



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

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

Tuesday, January 11, 2022 @ 6:30 p.m.

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over Covid-19, the West Hills Neighborhood Council meeting will be conducted entirely with a call-in option or internet based service option. All are invited to attend and participate.

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, click or paste the following link into your browser: <https://us02web.zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, punch in this Webinar code when prompted: **94979394001** 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.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

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| 1. | Call to order | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Dr. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from December 14, 2021 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|---|---|
| 6. | Discussion and possible action regarding the covenant and agreement for 6400-6534 Platt Avenue, Platt Village, West Hills | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair Dr. Faye Barta, Member Ms. Clarice Chavira, Member Ms. Nicole Kuklok-Waldman Collaborate, Inc. |
| 7. | Adjournment - Next meeting Tuesday, February 8, 2022 | |

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](mailto:ethics@lacity.org). 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 via email NCSupport@lacity.org or calling (213) 978-1551. 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

Servicios De Traducccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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

TUESDAY, DECEMBER 14, 2021 @ 6:30 p.m.

1. Call to Order at 6:32 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreibman, and Joan Trent.
Committee Members Absent: Dan Brin, Anthony Searce and Alec Uzemeck.
Board Members also present: Glenn Jennings, Brad Vanderhoof
Speakers for Agendized Matters: Alicia Bartley, Fred Gaines.
Members of the Public Present: Allan Dietel, Annebis, Irv Weller, Isabel, 1 310799, Stacy Unholz, Homay Naraghi, Danny Ostreicher, 457961, Annebauman and G Stratton.
3. Comments from the Co-Chair(s):
Char stated that the Olive and Fig and Rosenheim and Associates items will most likely return, possibly in January, 2022, for further discussion.
Although committee comments are generally not heard during comments from the co-chairs, Bob Brostoff asked if there was any new information regarding the medians on Fallbrook north of Roscoe. Char advised that the City cannot place ballards in the street and is going back to the drawing board for other possibilities.
4. Minutes from November 9, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and Possible Action on a proposal for a mixed use project consisting of 127 units and 9,069 sq. ft. of medical office space located at 23133 W. Sherman Place, West Hills (pie-shaped site across from the post office):

Fred Gaines, Esq. and Alicia Bartley, representatives for NK West Hills, LLC, began the discussion by announcing that the Council staff and West Hills Hospital have been advised of the plans for the development of this property. Alicia gave a power-point presentation of the property and its history, and advised that a 2014 extension of entitlement was null and void due to an unknown invalidation by a court in 2009 which was not discovered until 2016. That discovery led to the present owner now seeking approval for a project consistent with (T)(Q)RAS4-1D zoning. The "Q" condition provides for a rehabilitation and convalescent medical facility. The property owner is now seeking to construct a four-story building containing 127 dwelling units, 13 of which units are earmarked for extremely low income occupants, plus a RAS 4 mixed use zoning which would accommodate 6,700 sq feet of office space on the first floor. There would also be a "community space" of 2,200 sq feet, separate from the rest of the building, which could be used for large gatherings. Fred and Alicia advised that they have not yet sent anything to City Planning and do not yet know about handling the traffic yet.

Thereafter Board and committee members Bill, Char, Steve, Saif, Bob, Bonnie, Myrl, Joan, Aida and Brad, as well as stakeholders/members of the public Danny Ostreicher, Anne Bauman, 457961 aka Albert Lin, G Stratton, Irv Weller, had many, many questions concerning the project. Fred and Alicia answered some questions and gave information in response, as well as indicating that certain issues raised, such as whether or not the project would be CEQA exempt, how much and where parking areas would be needed, traffic studies completed or not, required corrections to the project such as misnamed streets, placement of ingress and egress, narrow access streets, major errors in the present plans, all were at present unknown, due to the planning for the project not being completed yet at this time. Bill indicated the owner will need to return to the committee with further information. Char said she will send comments to the owner.

7. Discussion and possible action regarding noise abatement for an AT&T electrical box located at 6404 Valley Circle Blvd.

Char inquired whether Saif has any updates on the electrical box issue. Char said the adjacent homeowners had advised that after AT&T worked on the box, but the noise increased, not decreased. Saif answered that he was still searching for the contract for the tower and had not looked into the electrical box but that he would check into the box and advise. Char said she would also follow up on the electrical box. This item is tabled.

Bonnie inquired whether there was any new information from Rosenheim regarding the buildings planned to be constructed on the northwest corner of Roscoe and Fallbrook. Neither Bill nor Char has had any response yet. Bonnie said she will continue checking.

Adjournment – 7:33 PM. Next meeting will be Tuesday, January 11, 2022.

Recorded at the request of and mail to:

Platt Partners, L.P.
2222 East Seventeenth Street
Santa Ana, California 92705

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

RESTRICTIVE COVENANT AND AGREEMENT

The undersigned hereby certify that we are the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, State of California:

LEGAL DESCRIPTION: Lots 1 to 8 inclusive, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Los Angeles County assessor's Map No. 89, as per map recorded in Book 1, Page 71 of Assessor's Maps, in the Office of the County Recorder of said County.

STREET ADDRESS: 6400-6534 Platt Avenue, West Hills, California 91307-3216.

APN: 2036-024-001, 2036-024-002, 2036-024-003, 2036-024-004, 2036-024-005, 2036-024-006, 2036-024-007 and 2036-024-008.

In consideration of approval by the City of Los Angeles of that certain Department of City Planning application for a zone change from (Q)C1-1VL and (Q)C4-1VL to C4-1VL, we do hereby covenant and agree, both for ourselves, our tenants and occupants, and for our successors in interest, and assigns, that **residential** or housing (permanent or temporary) uses and the following uses otherwise permitted in the zones listed below are **prohibited**:

"CR" Limited Commercial Zone

A.1.(c) Club or lodge.

A.1.(d) Hotels (including motels), Apartment hotels or hostels.

- A.1.(h) Counseling and referral facilities.
- A.2. Church, including rescue mission or temporary revival.
- A.4.5. Any single-family dwelling, two-family dwelling or apartment house.
- A.5. School, elementary or high, or education institution.

“C1” Limited Commercial Zone

- A.1.5 Hotels (including motels), Apartment hotels or hostels.
- A.2.(a)(6) Clubs or lodges, bridge clubs, fraternal or religious associations.
- A.2.(a)(28) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related products and services, including hardware.
- A.2.(a)(29) Skilled Nursing Care Housing.
- A.2.(a)(30) Alzheimer’s Dementia Care Housing.
- A.2.(a)(31) Eldercare Facility.

C1.5 Limited Commercial Zone

- A.2.(a)(5) Auditoriums.
- A.2.(a)(7) Baths, Turkish and the like.
- A.2.(a)(28) Outdoor swimming pools, commercial.
- A.3. Golf course or club.
- A.5. Parking buildings and all buildings containing automobile parking as a primary or accessory use.
- A.11. Hotels, including motels, apartment hotels or hostels.

“C2” Commercial Zone

- A.1.(a)(4) Carpenter, plumbing or sheet metal shop.
- A.1.(a)(9) Tire shop.
- A.1. Advertising signs or structures and billboards, other than existing as may be updated from time to time to reflect occupants under written leases.
- A.3. Uses set forth in subsection 3. of section A. are prohibited by C4.
- A.5. Auditoriums.
- A.6. Automotive station which includes tire and tube repairing, battery servicing, automotive lubrication, mechanical adjustments and/or other vehicle maintenance activities. Automotive fueling station unless a conditional use permit is obtained with the consent and approval of the West Hills Neighborhood Council [or its successor as authorized by the Los Angeles City Charter](#).
- A.7. Used automobile and trailer sales area.
- A.9. Automotive laundry or wash rack.

- A.10. Church
- A.12. Film and tape editing and motion picture reconstruction, projecting and screening rooms.
- A.15. Ferris wheels, carousels, merry-go-rounds and the like.
- A.16. Film exchange.
- A.24. Parking buildings and all buildings containing automobile parking.
- A.25. Pony riding rings, without or without stables.
- A.27. Automotive repair.
- A.32. Studios, motion picture,
- A.33 Schools (elementary or high), educational institution, or private school.
- A.34. Indoor swap meets.
- A.36. Rescue mission or temporary revival church.
- A.37 Athletic club, health club, school, gymnasium.
- A.39. Miniature or pitch and putt golf courses, golf driving tees or ranges and similar commercial golf uses.
- A.44. Shelter for the homeless.
- A.45. Motion picture, television, video and other media production.

DISCUSSION

Deleted: , adult entertainment and sexually-oriented, other than dance instruction or photography or fitness studios

DISCUSSION

Deleted: Massage parlors,
Deleted: a

In addition, the height of any building shall not be increased above 35-feet excluding architectural features, nor shall any building be more than single-story (storage mezzanines exempt).

Notwithstanding the foregoing, no use permitted shall be for adult entertainment, or sexually-oriented or adults-only uses or advertising for adult entertainment, or sexually-oriented or adults-only uses.

The undersigned hereby represents and warrants that he has the right, power, legal capacity and authority to enter into and perform under this Restrictive Covenant and Agreement, that no approval or consent of any other persons or entities are necessary and that this Restrictive Covenant and Agreement constitutes a valid and binding obligation of Platt Partners, L.P., and is enforceable against it.

This Restrictive Covenant and Agreement shall run with the land and shall be binding upon ourselves, tenants, occupants and future owners, encumbrances, their successors, heirs, or assignees.

Platt Partners, L.P., a California limited partnership
By: PVSC Corp., its General Partner

By: _____
Name: Dan Wojkowski
Its: Secretary and Chief Financial Officer

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____, 2021 before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)