

**MISSION HILLS  
NEIGHBORHOOD COUNCIL  
EXECUTIVE OFFICERS**  
PRESIDENT: Jesse Martinez  
VICE-PRESIDENT: open  
SECRETARY: Mayra Torres  
TREASURER: Maribel Carrillo



**MISSION HILLS  
NEIGHBORHOOD COUNCIL**  
PO Box 7604  
Mission Hills, CA 91346  
Telephone: 818-902-2361  
E-mail: Board@MHNCOnline.org  
Website: www.MHNCOnline.org



Minutes of the  
**MISSION HILLS NEIGHBORHOOD COUNCIL (MHNC)  
ZONING AND LAND USE COMMITTEE MEETING**  
**Monday, July 20, 2015**

Best Friends Animal Society, 15321 Brand Blvd., Mission Hills, CA 91345

MHNC (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motion(s) (included as stated at the Meeting, or, if not stated, as written on the Agenda); quotes (words that have quotation marks (“”) at the beginning and ending of a word or words); and Agenda wording copied into the Minutes.

**1. Call to Order/Introductions**

Chair Borzou Rahimi introduced himself and called the Meeting to order at 6:30 p.m.

**2. Roll Call**

Roll Call was taken by Mr. Rahimi. All three Committee Members were present at the beginning of the Meeting: Raymond Garcia, Bouzou Rahimi and Clint Scott. The Committee quorum (the minimum number of Committee Members needing to be present to take binding votes on Agendized Items) is two (see <http://empowerla.org/wp-content/uploads/2012/05/Mission-Hills-NC-Bylaws.pdf>), so the Committee could take such votes. Also attending: 24 Stakeholders and Guests.

**3. Approval of Minutes**: from June 15, 2015 meeting

The following correction was requested: page two, Item #5, “we can’t force them” to say on the property” should be “we can’t force them” to stay on the property.”

**MOTION** (by Mr. Rahimi, seconded by Mr. Garcia): The Mission Hills Neighborhood Council Zoning and Land Use Committee approves the Minutes of its June 15, 2015 Meeting as corrected.

**MOTION PASSED** unanimously by a roll call vote of the three eligible voters present with all three in favor (“Yes” or “Aye”) (Garcia, Rahimi and Scott).

#### 4. Reports/announcements from Public Officials: Community Representatives

There were no reports or announcements at this time.

*Committee Member Borzou Rahimi recused himself and left the room at this time, making two Committee Members present (the Committee quorum is two).*

#### 5. Discussion and possible action on an application for modification to an existing CUP for a religious facility at 11019 Arleta Avenue, Mission Hills, 91345

Shay Maghame, a long-term member of the church, the Nimatullahi Sufi Order [<http://www.nimatullahi.org>], described its purpose as “service above self . . . open to all religions.” They bought the property in 1980 and applied in 1999 for a Conditional Use Permit (CUP) “to practice our religion . . . twice a week . . . once or twice a year we have gatherings . . . there have never been any complaints.” They would continue to meet on Thursday and Sunday nights from 7:00 – 10:00 p.m. Mr. Maghame indicated that the large gatherings “could be up to 200 . . . no car was parked in the street at all . . . we started early and closed at 8:00” p.m. He explained that “it is extremely important” to be able to host their leader, rather than having to go to London to see him. Church attorney Sheri Bonstelle said “they’re very concerned about being good neighbors . . . they know all the neighbors . . . there’re 19 spaces on site . . . more than is required by the Code.” They indicated that six neighbors have signed in support. Ms. Bonstelle said they want to “modify three types of conditions” including “one more annual meeting . . . outside in the back yard . . . they . . . shuttle them in” from nearby parking. The other two events are inside. The second condition “restricted them to 25 people” in their 455 square-foot community room; they are requesting to increase capacity to 65 people, which the Code allows, “so that . . . additional people can meditate.” The condition “doesn’t allow any weddings or funeral or school use.” The third condition says they “can’t have any physical expansion”; they are “asking . . . that it be eliminated . . . so they can renovate the property when they need to.”

Ms. Bonstelle presented slides with a site plan, vicinity map and photos. Two properties are between the site and Chatsworth Ave.; there is a residence on the other side. She noted that “caretakers live on the property” and “make sure everything is clean and quiet.” Most Stakeholders in the Meeting supported the Application. Ms. Bonstelle clarified that “they’re not expanding physically any part of the building . . . they have a large garden in the back . . . that has sufficient space for large gatherings . . . we’ll have a Hearing before the Zoning Administrator.” Stakeholder Pamela Goldfinger reminded the Committee that it could recommend conditions [through the Board] to the Zoning Administrator. Caretaker Liliam Castro said “everything is really quiet” except “maybe once a year when we have the annual event.” She added that neighbors have not complained. Stakeholders Yousef and Mary Hamzei, residents and long-term church members, supported the Application, saying “the relationship with the neighbors has been really good.” Stakeholder Sarah Mosely, who travels to the church to pray, also supported it.

**MOTION** (by Mr. Garcia, seconded by Mr. Scott): The Mission Hills Neighborhood Council Zoning and Land Use Committee recommends that the MHNC Board support the Application for Plan approval to modify an existing Conditional Use Permit of an existing religious use facility in the R1-1 zone.

**MOTION PASSED** unanimously by a hand vote of the two eligible voters present with both in favor (“Yes” or “Aye”) (Garcia and Scott).

*Committee Member Borzou Rahimi returned to the room at this time, making three Committee Members present (the Committee quorum is two).*

**6. Discussion and possible action** on a proposal for a new medical office at 15555 W. San Fernando Mission Boulevard

Ramon Gallardo presented slides, including a site plan. It is by Orion, across from the gas station. It would be a 2,800 square-foot building on a 6,000 square-foot lot. He said “we have no idea how many tenants we’re going to have” and described the proposed design and features. The façade would be “light blue.” There would be open parking with “at least three or four post lights.” The proposal will be submitted to the L.A. Building and Safety Dept. “in one or two weeks.” Mr. Rahimi indicated the project will be presented at the August third MHNC Board Meeting.

**MOTION** (by Mr. Rahimi, seconded by Mr. Garcia): The Mission Hills Neighborhood Council Zoning and Land Use Committee recommends that the MHNC Board support the proposal for a new medical office at 15555 W. San Fernando Mission Boulevard.

**MOTION PASSED** unanimously by a hand vote of the three eligible voters present with all three in favor (“Yes” or “Aye”) (Garcia, Rahimi and Scott).

**7. Discussion and possible action** on the revised design for the Primestor shopping center incorporating the historic bowling alley building, and possible application for nomination of the building to the City of Los Angeles for historic designation

Copies were distributed of a site plan and renderings, and a July 16, 2015 Memorandum of “Mission Hills Bowl Historic Assessment Findings” compiled by the Historic Resources Group (HRG). The shopping center is Mission Hills Plaza (to be “Olivo at Mission Hills”; see <https://www.primestor.com/leasing/olivo>; click the “Download Brochure” link to see the site plan and renderings.) Primestor Director of Development Vanessa Delgado (888.722.3702; [MissionHillsPlaza@Primestor.com](mailto:MissionHillsPlaza@Primestor.com); <http://www.primestor.com>) gave an “update as to the historic status of the bowling alley . . . we performed a historic assessment . . . we emailed a copy to the Committee . . . this building is eligible under the National Register of Historic Places [<http://www.nationalregisterofhistoricplaces.com>] . . . we don’t intend to jeopardize the historic design of the building . . . we would create a new structure with places for dining . . . a fitness center is proposed for on top.” They believe the design reflects “the best intensions of the community.” Primestor’s Travis Erwell said “the inside” of the now-former bowling alley “does not appear to be historic . . . some of this exterior is historic.” The gym would be two stories high. They plan a 36-foot height and “can go no more than 40 feet” in height. Mr. Rahimi noted that the Mills Act [<http://preservation.lacity.org/incentives/mills-act-historical-property-contract-program>] allows a 25% tax credit for preserving historic features. Ms. Delgado said “there’s no lighting directed toward the residential . . . our whole intent is to make sure the neighbors aren’t disturbed by what we’re doing.” Primestor CEO and Co-Founder Arturo Sneider explained that parking lot “islands” will help prevent racing in the parking lot. Ms. Delgado said “we had to sue” the recyclers; “we got them out.” Tania Soto, Area Director for L.A. City District Seven Councilman Felipe Fuentes (818-756-8409; [Tania.Soto@LACity.org](mailto:Tania.Soto@LACity.org); <http://CD7.LACity.org>), said “Primestor has been very involved with the Neighborhood Council . . . the Councilman” supports the Neighborhood Council

emphasizing the historic value. She added “we’re very interested in working with the Neighborhood Council and Primestor . . . we’re still very open to suggestions.” Ms. Goldfinger said “Primestor has gone above and beyond . . . it’s unprecedented.” She “would like the community to be advised every step of the way.”

**MOTION** (by Mr. Rahimi, seconded by Mr. Garcia): The Mission Hills Neighborhood Council Zoning and Land Use Committee recommends that the MHNC Board support the revised design for the Primestor shopping center incorporating the historic bowling alley building, and possible application for nomination of the building to the City of Los Angeles for historic designation.

**MOTION PASSED** unanimously by a hand vote of the three eligible voters present with all three in favor (“Yes” or “Aye”) (Garcia, Rahimi and Scott).

8. **General Public Comments** from the public on non-agenda items within the Committee subject matter jurisdiction and purview.

There were no comments at this time.

9. **Housekeeping/Committee Business**: Introduce new issues for consideration by the Committee at its next meeting. Next meeting will be on Monday August 17, 2015 at 6:30 PM at Best Friends.

There were no issues or business at this time.

## 10. **Adjournment**

**MOTION** (by Mr. Rahimi, seconded by Mr. Garcia): to **ADJOURN** the Meeting.

**MOTION PASSED** unanimously by a hand vote.

The Meeting was **ADJOURNED** at 7:59 p.m.

Minutes written by DL, possibly edited by MHNC. The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda. The Committee Minutes page is <http://mhnconline.org/committees/zoning-land-use>.