



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
MAIL@WESTHILLSNC.ORG

## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

**Tuesday, July 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.**

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, 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<br>Mrs. Charlene Rothstein, Co-Chair                              |
| 2.                          | Establish Quorum  | Mrs. Carolyn Greenwood, Secretary   |
| 3.                          | Comments from the Co-Chairs   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair                              |
| 4.                          | Approve minutes from June 11, 2024  | Mrs. Carolyn Greenwood, Secretary   |
| 5.                          | Public Comments on Non-Agenda Items   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair                              |
| <b><u>Old Business:</u></b> |   |   |
| 6.                          | Discussion and possible action regarding the Vesting Preliminary Application proposal for 7556 Woodlake at Saticoy Street/Circle S Ranch property site. <a href="#">Click here</a> to view in its entirety. | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Ms. Penny Newmark, Member |

7. Discussion and possible action regarding the DRAFT SW 2024-2025 Community Plans [Click here](#) to view in its entirety.

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Ms. Penny Newmark, Member

**New Business:**

8. Discussion and possible action regarding the MND (Mitigated Negative Declaration) on the proposed Chaminade expansion [Click here](#) to view in its entirety.

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Ms. Penny Newmark, Member

9. Adjournment

**SB 411 Updates:** If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed.(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**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](mailto: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](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://www.westhillsnc.org)

**Servicios De Traducción:** 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](mailto:Michelle.Ritchie@westhillsnc.org)



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
MAIL@WESTHILLSNC.ORG

## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES**

**Tuesday, June 11, 2024 @ 6:30 P.M.**

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

1. Call to Order at 6:45 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Carolyn Greenwood, Dan Brin, Saif Mogri, Penelope Newmark, Bill Rose, Charlene Rothstein, Anthony Scearce and Joan Trent.

Committee Members Absent: Faye Barta, Steve Randall, Genevieve Thompson and Myrl Schreibman.

3. Comments from the Co-Chair(s): Co-Chairs acknowledged that the number of stakeholders that appeared at the meeting was so great that the meeting had to be moved to a larger room and even the second room was overflowing.
4. Minutes were not be approved
5. Public Comment on Non-Agenda Items: None
6. Agenda item not discussed.
7. Agenda item not discussed.
8. Discussion and possible action regarding a Vesting Preliminary Application proposal for 7556 Woodlake/Circls S Ranch Property.

Co-Chair, Char Rothstein explained that the committee had just been advised about this potential development. The preliminary application was for a five (5) story structure comprising 316 affordable housing units. The first floor was shown as parking and the residents are to be 55+. She also advised that the developer has until September 16th to file a complete application.

The majority of the stakeholders present were definitely not in favor of the project and the conversation was about how they could voice their displeasure and stop the project. They were unaware that current legislation eliminated the process of informing the public regarding projects such as this. CD 12 wasn't even aware of the project.

As this was a meeting regarding the preliminary filing, no formal action was taken. However, several stakeholders present stated they would get together in completing a petition and contacting local officials.

Char assured the stakeholders that the committee would be following up with additional meeting once a formal application is filed.

9. The meeting was adjourned by Bill at 8:15 p.m

# REFERRAL FORM



## HOUSING CRISIS ACT Vesting Preliminary Application

This form serves as the optional Housing Crisis Act Vesting Preliminary Application for projects creating one or more units seeking vesting rights pursuant to the Housing Crisis Act of 2019 (HCA). This form also serves as a referral to the Los Angeles City Planning (City Planning) Development Services Center (DSC) and to the Los Angeles Department of Building and Safety (LADBS) Plan Check for HCA vesting purposes. The HCA Vesting Preliminary Application (Preliminary Application) allows the applicant to vest to City ordinances, policies, and standards adopted and in effect on the day that a complete Preliminary Application is submitted. Please be advised that these vesting rights do not apply to changes in State law or to changes in building code.

The following project types are eligible to submit a Preliminary Application:

- Housing Development Projects requiring an application to City Planning; or
- Housing Development Projects not requiring a City Planning application and submitting for building permit Plan Check to LADBS on or after January 1, 2022.

For Submittal Instructions, refer to Section E of this form. Section G (“Retention of Vesting Rights”) of this form may be referenced for additional guidance on HCA vesting rights. The [“Housing Development Project Applicability Matrix”](#) may also be used to identify whether the HCA applies to specified development types, and when a Preliminary Application applies.

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Case Number PAR- 2024-1742-VHCA

Proposed No. of Dwelling Units<sup>1</sup>: 324

Proposed Building Area<sup>1,2</sup>: 246,573 sf

Submittal Completion Date<sup>3</sup>: 3/20/2024

Last Day to file City Planning Application/Submit to LADBS Plan Check<sup>1</sup>: 09/16/2024

Invoice No.: 94485 Payment Date: 03/20/2024

City Planning Staff Name and Title: Greg Guillermo, Planning Assistant

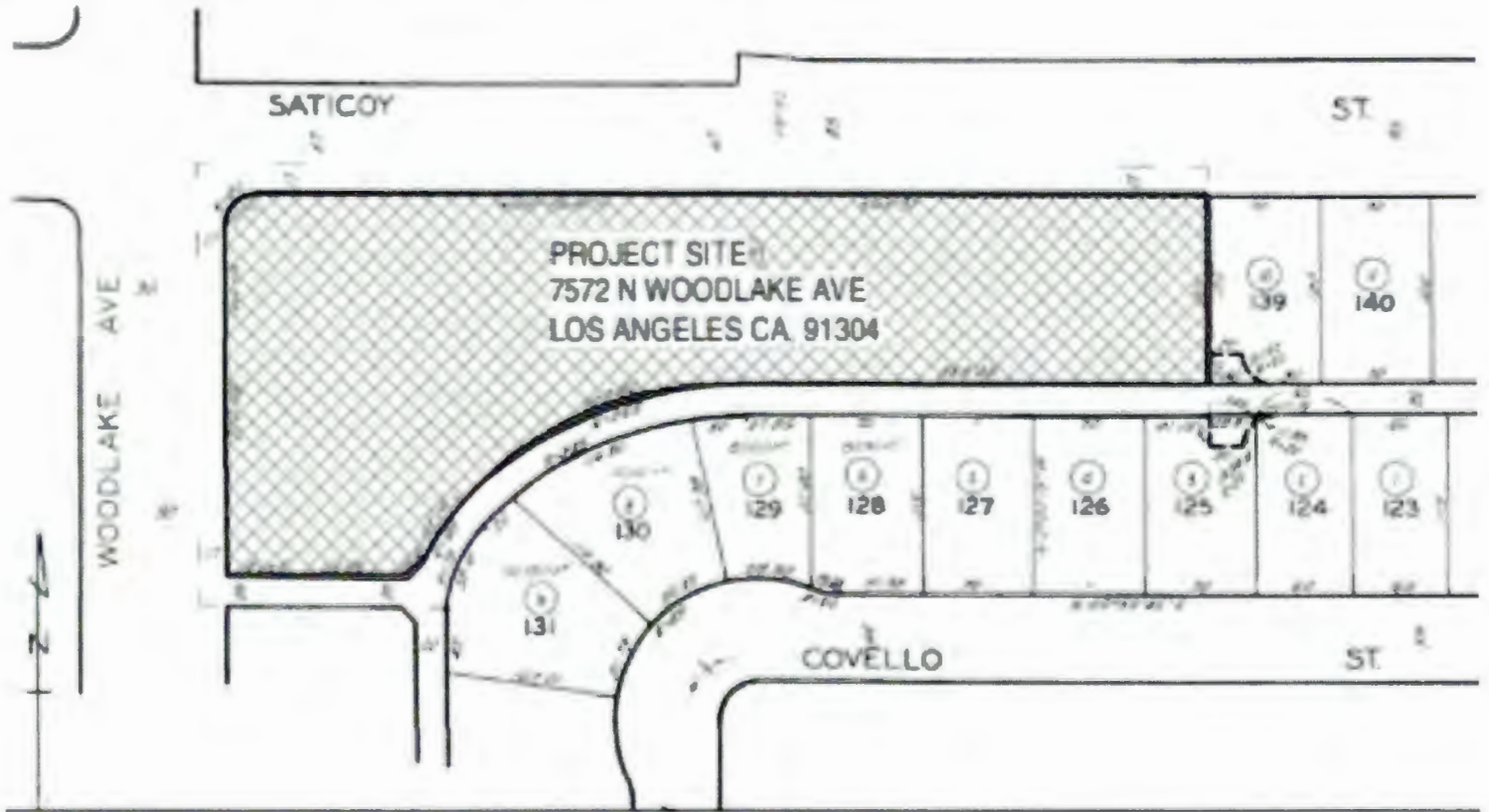
City Planning Staff Signature: Greg Guillermo Digitally signed by Greg Guillermo  
Date: 2024.03.21 14:41:14 -07'00'

<sup>1</sup> For information on retention of vesting rights, refer to Section F of this form.

<sup>2</sup> Building Area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 2 for Building Area calculation instructions.

<sup>3</sup> As part of the process to deem complete the submittal of this optional Preliminary Application, City Planning staff have affirmed neither the feasibility nor the entitlement review path of the proposed project.

# VICINITY MAP



# ZONING INFORMATION

<u>ZONE</u>	A2-1
<u>ZONING INFORMATION</u>	Z1-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES
<u>GENERAL PLAN LAND USE</u>	LOW RESIDENTIAL (RD5 DENSITY PER GENERAL PLAN)
<u>ASSESSOR PARCEL NUMBER</u>	2021-002-013
<u>TRACT</u>	TR 21301
<u>BLOCK</u>	NONE
<u>LOT</u>	FR 208
<u>FLOOD ZONE</u>	OUTSIDE FLOOD ZONE
<u>METHANE ZONE</u>	NONE
<u>SITE AREA</u>	95,699.3 SF PER ZIMAS
<u>REQUIRED SETBACKS</u>	FRONT: 25'-0" SIDE: 11'-11 3/4" (10% LOT WIDTH - SEE G015) REAR: 25'-0"
<u>PROVIDED SETBACKS</u>	FRONT: 25'-0" SIDE: 9'-7" (20% REDUCTION PER LAMC 12.22.A.25) SIDE: 9'-7" (20% REDUCTION PER LAMC 12.22.A.25) REAR: 20'-0"
<u>BUILDING LINE</u>	WOODLAKE, 26'-0" ORD-112349 SATICOY, 25'-0" ORD 98019
<u>ALLOWABLE HEIGHT PER LAMC</u>	45'-0" PER LAMC 12.21.1.A 78'-0" PER LAMC 12.22.A.25 & AB2334
<u>PROVIDED HEIGHT PER LAMC</u>	69'-0", SEE ELEVATIONS
<u>ALLOWABLE HEIGHT PER LABC</u>	85'-0" PER LABC TABLE 504.3
<u>PROVIDED HEIGHT PER LABC</u>	SEE ELEVATIONS & SITE PLAN FOR GRADE PLANE CALCS.
<u>ALLOWABLE FLOOR AREA</u>	190,701 SF (3.00 FAR PER A2-1 & LAMC 12.21.1.A)
<u>PROVIDED FLOOR AREA</u>	193,834 SF
<u>ALLOWABLE DENSITY PER AB1763</u>	UNLIMITED
<u>PROVIDED DENSITY</u>	324 UNITS
<u>REQUIRED PARKING</u>	0 PER AB2334
<u>PROVIDED PARKING</u>	184 STALLS

---

Los Angeles City Planning

**Canoga Park - Winnetka -  
Woodland Hills - West Hills**  
Community Plan

---

MARCH 2024

**DRAFT**



**LOS ANGELES  
CITY PLANNING**  
Community Planning





# Southwest Valley Community Plans

## Canoga Park - Winnetka - Woodland Hills - West Hills

### Program Overview

Spring 2024  
ADMINISTRATIVE DRAFT FOR DISCUSSION

LOS ANGELES  
CITY PLANNING

---



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

# Mitigated Negative Declaration

## Chaminade College Preparatory, High School Project

Case Number: ENV-2023-1255-MND

**Project Location:** 7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street, and 7619-7629 North Woodlake Avenue, West Hills, CA 91304

**Community Plan Area:** Canoga Park – Winnetka – Woodland Hills – West Hills

**Council District:** 12—Lee

**Project Description:** The Project Applicant proposes to update and expand the existing high school campus with a revised campus plan located at 7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street, and 7619-7629 North Woodlake Avenue in West Hills (the Project Site). The revised campus plan (the Project) would include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building (Multistory Building), updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus located on approximately 21.03 acres in the A1-1 and RS-1 zones, at 7500 North Chaminade Avenue, 23241 West Cohasset Street, and 23260 West Saticoy Street (Main Campus); 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, at 23217-23255 West Saticoy Street and North 7619-7629 Woodlake Avenue, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities, in the proposed C2-1 Zone (the North Campus); and 3) a new pedestrian bridge across Saticoy Street. No increase in the maximum permitted student enrollment (1,360 students) is proposed. Upon Project completion, the revised campus plan for the high school would include a total of approximately 196,468 square feet of floor area equating to a floor area ratio (FAR) of 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces (76 short-term spaces and 2 long-term spaces). Grading for the North Campus would require approximately 720 cubic yards of soil export, and grading for the Main Campus would require approximately 17,800 cubic yards of soil export.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

CAJA Environmental Services, LLC  
9410 Topanga Canyon Blvd., Suite 101  
Chatsworth, CA 91311

**APPLICANT:**

Chaminade College Preparatory  
7500 Chaminade Avenue  
West Hills, CA 91304

June 2024