



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

Monday, November 23, 2020 at 6:30 p.m.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, or paste the following link into your browser:

<https://us02web.zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **94979394001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- | | | |
|----|---|---|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from October 13, 2020 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |
| | <u>Old Business:</u> | |
| 6. | Discussion and possible action on the “Draft Land Use” and announcement of an upcoming webinar | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Mr. Correy Kitchens, Planning Assistant
Los Angeles City Planning |
| 7. | Discussion and possible action on “Build with Strength Los Angeles”, Building a Safer Los Angeles | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Melody Forsythe
Build with Strength Los Angeles |

New Business:

8. Discussion and possible action regarding a zone change at 6400 N Platt, Platt Village, West Hills
Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Sheryl Brady
9. Discussion and possible action regarding a proposal under Assembly Bill No 3308, housing on school sites.
Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Faye Barta, Member
Ms. Aida Abkarians
10. Adjournment

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.WestHillsNC.org.



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING

DRAFT MINUTES

Tuesday, October 13, 2020 at 6:30 PM

Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Margery Brown, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Myrl Schreibman, Joan Trent, Alec Uzemeck.

WHNC Board member also present: Anthony Scarce

Members of the Public present: Correy Kitchens, Andy Rodrigues and Chris Rowe.

1. The Meeting was called to order by Co-Chair Bill Rose at 6:31 p.m.

2. Quorum was established.

3. Comments from the Co-Chairs:

Bill Rose thanked all who attended the memorial service for Bobbi Trantafello.

Char Rothstein said that the service for Ron Sobel was very nice and that Ron's passing left an opening on this committee. Char also said that there will be a hearing by the City on El Camino's Shoup location on December 3, 2020. Char also advised there have been several more complaints by neighbors about the Malibu Winery.

4. Minutes of Sept. 8, 2020:: After discussion: on page 1, line 4: the word ALSO was uncapitalized, as was the P in Present, and spelling was corrected to present; the second period after Mogri was omitted; in line 6, the spelling of Danny's last name is Danny Osztreicher. In Comments from the Co-Chairs, Bill Rose's comment was amended to read: Bill gave an update on Bobbi. On page 2, in the next to the bottom line, beginning with setbacks, the next word should be open. Thereupon, the September 8, 2020, minutes were approved as amended.

5. Public Comment on Non-Agenda Items:

Chris Rowe suggested that the WHNC Board should announce important happenings, like the deaths of Board members.

Old Business: None.

New Business:

6. Discussion and Possible Action regarding an update to the West Hills Community Plan, Q and A to follow:

Andy Rodriguez and Correy Kitchens, planners from LA City's Planning Office, spoke at length about the progress of the West Hills Community Plan after much work on it. This session was an update on the plan and community outreach, which will continue during the first two weeks in December, with three or four webinar-style, recorded meetings, one meeting per area of West Valley, and they will advise us of the upcoming dates. Both stated significant milestones were reached with drafts of a business statement, plan principles and a land use, interactive tool plan already being completed, for which the public will be able to leave comments. The next steps will be to summarize and publish the feedback, use comments to refine proposals, and work on an Environmental Impact Report (EIR). They indicated boundary alignments needed to be refined and an internal framework created.

Dan Brin stated that a major concern of West Hills has been and is that the plan must include 80% of Chatsworth Reservoir belonging to West Hills, as well as those homes south of the reservoir, north of Roscoe Blvd. and west of Valley Circle, which in prior plans and studies, not only the reservoir, but also the homes and the West Hills helipad were "left out" of the West Hills plan.

Andy and Correy were hesitant about "just moving boundary lines" and needed "criteria" for all areas, and said the plan excluded the reservoir.

That comment ignited strong comments and elaborations about these persistent problems from Bill Rose, Bob Brostoff Steve Randall, Joan Trent, Dan Brin, Anthony Scarce, Chris Rowe and Char Rothstein.

Andy and Correy said they will consider these serious concerns and work on them.

7. Discussion regarding MANDATORY City Planning 101 online training sessions for all Zoning and Planning Members:

LA City now requires committee members to attend this online class, which runs online for an hour and a half, but does NOT require attendance at the question and answer session immediately following the course. Bill, Dan and Steve said that they stayed for the q&a session and thought it was informative and encouraged us to do so as well. After the course is taken, one should receive a confirmation of attendance, which should be sent to Betty Wong at LA City. Char will find out when additional sessions of this course will be given and advise the committee.

8. ADJOURNMENT:

Co-chair Bill Rose announced the next meeting date, originally scheduled for November 10, 2020, must be changed, since he will be out of town. After discussing dates of other November committee meetings already scheduled, it was determined that the next meeting will be on Tuesday, November 23, 2020, at 6:30 PM. Whereupon, this meeting was adjourned at 7:21 PM.


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AB-3308 School districts: employee housing. (2019-2020)

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Date Published: 09/30/2020 09:00 PM

Assembly Bill No. 3308

CHAPTER 199

An act to amend Sections 53571, 53572, and 53574 of the Health and Safety Code, relating to housing.

[Approved by Governor September 28, 2020. Filed with Secretary of State
September 28, 2020.]

LEGISLATIVE COUNSEL'S DIGEST

AB 3308, Gabriel. School districts: employee housing.

The Teacher Housing Act of 2016 authorizes a school district to establish and maintain programs, as provided, that address the housing needs of teachers and school district employees who face challenges in securing affordable housing and requires a program established by the act to be restricted to teachers and school district employees. The act creates a state policy supporting housing for teachers and school employees, as provided, and permits school districts and developers in receipt of local or state funds or tax credits designated for affordable rental housing to restrict occupancy to teachers and school district employees on land owned by school districts.

This bill would specify that the state policy created by the act includes permitting school districts to restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, including permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, so long as that housing does not violate any other applicable laws. The bill would specify that a school district may allow local public employees or other members of the public to occupy housing created through the act, and would provide that the school district retains the right to prioritize school district employees over local public employees or other members of the public to occupy housing.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) The changes made by this act are necessary in order to provide affordable housing opportunities to teachers and other school district employees in a manner that benefits students and the people of California.

(b) California places a high value on our public education system, and the stability of housing for school employees of school districts and the public education system in California is critical to the overall success and stability of each school in California.

Assembly Bill No. 3308

→ 53571. (a) The purpose of this part is to facilitate the acquisition, construction, rehabilitation, and preservation of affordable rental housing for teachers and school district employees to allow teachers or school district employees to access and maintain housing stability.

(b) A program established under this part shall be restricted to "teacher or school district ~~employees.~~ employees," *except that a school district may allow local public employees or other members of the public to occupy housing created through this part, subject to applicable laws and regulations.*

(c) *A school district shall retain the right to prioritize school district employees over local public employees or other members of the public to occupy housing.*



Char Rothstein <charwhnc@gmail.com>

Oso/Collins Employee Housing Initiative

1 message

Board Member Nick Melvoin <BD4Info@lausd.net>
To: Board Member Nick Melvoin <BD4Info@lausd.net>
Cc: "Sherman, Rachel" <rachel.sherman@lausd.net>

Tue, Nov 10, 2020 at 8:02 PM

Hi there and thanks for reaching out—

In part because of your input, the Board item was postponed and will be discussed at next month's Board meeting; District staff has been given direction to do more community engagement in the interim.

I want to assure you that the Board has not made any decisions with regards to the Oso Ave and Collins property, or any other property identified in a recent District real estate report. I acknowledge that today's discussion item was poorly noticed by the District—in fact, our office only learned that these sites were on the agenda late last week. Typically, we would reach out beforehand but we were caught by surprise and understand that you must feel the same. This lack of notice is one of the reasons we voted to delay. At the same time, the item that was before the Board only called for further evaluation of unutilized District property—and does not make any decisions about the Oso Ave, Collins, or any other site. No such decision will be made until the community has been consulted.

I've made that commitment to the Woodland Hills community many times throughout my three years in office: that no decision would be made without extensive community and stakeholder engagement. During my time as your representative, I have met with neighborhood councils, homeowner groups, and community members many times to discuss these concerns and will continue to do so.

I have also, however, expressed my view that we need to be better stewards of the District's real estate assets, given both our precarious financial situation (made worse by COVID) and community need. While we will be doing extensive community engagement before any decisions are made, I don't think it's fiscally or programmatically responsible for LAUSD to leave shuttered sites unutilized for nearly half a century, as they have done with Oso and Collins.

I also understand that there are different needs in each community, and in order to best support those needs, I have proposed that the District look at everything from teacher and employee housing to schools to parks to community centers to selling the property for single family development along the lines of the neighborhood character. This includes the concerns in Woodland Hills around the Warner Center and that will certainly factor into any District evaluations. I expressed these views at the Board meeting today and relayed my insistence that communities be engaged before the 11th hour for these important conversations. I will continue to demand that no decisions be made about these properties without a transparent process of community engagement and stakeholder input.

Rachel Sherman on my team (cc'ed) is here to answer any other questions you may have. We will follow up with more outreach opportunities around these properties and, working with the District, will schedule stakeholder engagement for the coming months.

Thanks again for your input on these important issues.

Best,