



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 SPECIAL MEETING AGENDA

Thursday, September 26, 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.

- 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 1st 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.

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| 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 special meeting minutes of August 22, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

Old Business

- | | | |
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| 6. | Discussion and possible action on the 2024 DRAFT Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan (see www.westhillsnc.org) (high-lighted section) including a possible resolution and/or CIS for the City Planning Commission | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |
|----|---|---|

7. Discussion and possible action regarding the proposed use of the Circle S Ranch site

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair

8. Adjournment – Next Meeting October 8, 2024

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

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 \(ENS\)](http://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 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



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

THURSDAY, AUGUST 22, 2024 & 6:30PM

Chaminade College Preparatory – Condon Center 1st Floor
23241 W. Cohasset Street, West Hills, CA 91304

1. Call to Order by Bill Rose at 6:40pm
2. Quorum was established.

Committee Members Present: Aida Abkarians, Dan Brin, Penelope Newmark, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, Joan Trent

Committee Members Absent: Faye Barta, Carolyn Greenwood, Saif Mogri, Carolyn Poppert

Other Board Members Present: Kim Koerber, Brad Vanderhoof

Guests: Robert Webb, President, Chaminade College Preparatory, Chris Landon, Director of Facilities, Chaminade; Brad Rosenheim, President CEO Rosenheim & Associates; Jessica Pakdaman, Project Manager, Rosenheim & Associates; Armen Hovanesian, Transportation Consulting; Dave Rand, Rand Paster & Nelson

3. Comments from the Co-Chair(s): Bill Rose said there is a virtual Public Hearing on Wednesday, August 28th @9:30am for the Chaminade Expansion Project. Documents are posted on the Zoning & Planning Committee page. The Agenda will be posted 72 hours prior to the Hearing. The public is invited to attend.
4. Motion to approve the Minutes of the July 9, 2024 meeting and July 25, 2024 Special Meeting was made by Penelope Newmark, and seconded by Charlene Rothstein.
Motion unanimously passed.
5. Public Comments on Non-Agenda Items:

Stakeholder Brian Todd spoke about a safety issue with blocked views at the intersection of Ingomar and Saticoy. The issue will be referred to the Streets and Transportation Committee.

Old Business

6. Discussion and possible action regarding a Chaminade expansion proposal including but not limited to a list of conditions.

Discussions:

Chaminade relayed that the pool will have a year-round schedule, open during daylight hours Monday - Friday, Saturday no later than 5:00, closed Sunday and national holidays. Life guard will be on duty at all times. Pool use includes community-based organizations arriving by bus only, hours end at 7:00pm

in summer and earlier in winter. Pool use by community members will be under consideration when a schedule is firmed up in the future. Pool will not be enclosed. Noise will be mitigated by pool house structure situated directly north of the pool as well as trees planted along parking lot that is entered from Woodlake Avenue.

Public Comments included that noise will affect residents who live in close proximity, north of the athletic field and pool. Trees are good barriers but take a long time to grow. Traditionally athletic fields are built away from, not near or next to housing. Chaminade response was that trees will act as sound barriers and help block visibility of athletic & pool areas. Safety concerns were expressed with an unenclosed pool and fence height. Chaminade responded that fencing height has been increased. Also that ample Security measures will be in place during construction and after project is completed. There was a concern expressed by the Public that Chaminade would increase their enrollment over time. Chaminade has agreed that future enrollment will not surpass 1,360 students. If at a later date they wished to expand enrollment, it would have to go through the L.A. City planning process again and the community would be notified. A stated public concern was that because of expansion, there will be more traffic on Saticoy and especially Woodlake that could result in delays of emergency vehicles headed to West Hills/UCLA hospital. WHNC has requested in it's list of conditions from Chaminade to submit a more comprehensive traffic management program. Public concern was that Chaminade could change zoning and develop 8-story apartments on the site. Chaminade clarified that expansion plans prohibit zoning change to allow multi-story apartment buildings on the property and restrictions are for school use only.

Motion to support the Chaminade expansion that includes but is not limited to additional conditions was made by Bill Rose, seconded by Charlene Rothstein.

Motion passed. 7 Yes: Aida Abkarians, Dan Brin, Penelope Newmark, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreibman 2 Abstain: Steve Randall, Joan Trent

7. Discussion and possible action regarding the DRAFT SW Valley Community Plan and its relationship to the Circle S Ranch proposal and other high-density projects.

Discussions:

SW Valley Community Plan does not have adequate infrastructure to support the increased development, there is insufficient availability of water and energy, emergency resources, i.e, fire and police department support. Plan allows for multi-story apartments to be built next to and adjacent to single-family homes destroying the existing character of our suburban neighborhoods. Allowed is inadequate parking with limited access to public transportation, resulting in increased traffic and pollution. The number of presentations by L.A. City Planning to share information and gather public comments is insufficient. Deadlines should be extended. The proposed Circle S. Ranch 324-unit, 5-story apartment building is permitted next to single-family homes because of mandates and incentives included in L.A. City Planning Department's SW Valley Community Plan. Charlene Rothstein said she will be asking for extensions to the Plan finalization dates and invite L.A. City Planning to meetings for further discussions.

Monday, August 26 at 5:00pm is the deadline for the Public Comment Period on the CHIP (Citywide Housing Incentive Program). Information on where to email comments to the housing department and to complete the City Planning Department's poll is on the Zoning & Planning Committee page.

8. Meeting adjourned by Bill Rose at 8:00pm.

Los Angeles City Planning

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

MARCH 2024

DRAFT



**LOS ANGELES
CITY PLANNING**
Community Planning

until you see the Condon Family Technology Center on the left. Park in the nearest lot.

Current West Hills Development Information

- *See bottom of page for List of Elected Officials and contact information*

SW Valley 2024-2025 Community Plans

- The City of Los Angeles' Department of City Planning is initiating the process of updating each of its 35 Community Plans over the next six years. The plans represent the land use element of the General Plan, a long-range planning document that captures the City's vision for the future of our neighborhoods. Its vision is captured through community input on policies and programs that guide the development and growth of these neighborhoods for years to come.

UPDATES

****Meeting-Thursday, September 26, 2024 -City Planning Commission will be considering the proposed draft ordinances. For meeting and ordinance information [CLICK HERE](#)**

- Presentation on New Zoning Codes and Implementation - August 2024 [CLICK HERE](#)
- Housing Element Rezoning Program: Incentives [CLICK HERE](#)
- Fact Sheet-Citywide Housing Incentive Program (CHIP) Ordinance [CLICK HERE](#)
- Housing Element Rezoning Program/Revise Summer 2024 [CLICK HERE](#)
- Proposed Land Use Regulations (scroll down to "Citywide Adaptive Reuse Program Ordinance) [CLICK HERE](#)

- [FACT SHEET Citywide Housing Incentive Program Ordinance](#) [CLICK HERE](#)
- [DRAFT March 2024 Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan](#) [CLICK HERE](#)
- City of LA Planning Administration DRAFT for Discussion presented at May 14 2024 Meeting [CLICK HERE](#)

Circle S Ranch Property

- Vesting Preliminary Application [CLICK HERE](#)
- Building & Safety Demolition Certificate [CLICK HERE](#)
- Zoning Information [CLICK HERE](#)
- Circle S Ranch Property Plan - Preliminary [CLICK HERE](#)

Chaminade Expansion

UPDATE:

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 12, 2024 AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER
200 NORTH SPRING STREET, 3RD FLOOR, ROOM 340
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC9-12-24>) by Monday, September 9, 2024. Compliant Day of Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
Elizabeth Zamora, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
Michael Newhouse, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant !!
cpc@lacity.org
(213) 978-1200

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/82405666753> AND USE MEETING ID: 824 0566 6753 AND PASSCODE 771561. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the City Planning Commission can either access the link located above or call (213) 338-8477 or (669) 900-9128 and use Meeting ID No. 824 0566 6753 and then press #. Press # again when prompted for participant ID. Please use Meeting Passcode 771561. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see revised submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal Actions and Issues Update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 12, 2023; October 26, 2023; November 2, 2023.

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.