



Help Guide the Future of West Hills
West Hills Neighborhood Council

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Joint Zoning & Planning Committee/WHNC Board

Minutes

Aug. 12, 2014 2012, 6:30 PM

Fairwinds, 8138 Woodlake Ave West Hills 91304

Call to order

Meeting called to order at 6:35 pm by Bill Rose, Co-Chair

Roll was called: Bill Rose, Charlene Rothstein, Steve Randall, Dan Brin, Bob Brostoff, Aida Abkarians, Erik Augusztiny, Margery Brown, Ed Crowe, Elliot Maggin, Todd Marks, and Ron Sobel were in attendance.

Public Comment

- Seth Boots, of KB Builders spoke about the proposed project on the north side of Nordhoff St. just east of Topanga Canyon Blvd, which is not in West Hills. The proposed project has been reduced in size from 72 homes to 58 homes. There will be additional open space, a trail around the property, and a playground. This was the result of comments from the Chatsworth NC and the West Hills NC. Sale of the property to KB Builders has not been completed, but there is agreement between the owners and the buyers.

New Business

- Re: Approval of Minutes for June 10, 2014 were approved as amended (inclusion of a mention of possible apartments on Lederer property) and the July 8, 2014 Minutes were approved as amended (added names of 3 board members who were present), both unanimous votes.
- CF 13-1478 Re: changes in small lot restrictions for City of LA
- AB2222 Re: Extending requirements for maintaining affordable housing to 55 years when modifications are made to the properties.

Old Business

- Re: Discussion and possible action regarding Verizon request to place a cell tower on the western side of the property located at Woodlake Ave and Saticoy St. Mr. David Downs represented Verizon.

- Concerns were made by residents who live in close proximity to the proposed cell tower to be located at the west end of the row of stores, that are on the west side of Fields Market and behind them.
- The concerns had to do with the fact that the proposed cell tower would be about 20-40 feet away from bedrooms of at least two homes, thus creating possible health hazards. In addition, they would be highly visible to those homes, and others on that block.
- Residents were also afraid that placing them so close to homes that this would result in a drop in property values.
- The residents did comment that they would be in favor of having the cell tower if it were placed in front of the stores instead of behind.
- A motion was made:
Resolved, that the Planning & Zoning Committee recommends that the board approve a recommendation that the proposed Verizon Cell tower be placed in front of the stores in a location identified in the attached photos, and that the cell tower be of the faux eucalyptus tree variety. Furthermore, the base of the tower shall have live plants that would cover the base of the faux tree, and that all support equipment be housed in concealed cabinets. The cell tower shall not be placed behind the stores.

This motion was unanimously adopted by the committee.

Meeting adjourned at 7:45 p.m.

Minutes submitted by Bob Brostoff
Recording Secretary