



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday, April 9, 2024 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor
23241 W. Cohasset Street, West Hills, CA 91304**

Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.

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

- **To attend online** via Zoom Webinar: Click or paste the following link into your browser:
<https://us02web.zoom.us/j/85777145429>
- **To call in by phone**, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- **To attend in person**, please attend Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. 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
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Mrs. Carolyn Greenwood, Secretary |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve minutes from January 9, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| | <u>Old Business:</u> | |
| 6. | Discussion and possible action to revise the Operating Rules of the Zoning & Planning Operating Rules of the WHNC Zoning & Planning Committee | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

7. Discussion and possible action regarding the **DRAFT** community plan for West Hills. Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
8. Discussion and possible action on suggestions for future agenda items Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein
9. Adjournment - Next meeting Tuesday, May 14, 2024

Public Input - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

The Americans With Disabilities Act - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, www.westhillsnc.org You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

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 Section 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

Public Access of Records - In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.westhillsnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at michelle.ritchie@westhillsnc.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westhillsnc.org

Servicios De Traduccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, January 9, 2024 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 1st Floor
2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:43 P.M. by Co-Chair Bill Rose.

2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Carolyn Greenwood, Saif Mogri, Bill Rose, Charlene Rothstein and Genevieve Thompson.
Penelope Newmark arrived at 7:25.

Committee Members Absent: Steve Randall, Anthony Searce, Myrl Schreibman and Joan Trent.

Other Board Members Present: Carolyn Propert and Brad Vanderhoof

3. Comments from the Co-Chair(s): Char advised that the Zoning and Planning Sub-Committee are meeting with Council District 12 (CD12) on January 16, 2024 regarding the proposed Chaminade expansion. She advised that a Mitigated Negative Declarations (MND) has been done. She encouraged that any remarks/suggestions or complaints regarding the MND be directed to Trevor Martin. Mr. Martin is going to be the Hearing Officer for first meeting on this matter.

Char advised that the sub-committee composed a letter to Chaminade with copies to Council District 12, City Planning and the Department of Transportation (DOT). The letter outlined the discrepancies in reports related to the project. It also listed conditions/changes that the community has voiced to date. The letter can be found on the West Hills Neighborhood Council's website.

Char stated that the purpose of this meeting is to get additional input from the community on statements in the letter or ways the project can move forward with the least impact on the surrounding community.

4. Minutes from the October 10, 2023 meeting were approved with two corrections.
5. Public Comment on Non-Agenda Items: None

Old Business:

6. Discussion and possible action on the Chaminade proposed expansion, including an update on this case and the status of the Mitigated Negative Declaration (MND).
 - The committee also seeks additional community input on the proposal

Jeff Sacher gave input to explain how the sub-committee developed the letter and how important it is that the community be present at hearings and speaking up.

Chris Rowe stated that we should be requesting an Environmental Impact Report (EIR) instead of a MND because of the size of the project. Char stated she will enquire into what the requirements to request an EIR are.

Bill suggested that a petition from the stakeholders is more powerful than individual emails.

Stewart, owner of the auto repair shop, stated that Chaminade has “not been a good neighbor.” He stated that he has contacted the school regarding the students jaywalking across Saticoy (he even has video) and nothing was done. He cited other times he contacted the school.

Linda stated that she is opposed to more lights and traffic. She feels there is not enough parking and is against parking in the neighborhood. She is willing to help with circulating a petition.

Mark Jensen is opposed to the current expansion as presented. He stated he couldn't find the letter Char spoke about and stated that he should not have to dig to find it.

7. The meeting was adjourned by Bill at 7:40 p.m

IT'S OUR NEIGHBORHOOD. LET'S BUILD A COMMUNITY.



West Hills Neighborhood Council

P.O. Box 4670, West Hills, CA 91308-4670
818-254-WEST



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ZONING AND PLANNING COMMITTEE OPERATING RULES

Approved September 12, 2023

"The mission of the WHNC Zoning and Planning Committee is to interface with and negotiate with stakeholders, developers, the City of Los Angeles Planning Department, and the Land Use Management Committee of the Los Angeles City Council, among others."

1. The Chair(s) of the Zoning and Planning Committee are:
Co-Chair Bill Rose, Co-Chair Charlene Rothstein
2. Additional officer(s) appointed by the Chair(s).
Secretary Carolyn Greenwood
3. Members of this committee shall be appointed by the Chair(s).
4. WHNC Board Members and WHNC stakeholders are eligible to serve on this committee.
5. This committee shall consist of 13 members who are:
Aida Abkarians Faye Barta Dan Brin Saif Mogri Carolyn Greenwood
Penny Newmark Steve Randall Bill Rose Charlene Rothstein Myrl Schreiberman
Anthony Scearce Genevieve Thompson Joan Trent
6. A quorum shall consist of 7 members.
7. Voting rights shall be accorded to committee members only.
8. For this committee "serving actively" is defined as:
 1. attending regular committee meetings
 2. participating in and contribution to discussions
 3. accepting tasks or assignments to support committee objectives
9. The writing and posting of agendas shall be the responsibility of the Co-Chairs.
10. The taking and posting of minutes shall be the responsibility of the Secretary.
11. Committee members must not miss more than four (4) meetings in the previous 12-month period.
12. Committee members including officers shall not claim to be, or give the impression of, speaking or communicating by any means on behalf of the WHNC without approval from the Board.
13. Committee members including officers shall not make any representations to or requests of the Board or any other agency, on behalf of the Committee, without approval from the Committee.

14. These rules may be amended at any regular meeting of the Zoning and Planning Committee by a majority vote of the members present provided possible action on the committee operating rules is announced in the agenda.

15. The parliamentary process is to be governed by “Rosenberg’s Rules of Order: Simple Parliamentary Procedures for the 21st Century “

16. This committee will meet on the 2nd Tuesday of the month at 6:30 PM at Chaminade High School Condon Center 2nd floor conference room unless rescheduled.

17. This committee shall abide by the WHNC Code of Civility. This code shall apply to all committee members, whether or not they are members of the WHNC Board.

18. All meetings, discussions, and communications pertaining to the business of this committee shall be conducted in compliance with the Brown Act.



Char Rothstein <charwhnc@gmail.com>

Southwest Valley Community Plans: Draft Zoning and Plan Text Release | Publicación de los borradores de zonificación y del plan de políticas de los Planes Comunitarios del Valle Suroeste

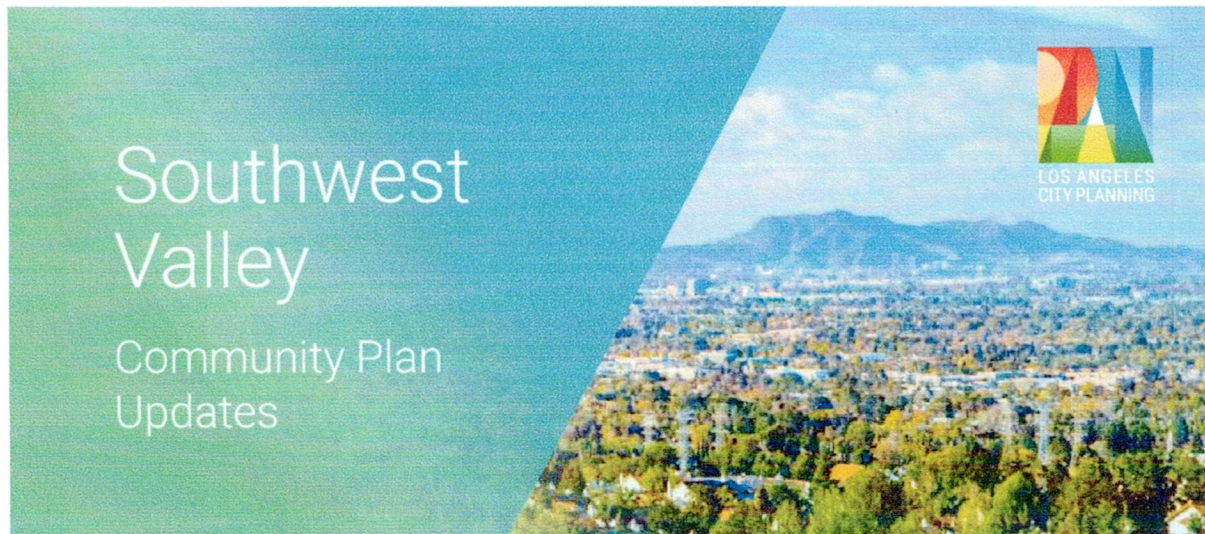
2 messages

Los Angeles City Planning <planning.swvalley-lacity.org@shared1.ccsend.com>

Thu, Mar 28, 2024 at 2:00 PM

Reply-To: planning.swvalley@lacity.org

To: charwhnc@gmail.com



Para español siga hacia abajo.

Dear Community Members,

We are excited to announce the release of several draft components of the Southwest Valley Community Plans, encompassing the Canoga Park - Winnetka - Woodland Hills - West Hills, Encino - Tarzana, and Reseda - West Van Nuys - Lake Balboa Community Plans:

- [Draft Land Use chapter of the Policy Plan](#)
- [Draft interactive Zoning Map](#)
- [Updated draft General Plan Land Use Designation Map](#)

Accompanying these materials you will find topical handouts describing the Plans' strategies relating to: [Complete Neighborhoods](#), [Areas of Change](#), [Affordable Housing](#), [Jobs & Economic Development](#), [Environmental analysis process](#), [Climate Resilience & Sustainability](#), [Neighborhood Identity](#), and [Hillsides](#).

To learn more about the updates to the Community Plans and to provide feedback, please explore the [interactive draft zoning map](#), share your thoughts in the [feedback form](#), and visit our [project website](#).

Join us for upcoming Virtual Office Hours

The Plan Update team will be holding virtual office hours where stakeholders can sign up to meet one-on-one with planning staff. The office hours provide an opportunity for more in-depth discussions of topics relevant to the Southwest Valley Community Plan Updates. The team will be sending out information on how to RSVP for an office hour session shortly, please stay tuned!

You may also provide written comments on the draft proposals via this [feedback form](#).

We look forward to discussing the draft Plan and hearing your feedback!

Other Community Engagement Opportunities

The Southwest Valley team will be reaching out to neighborhood councils and other community organizations to set up opportunities to discuss our draft proposal and answer questions. We will share information about future scheduled meetings on our project website soon.

Keep in Touch

Please visit our recently [updated project website](#) to review the draft proposals and [sign-up](#) to receive updates by email about upcoming events.

Thank you for your interest and engagement in the Southwest Valley Community Plans. Any questions or feedback can be sent to the project team at planning.swvalley@lacity.org.

Estimados miembros de la comunidad,

Presentamos con gusto la publicación de varios componentes borradores de las actualizaciones a los Planes Comunitarios del Suroeste del Valle, lo cual incluye los Planes Comunitarios de Canoga Park - Winnetka - Woodland Hills - West Hills, Encino - Tarzana, y Reseda - West Van Nuys - Lake Balboa:

- [El capítulo borrador de uso de suelo del Plan de Política \(en inglés\)](#)
- [El mapa borrador interactivo de zonificación \(en inglés\)](#)
- [El borrador actualizado del mapa de designación de uso de suelo del Plan General \(en inglés\)](#)

Junto con estos materiales, usted encontrará hojas informativas (en inglés) que describen las estrategias de los planes y que se enfoca en: [Vecindarios completos, empleo y desarrollo económico, resiliencia climática y sostenibilidad](#), la [área de laderas](#), la [vivienda asequible](#), y el [proceso del informe de impacto ambiental, identidad del vecindario](#), y también se incluye un [documento que resume las áreas de cambio](#).

Para aprender más sobre las actualizaciones a los Planes Comunitarios y proveer sus comentarios, por favor explore el [mapa borrador interactivo de zonificación \(en inglés\)](#), comparta sus opiniones vía el [formulario de comentarios](#), y visite nuestro [sitio web](#).

Únase a nosotros próximamente para horas de oficina virtuales

Los Angeles City Planning

Canoga Park - Winnetka - Woodland Hills - West Hills

Community Plan

MARCH 2024

DRAFT



**LOS ANGELES
CITY PLANNING**
Community Planning

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Chapter 2

LAND USE AND URBAN FORM

The Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan has a range of land uses reflective of the diversity and continued evolution of the San Fernando Valley. From its low-scale residential neighborhoods and commercial corners to its emerging mixed-use corridors and transit-oriented hubs, and to its developed industrial lands, the Plan envisions a vibrant and forward-looking community.

This chapter defines goals and policies for land use planning that expands opportunities for housing in areas served by transit, promotes the development of new retail and services within walking or biking distance of existing residential neighborhoods, preserves land for industry and jobs while ensuring land use compatibility, and reinforces the neighborhood qualities that contribute to a strong sense of community in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area.

Land use planning can address a range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in this chapter articulate a strategy for land use planning that will accommodate anticipated growth in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area while increasing access to a range of housing types, gainful employment opportunities, and amenities that contribute to building a sense of place in order to meet the existing and future needs of this community.

GOALS AND POLICIES

The primary purpose of a Community Plan document is to provide a long range vision for land use, in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in the following chapter articulate a strategy for land use planning that will accommodate projected growth while embracing Canoga Park - Winnetka - Woodland Hills - West Hills' unique histories and encourage a more high-quality built environment with opportunities for mixed-income and affordable housing, robust commercial corridors, light industries and employment centers and creating connections to open space amenities to promote an equitable and viable future for generations to come.

HOUSING AND COMPLETE NEIGHBORHOODS

This Plan envisions Canoga Park, Winnetka, Woodland Hills, and West Hills as communities in which residents can live, work, and play and one that can continue to be a source of affordable and livable housing for existing residents and future generations, affirming a legacy as inclusive communities of rooted families.

The Plan also seeks to rectify past planning policies that perpetuated racially motivated exclusionary practices that have had lasting negative impacts on neighborhoods and communities of color. In support of this goal, Plan policies encourage the preservation of existing housing units covered by the Rent Stabilization Ordinance (RSO) at affordable levels while accommodating additional housing options to expand opportunities to new residents, growing families, and intergenerational households.

Plan policies seek to expand opportunities for affordable housing near transit at densities that facilitate accessible streets for all users, lively public spaces, a diversity of small businesses, and increased transit ridership. The Plan encourages new housing to be designed to facilitate positive health outcomes and reflect the diverse living arrangements and income levels of the community while discouraging the displacement of existing residents. In addition, the Plan supports the evolution of homeownership models to promote increased access to generational wealth, an important step to address decades of exclusionary zoning practices.

LU GOAL 1

INCREASED DIVERSITY OF SAFE, ACCESSIBLE, AND AFFORDABLE HOUSING OPTIONS TO MEET THE CURRENT AND FUTURE NEEDS OF THE CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS COMMUNITY PLAN RESIDENTS

LU 1.1

Foster an equitable and inclusive Plan Area, with housing options that can accommodate a wide range of economic and social needs.

LU 1.2

Provide incentives and simplify zoning regulations where possible to expedite the production of housing.

LU 1.3

Promote mixed-income neighborhoods with a range of housing affordability levels, with higher numbers of Extremely Low, Very Low, Low, and Moderate Income units.

LU 1.4

Promote development that provides greater individual choice in the type, size, price, and location of housing.

LU 1.5

Promote the development of residential units with two or more bedrooms to support larger households and multigenerational living.

LU 1.6

Encourage housing developments to provide enhanced accessibility features and amenities for children, seniors, and special needs populations.

LU 1.7

Encourage a mix of rental and ownership housing options.

LU 1.8

Expand homeownership opportunities for lower and moderate income households by supporting the creation of smaller lots and affordable homes for sale or through tenancies in common agreements.

LU 1.9

Increase opportunities for affordable homeownership for low and moderate income households by expanding homebuyer assistance programs provided by the City.

LU 1.10

Support property owners in the development of Accessory Dwelling Units (ADUs) that are thoughtfully designed and located.

LU 1.11

Foster greater stewardship and deeper affordability of housing by promoting public, non-profit, or community-owned housing through acquisition, rehabilitation, and construction of new social housing.

LU GOAL 2

NEW HOUSING DEVELOPMENTS INCREASE THE SUPPLY OF QUALITY HOUSING THAT IS AFFORDABLE TO ALL INCOME HOUSEHOLDS

LU 2.1

Incentivize new development to contribute towards the community's Extremely Low, Very Low, and Low Income housing needs.

LU 2.2

Support residential infill developments that increase the supply of affordable housing on-site that is for rent or for sale.