



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING APPROVED 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 Schreiberman, Joan Trent

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

Other Board Members Present: Kim Koerber, Brad Vanderhoof and Joanne Yvanek-Garb

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 Hovanessian, 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 poolhouse structures 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 its 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 Scearce, Myrl Schreiberman 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 and 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.