



Help Guide the Future of West Hills
West Hills Neighborhood
Council



P.O. Box 4670, West Hills, CA 91308-4670

<http://www.westhillsnc.org>

mail@westhillsnc.org

Final
SPECIAL MEETING MINUTES
September 20, 2012

Chaminade College Preparatory, 23260 Saticoy Street, West Hills, CA 91304

Attendance:

Present: Sandi Bell, Dan Brin, Robert Brostoff, Edwin Dockus, Carolyn Greenwood, Bonnie Klea, Stephen Lenske, Elliot Maggin, Walter Perfect, Charlene Rothstein, Chris Rowe, Ron Sobel, Alec Uzameck, Joanne Yvanek-Garb, Ed Young and Jacquie Young

Absent/excused: Bobbi Trantafello,

Opening Business:

Co-Chair, Mr. Stephen Lenske established a quorum, called the meeting to order. Mr. Lenske welcomed all those present.

Mr. Lenske advised that the sole purpose of this special meeting is to review prior Council recommendations regarding the development of a multi use assisted living and senior center at property located at 23200 Sherman Way near the intersection of Woodlake Avenue after considerable investigation and joint meeting of the Environment & Public Health Committee and the Planning & Zoning Committee.

Mr. Lenske pointed out that anyone wishing to speak tonight must fill out a Speaker Card and once an item has been open for discussion no additional speaker cards would be accepted for that item. Mr. Lenske asked that when completing a Speaker Card that the writing be legible to enable us to get their name correct and to also indicate on which item they wish to speak.

Mr. Lenske asked that while someone is speaking that we show him or her courtesy by not interrupting.

Old Business:

12-0010 – Discussion and possible action regarding Reconsideration of Council action at the August 1, 2012 general meeting approving with conditions at the proposed Elder Care Development located at 23200 Sherman Way, West Hills, CA 91307, filed with the Los Angeles City Planning Department as Case No. ZA 2012-1146 (ELD) (SPR).

Ms. Chris Rowe, Environment & Public Health Committee Chair stated that the council was not given the opportunity to review all aspects of the proposed project. Ms. Rowe advised that she

has written a letter, which encompasses the agreements made at the joint committees meeting on September 17, 2012 for full Board approval. Ms. Rowe read the two-page letter.

Board members, Mr. Bob Brostoff and Ms. Bonnie Klea questioned two of the items in the letter as not having been discussed at the meeting.

Board member, Mr. Wally Perfect advised that the four-page document written by Ms. Chris Rowe is the resolution that the joint committees want to bring to the Board. (Copy attached)

Mr. Lenske called for those who completed Speaker Cards to speak on this subject:

Stakeholders, Ms. Bonnie Blanks, Mr. Allan Dietel, Mr. Ruwan Kotuwelle and Mr. Jim Wallis all spoke against various aspects of the project. The project must comply with the Code for an elder care facility; it is a commercial business, is just not right and will destroy the look of the area.

Stakeholder, Rabbi Mark Sobel, stated that the project should be held to two stories.

Stakeholder, Ms. Jacqueline Young, spoke about the potential danger of the methane gas that has been discovered on the property.

After discussion, Mr. Lenske advised that we could either take the proposed resolution as presented or add to it. It was unanimous that the resolution be used as a base and we add to it. Mr. Lenske advised that he will write a letter which will begin with the key points of why we are reconsidering our position such as incomplete information, inadequate time to get input from the community and inability to read the mitigated negative declaration and staff report. The conditions for approval will be as stated in the resolution under #2 without the items under "Whereas the Canoga Park-Winnetka-Woodland Hills – West Hills Community Plan states that:" Several of the sentences will be combined for clarity. In addition to the items listed in the resolution as requirements to be considered by the Zoning Administrator the following will be added: There will be transition heights on walls thus breaking up the mass of the structure, the incorporation of lavish landscape in a park like setting with a mix of mature evergreen trees and all buildings are to maintain the Mission style.

Board member, Mr. Alec Uzemeck moved that the letter be approved as summarized. The motion passed unanimously.

9:25 meeting was adjourned