



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

October 10, 2017

Chaminade Condon Center

23241 Cohasset St., West Hills 91304

Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Anthony Brosamle, Margery Brown, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreiber, Joan Trent, Alec Uzameck.

Members Absent: Bonnie Klea, Carolyn Greenwood, Ron Sobel

Public comment

- Chris Rowe stated that the Montessori School at 24373 Vanowen Street West Hills was using the property as commercial, even though the zoning is for residential. She also stated that she thought the D.R. Horton company needs to provide better control of water runoff on the new housing project at Vanowen St. and Vicky Ave.
- Michael Harris informed the Committee that there was a recent incident at Woodlake Ave. and Sherman Way on the old Lederer property regarding a homelessness encampment on the site. This encampment will be removed by the owner.
- Charlene Rothstein stated that the WHNC is not in the business of running out businesses. Crossfit, located at Saticoy St. and Woodlake, is leaving on their own accord. They refused to sign a new lease.

Old Business

4. Discussion and possible action regarding Case #Env-2017*3337-EAF and VTT-77107-SL. Proposal for 44 single family small lots located at 22135 W. Roscoe Blvd.

- Charlene Rothstein inquired about setbacks. Michael Harris explained the setbacks. They would be a minimum of 12' and a maximum of 15'. He also stated that the "reservoir space" (space for cars waiting to exit the premises at the front driveway) has been increased. This information is in the Transportation Report.
- Asked about the selling price of the homes, Mr. Harris stated that they probably would be \$650,000, and up.
- A neighbor also asked about the setbacks. The same information was repeated, and in addition, Mr. Harris stated that there is a 6" space between each pair of homes, and that the distance between the pairs varies, but was about 12'-15'.
- Chris Rowe stated that she wished that this was not a small lot project. She also stated that she preferred stucco exterior to wood.

- A question was raised by a neighbor asking about trees. Mr. Harris stated that the developer is required to plant 24 new trees but in fact they are going to plant 46 new trees.
- A question was raised asking if there would be a swimming pool. The answer was no.
- A question was raised regarding wall around the project. The answer was that if the existing walls are 6' tall, there would be no new ones. If they are not, the existing walls would be raised to that height, if possible, otherwise new ones would be constructed.
- A question was raised regarding access for emergency equipment such as fire trucks. The answer was yes, there will be sufficient access.
- Mr. Harris also noted that fire sprinklers will be in each home and there would also be adequate fire hydrants along the central driveway.
- A motion was made by Bill Rose and seconded by Anthony Brosamle to recommend to the Board that this project be supported. The motion passed on a vote of 9 yes, and 3 abstentions.

New Business

Item 5. Discussion and possible action regarding comments made by Senator De Leon in a news cast on the NBC4 Conan Nolan show.

- Due to the need for more information on just what was said, this item was tabled to the November committee meeting.

Meeting adjourned at 8:05 p.m.