are more information and resources, including but not limited to case reports, mapping and publications at Planning4LA. Dan Brin advised that the City Planning's map of parts of the northern and western boundaries of West Hills has been and remains incorrect on the map and needs to be fixed. Ms. Jones said she would check it out and advise Mr. Brin.

### **Old Business:**

7. Discussion and possible action on a request for a zone change from (QC1-1VL to C4-1VL for the property at 6400-6534 Platt Avenue, West Hills (Platt Village Shopping Center):

Sheryl Brady, Senior Entitlement Manager for Permit Place, i.e., Platt Village Shopping Center, and Mick Meldrum advised that there presently is a 19% vacancy at Platt Village mainly because the present zoning in C-1 would require a zone variance for potential tenants whose proposed uses do not fit into C-1. Requesting a zone variance is a long (time-consuming) and costly (approximately \$20,000) process for potential new tenants and new tenants do not want to undertake that process. And so the vacancies remain. Platt Village is requesting a zoning change from C-1 to C-4, which has a much wider range of business uses which may locate there, including but not limited to strip-tease shows and bowling alleys and pool halls.

Bill was concerned that the Center wanted all of the property to be re-zoned, rather than request a variance for a specific unit of the property. Char was concerned about protecting neighbors close to Platt Village from some of the businesses which are in the C-4 category, and most importantly, Platt Village did not have a specific unit or proposed tenant for which it was seeking a zone change, but rather a change for the entire center. Much concern was expressed by a majority of the committee and attendees that C-4 would create longer and later business hours, more noise and traffic, a complete change of the character of the present, neighborhood center from family-friendly to a population not concerned with families or being friendly.

Bill made a motion to re-address this topic at next month's meeting. Char seconded the motion. The motion passed, 12 yes, no abstentions, zero no's and 2 absent.

### **Public comment:**

Chris Rowe "made a motion" that the Westhills Crest project be opposed for four reasons: (1) high fire danger and the area is already overbuilt by at least 100 homes; (2) the area where the new project is proposed to be built is sacred ground, and provides resources for archeological studies; and (3) there exist capped oil wells which could provide sources of deadly methane gas; and (4) the proposed project would require removing the top of the existing mountain.

Char advised that the proper procedure will be to put the Westhills project on next month's agenda for discussion and possible action. Char also advised that the nursing home project proposed at Kittridge and Valley Circle is also on hold.

Myrl advised his friend with the fire department warns that this summer may bring great fire danger for West Hills.

Adjournment – 8:09 PM. Next meeting will be May 11, 2021.