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West Hills Neighborhood Council

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JOINT ZONING AND PLANNING COMMITTEE/BOARD MEETING

Minutes

Tuesday July 20, 2016 at 6:30 p.m.

**Fairwinds – West Hills
8138 Woodlake Avenue, West Hills, California 91304**

1. Call to Order
 - Members present: Aida Abkarians, Dan Brin, Bob Brostoff, Margery Brown, Carolyn Greenwood, Bonnie Klea, Steve Randall, Reeyan Raynes, Bill Rose, Charlene Rothstein, Ron Sobel, Alec Uzemeck
2. A quorum was present
3. Discussion and possible action regarding the CUP for de Toledo High School
 - Chris Rowe, a stakeholder, asked that the committee address the entire CUP, not just the changes that have been requested by the school.
 - The applicant has requested of the City that the changes that have been requested be approved with no further public hearings.
 - There was considerable discussion over whether or not it is legal for the school to rent space to a synagogue for twice monthly services. In regard to this, Charlene Rothstein offered to speak to the school and try and arrange a meeting between the neighbors and the school to discuss the possibility of a mutual agreement to have other issues, including the one regarding the synagogue, changed in the CUP.
 - Reeyan Raynes suggested that someone on the committee check with the City Zoning and Planning department on the legality of the rental issue.
4. Discussion and possible action on the zoning request related to the property located at 24200 Sherman Way and 7000 Woodlake Ave, commonly referred to as the "Lederer Property".
 - Alan Dietel stated that a zoning change would be needed to allow the small lot homes that the developer would like to build. He also informed the committee that the developer has been meeting with the City Zoning and Planning Dept regarding a disagreement over the staff report on setbacks. The staff has recommended 36 and 15 feet for various portions of the project. The stakeholders are requesting setbacks of 25 and 13 feet. The developer would like smaller setbacks. Mr. Dietel also noted that the developer's latest plan indicates less than full driveways and no sidewalks. A hearing is scheduled for July 28 on the issue of the zoning request.
 - A presentation was made by the Santa Monica Mountains Conservancy regarding their opinion that 20,000 sq. ft. of the south side of the property, along Bell Creek, be set aside as open space in conformity with the Mountain Recreation and Conservation Authority (MRCA) recommendation.
 - A motion was made by Bob Brostoff and seconded by Dan Brin to approve the attached letter for 26 and 13 foot setbacks for specific lots. A friendly amendment was made to include the MRCA report as part of the motion regarding the setbacks. The motion, as amended, was unanimously approved. (Letter attached)

Meeting adjourned at 8:20 pm

Respectfully submitted,
Bob Brostoff, Secretary