



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, October 8, 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 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.

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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 September 26, 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 regarding the Chaminade expansion proposal and the upcoming hearing scheduled for October 24, 2024 | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |

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| 7. | Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at Woodlake and Saticoy | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |
| 8. | Discussion and possible action regarding the <u>DRAFT</u> Southwest 24-25 Community Plan | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |
| 9. | Adjournment – Next meeting on November TBD | |

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 \(ENS\)](#)

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, September 26, 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 6:45 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Carolyn Greenwood, Penelope Newmark (AB2449), Steve Randall (AB2449), Bill Rose, Myrl Schreibman (AB2449) Joan Trent and Charlene Rothstein.

Committee Members Absent: Dan Brin, Carolyn Proppert, Saif Mogri and Anthony Scearce.

3. Comments from the Co-Chair(s): Co-Chair Charlene Rothstein updated stakeholders regarding Chaminade expansion. The preliminary release to incorporate recommendations from WHNC Zoning and Planning. There will be two more hearings. Char also gave an update regarding two upcoming hearings related to Circle R Ranch development. All the information is on the WHNC web site.
4. Minutes from August 22, 2024 were approved with corrections.
5. Public Comment on Non-Agenda Items:

There was no public comment on Non-Agenda items but conversation started on item agenda item seven. There was discussion on exactly what the impact the State's position regarding changing zoning regulations and removing the individual Cities control on these changes would mean not just to the West Valley but to the entire state. There would probably be many more projects such as the Circle S Ranch in West Valley and throughout the State. There was further discussion on what we can do as individuals. Several suggestions were made.

Old Business:

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

Char stated that a Draft Resolution has been written in response to the Draft Community Plan and is presenting it to the Committee and stakeholders for review and possible approval. After reviewing the draft several suggestions to improve the meaning of what the community was requesting of the Planning Department were made. Several of the suggestions were incorporated and Char made the motion to approve the amended draft. Motion was seconded by Aida. Voting on motion was – Aida -yes, Faye – yes, Carolyn – yes, Penny – yes, Steve – yes, Bill – yes, Char – yes and Joan – yes. Motion passed. (Copy on file on WHNC website)

7. Discussion and possible action regarding the proposed use of the Circle S Ranch Site.
9. The meeting was adjourned by Bill at 9:50 p.m

Please visit us at [West Hills Neighborhood Council \(westhillsnc.org\)](http://westhillsnc.org)

Click on Committees

Select Zoning & Planning Committee

Scroll down to current West Hills Development Information

→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

***ALERT!-We were told Draft #3 of the CHIP program that our housing needs can be met without rezoning single-family neighborhoods. However, we just received information there are seven options being offered to the City Planning Commission that allows rezoning of single-family neighborhoods for higher density should the Commission choose. These options are called "Single family considerations" in Exhibit D. If the Commission chooses any of these options, then apartment houses of 6 stories and higher will be allowed in our single-family neighborhoods, even though City Planning clearly stated this isn't necessary to meet the State mandate. You can also express your opinion on this latest information during the September 26 City Planning Commission meeting. AND contact your City Councilmember and the Mayor's office. EXHIBIT D**

****City Planning Commission meeting Thursday, September 26, 2024 @8:30am. Meeting at LA City Hall in person or online. See Agenda for details regarding Housing Element Rezoning Program (citywide, all**

council districts). If approved by the City Planning Commission, the next step is final approval by City Council. Meeting presentations will be available by Monday, September 23, 2024

Agenda [CLICK HERE](#)

- **Note Item #7 Housing Incentive Program (CHIP) ordinance**
- **Note Item #8 Housing Sites and Minimum Density ordinance**

For more information on the Housing Element Rezoning Program [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](#)**

[Woodlake Apts Project \(Circle S Ranch Property\)](#)

UPDATE

****IMPORTANT! PROJECT APPLICATION received 9/17/24 This document is not available online. The project application has been filed with City Planning and is now starting the approval process to build next to single-family homes the five-story Woodlake Apts, 332-unit affordable housing for seniors that allows only 154 parking spaces along with other project incentives. [CLICK HERE](#)**

Findings for Woodlake property August 2024 [CLICK HERE](#)

- **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:

***A Letter of Determination dated September 18, 2024 has been received. [CLICK HERE](#)**

***Thursday, October 24, 2024 is The Entitlement Hearing. The Public may submit written testimony all the way up to the Hearing date. Send email to: trevor.martin@lacity.org Include in the Subject line: CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZCC-HD-ZAD-ZAA.**

The City Planning Commission (CPC) will address the entitlements (Vesting Zone change and height district change) and make a decision on whether the entitlements are in conformance with the General Plan/Community Plan at this meeting. Because entitlements are included in the project, City Planning will recommend approval or denial to the Planning and Land Use Management Committee. Their final Recommendations will then go to the City Council for approval.

Prior to the October 24th meeting a Staff Recommendation Report will be released that includes public testimony.

Thank you for participating in the August 28 Vesting Tentative Tract Map Hearing. After reviewing documents and listening to public comments, City Planning will be issuing a decision in two weeks. For more information on the next meeting and how to submit your comments [CLICK HERE](#)