



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, March 8, 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.

- | | | |
|----|---|--|
| 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 February 8, 2022 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|--|---|
| 6. | Discussion and possible action on a proposal for construction of approximately 96,614 sq. ft. comprised of three separate buildings including warehouse, light industrial manufacturing and office space | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Heather Waldstein
Rosenheim & Associates |
|----|--|---|

New Business

7. Discussion on the LVNOC regarding constituent questions related to proposals at Lazy J and Castle Peak Parks
Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Anthony Searce, Member
Dr. Faye Barta, Secretary/Member
Mrs. Aida Abkarians, Member
Ms. Clarice Chavira, Member
8. Adjournment - Next meeting Tuesday, April 12, 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. 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 Traducción: 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, FEBRUARY 8, 2022 @ 6:30 p.m.

1. Call to Order at 6:31 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, Myrl Schreiberman and Joan Trent.
Committee Members Absent: Alec Uzemeck.
Board Members also present: Glenn Jennings, Brad Vanderhoof, and Rosi Mariconda.
Speakers for Agendized Matters: Gurgen Israyelyan, Heather Waldstein, Kevin Staley, Alicia Flores, Brady McShane.
Members of the Public Present: Chris Rowe, Johnny Ras, 1520****609, Alice Goldsobel, Andy Wiyanto, Cesar Rojas, Charles Cohn, Donald Goldsobel, Heidi Manning, James A. Almay, Joe Turner, NC, Nicole Flessati, Ricardo Rivas, Tom Hayes, Phylis, and Andy.
3. Comments from the Co-Chair(s):
None.
4. Minutes from January 11, 2022, were approved as amended.
5. Public Comment on Non-Agenda Items: Chris Rowe spoke about concerns regarding lethal contamination.

Old Business:

6. Discussion and Possible Action on proposed changes to the CUP for Olive & Fig Restaurant and Jazz Bar located at 23759 Roscoe Blvd., West Hills, CA:

Owner Gurgen Israyelyan advised that he wants certain sections of the CUP to be amended, to wit: #7, number of seats on the front patio to be changed, from 24 at present, to 28 to 38 seats, and in the back, he wants seats on the back outside to be 44 to 50, now presently 24; #8, hours of operation, he wants to remain open until 1:30 AM on Fridays, Saturdays and Sundays; #11, he wants a cover charge of \$5 to \$10 added to each bill; #12, he wants private events to be permitted; and #16, he wants dancing allowed. Board members Myrl, Anthony, Steve, Saif, Brad, Dan and Aida commented that there are issues with how the present operations do not conform to the CUP sections mentioned and need to be addressed. Attendees Johnny Ras, Nicole Flessati, James Almay, Phylis and Chris Rowe all spoke about their issues with the restaurant. Char announced that this agenda item will be continued to the next Zoning and Planning meeting, on March 8, 2022, and in the meantime all parties agreed to try to work out all of these issues.

7. Discussion and Possible Action on a proposal for three light industrial buildings including a warehouse and offices located at 22815-22825 W. Roscoe Blvd. at Fallbrook, West Hills, CA:

Heather Waldstein from Rosenheim & Associates advised that the concerns of members of this committee at the last meeting led to some significant changes in the project planning. She prepared a slide show exhibiting the changes made to the project. Owner Kevin Staley advised that sincere efforts were made to keep the project below all limits, which included zoning, parking spaces and an updated landscaping plan. Board members Brad, Bonnie, Steve, Myrl and Char addressed additional concerns and issues, and Heather, Kevin and attorney Brady McShane and civil engineer Alisha Flores responded to those concerns and issues. Since there were new concerns, Bill suggested tabling this item also to March. Myrl suggested that there were no problems or issues with the landscaping plan and voting to approve that plan should be done at this meeting. Bill and Char agreed, Myrl moved to approve the landscaping plan, Bob seconded the motion, and the vote to approve the landscaping plan was 8 in favor and 5 opposed. The motion passed. The remaining issues on this matter are tabled to the March meeting.

The meeting was adjourned by Bill Rose at 8:26 PM.

Next meeting will be Tuesday, March 8, 2022.

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number:

DIR-2021-10327-SPR

Search

Approved Documents	Initial Submittal Documents	
0 Approved Documents found for Case Number: DIR-2021-10327-SPR		
Type	Scan Date	Signed
No Approved Documents Found		

Case Number: DIR-2021-10327-SPR

Case Filed On: 12/17/2021

Accepted For Review On:

Assigned Date: 01/12/2022

Staff Assigned: ESTHER AHN

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date : 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number: 0

Case on Hold?: No

Primary Address

Address	CNC	CD
22825 W ROSCOE BLVD 91304	West Hills	12

[View All Addresses](#)

Project Description: CONSTRUCTION OF AN APPROX. 96,614SF LIGHT INDUSTRIAL DEVELOPMENT COMPROMISED OF THREE SEPARATE BUILDINGS INCLUDING WAREHOUSE, MANUFACTURING, AND OFFICE SPACES; 45' MAX HEIGHT, CLEAR LOT

Applicant: KEVIN STALEY [Company:]

Representative: HEATHER WALDSTEIN [Company:]

[View Related Cases](#)



CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION

December 8, 2021

TRAFFIC
CONTROL
REPORT

12 – West Valley, SR# 154160
Fallbrook Ave between
Schoenborn St & Eccles St

TURN RESTRICTIONS

DETERMINATIONS

1. That a “No Left Turn/No U-Turn” restriction be authorized for southbound Fallbrook Avenue at Eccles Street as part of the installation of raised median islands on Fallbrook Avenue. (LAMC Sections 80.08.2, 80.12, 80.14, 80.16, 80.55).
2. That the authority for the “No Left Turn 3 PM to 6 PM Except Saturday and Sunday” restriction for southbound Fallbrook Avenue at Eccles Street be rescinded upon installation of the “No Left Turn/No U-Turn” restriction. (LAMC Section 80.07.1).
3. That a “No Left Turn/No U-Turn” restriction be authorized for southbound Fallbrook Avenue at Schoenborn Street as part of the installation of raised median islands on Fallbrook Avenue. (LAMC Sections 80.08.2, 80.12, 80.14, 80.16, 80.55).
4. That the authority for the “No Left Turn 3 PM to 6 PM Except Saturday and Sunday” and “No Right Turn 7 AM to 9 AM Except Saturday and Sunday” restrictions for westbound Eccles Street at Fallbrook Avenue be rescinded upon installation of the raised median islands on Fallbrook Avenue. (LAMC Section 80.07.1).

DISCUSSION

The BSREP West Hills Office Campus is a multi-phase project (the Project) planned at 8401 Fallbrook Avenue (DOT Project ID # 51973). As part of the conditions for the Project, raised medians will be installed on Fallbrook Avenue to restrict southbound left turns on Fallbrook Avenue at its intersections with Schoenborn Street and Eccles Street. **Other movements at these intersections will not be impacted by the raised median islands.** Additionally, it has been determined that the existing turn restrictions for westbound Eccles Street at Fallbrook Avenue are no longer needed to mitigate cut-through traffic.

The installation of turn restrictions as described in the Determinations are justified as part of the project conditions as described; the Project representatives have conducted outreach to secure community support for these circulation changes.

Recommended by:

Silva Eltchi

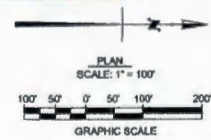
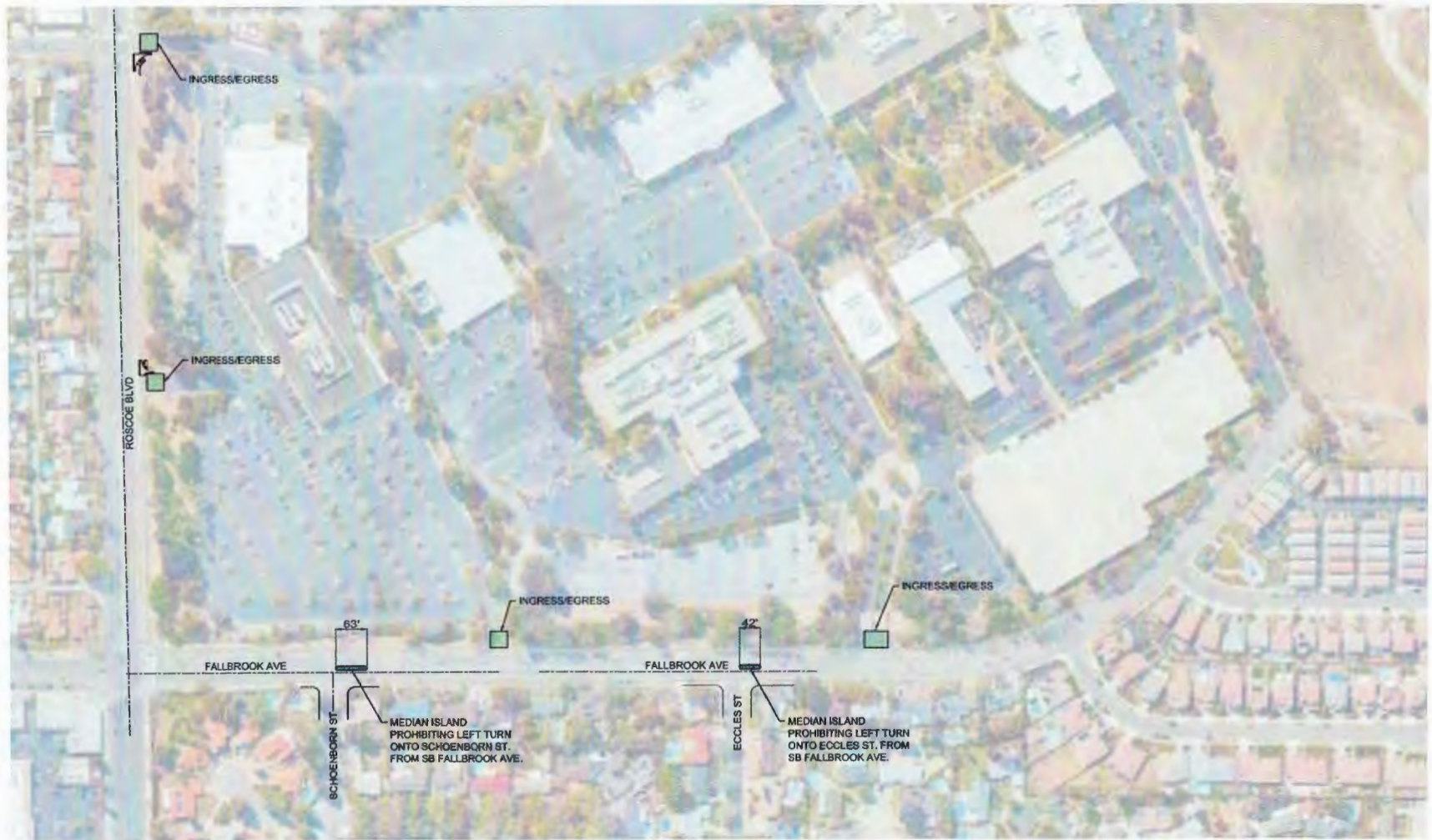
Silva Eltchi, P.E.
Transportation Engineer
West Valley District

Approved by:

Tim Fremaux

Tim Fremaux, P.E.
Senior Transportation Engineer
Valley and Western District Operations

C: Councilmember John Lee, District 12, Attn.: Hannah Lee
LADOT Project Coordination and Evaluation, Attn.: Vincent Chan
LADOT Valley Development Review, Attn.: Vicente Cordero
PSOMAS, Attn.: Alisha Flores
KOA Corporation, Attn.: Doug Yeh and Hilary Mau



PSOMAS

555 South Flower Street, Suite 4400
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

FALLBROOK AVE - MEDIAN ISLAND LOCATIONS

8401 FALLBROOK AVE, LOS ANGELES, CA

SHEET:

1 OF 1

Local Volunteer Neighborhood Oversight Committees

Proposition K - Local Volunteer Neighborhood Oversight Committees

Proposition K requires that Local Volunteer Neighborhood Oversight Committees (LVNOC) be established throughout the City to advise the City on the design of projects. The LVNOCs meet to receive information on the status of projects, gather community input, and advise the City of their desires and concerns regarding projects. A committee comprises of seven (7) volunteers, four (4) are appointed by the Council Office of the District that the project is in, and three (3) are appointed by the Department of Recreation and Parks.

The Bureau of Engineering-Recreational Cultural Facilities Division (RCFD) is responsible for convening and facilitating these LVNOC meetings. The role of RCFD staff at these meetings is to help coordinate and facilitate each meeting, and provide information and other support as needed.

Meeting minutes of these LVNOC meetings are provided below:

- [Algin Sutton Recreation Center](#)
- [Baldwin Hills Recreation Center Sports Field Lighting & Sports Court Lighting](#)
- [Banning Recreation Center Sports Court Lighting](#)
- [Boyle Heights Sports Center Gymnasium](#)
- [Cheviot Recreation Center Baseball Field LED Lighting](#)
- [Echo Park Skate Park](#)
- [Engine Company 23 Jr Arts Center](#)
- [Fort Moore](#)
- [Griffith Park Horticultural Learning Center](#)
- [Hansen Dam Phase III](#)
- [Highland Park Junior Arts Center](#)
- [Highland Park Recreation Center Sports Lighting](#)
- [Lemon Grove Center Sports Court Lighting](#)
- [Lincoln Park Pathway](#)
- [Los Angeles Riverfront Park](#)
- [Northridge Recreation Center Sports Court Lighting](#)
- [Rancho Cienega Sports Center](#)
- [Reseda Park Sports Court Lighting](#)
- [Reseda Skate Facility](#)
- [Sepulveda Recreation Center Sports Field Lighting](#)
- [Sheldon Arleta Park](#)
- [Southern Pacific Trails](#)
- [Strathern Park North Baseball Field Lighting](#)
- [Studio City Gym](#)
- [Van Ness Recreation Center New Pool and Bathhouse](#)
- [Verdugo Hills Pool and Bathhouse Upgrade](#)
- [Yosemite Recreation Center Sports Lighting](#)