



**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**

**Monday, February 10, 2025 @ 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.

- | | |
|---|---|
| 1. Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mrs. Carolyn Greenwood, Secretary |
| 2. Establish Quorum | |
| 3. Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve meeting minutes of December 10, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| <u>New Business</u> | |
| 6. Discussion and possible action on a sober living facility located at 7519 Chaminade Ave, West Hills | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 7. Discussion and possible action on items sent to Zoning & Planning Committee members on 02/04/25 from Penny Newmark regarding Council File 21-1230-S5 | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |

Old Business

8. Discussion and possible action regarding the Woodlake Apts. proposal located at Woodlake & Saticoy, including but not limited to the scheduled hearing for Thursday, February 27, 2025

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

9. Adjournment – Next meeting March 11, 2025

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

SPECIAL JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

THURSDAY, December 20, 2024 @ 6:30pm
Chaminade College Preparatory – Condon Center 1st Floor
23241 W. Cohasset Street, West Hills, CA 91304

1. Call to Order at 6:40pm by Co-Chair Charlene Rothstein
2. Quorum not established.

Committee Members Present: Aida Abkarians, Kim Koerber, Penelope Newmark, Steve Randall, Charlene Rothstein, Cole Smith and Joan Trent.

Committee Members Absent: Dan Brin, Carolyn Greenwood, Saif Mogri, Bill Rose, Anthony Scarce, Myrl Schreibman, Faye Barta

3. Comments from the Co-Chair(s): Char announced that on December 10 the L.A. City Council voted in favor of Draft #3 without Exhibit D options of the CHIP Housing incentive program boosting housing developments but leaving out single-family home zones. Unfortunately, this will not delay or stop the proposed 5-story, 332-unit Woodlake Apartments development.
4. Approval of Minutes tabled until next meeting.
5. Public Comment on Non-Agenda Items: Chris Rowe spoke about the Orange Line routes in relation to the bonus support of building more low-income housing units than zoned capacity. Parking would have to be at Pierce College. There was a meeting on the bus lines yesterday.

Since El Camino took over property on Valerio and Shoup, the bushes are a mess and need landscaping work. Suggestion to contact the school. The condos complex behind the post office also has foliage that needs to be trimmed. Ask Dan Rosales from Councilmember John Lee's office if there have been any issues with the recently built affordable housing units on Topanga Boulevard. Neighbor's fig tree is blocking mountain views. Contact the neighbor first before taking next steps to get City involved.

Old Business

6. Discussion and possible action regarding the proposed Woodlake Apartments: The Letter of Compliance dated December 5 was issued by City Planning that specifically defined those who could appeal the project as only an applicant, owner of tenant of a property abutting across the street, or alley, or having a common corner with the property. The appeal must specifically address the Density Bonus Compliance Review Determination.

Some Community members present at the meeting who border the property said that they did not receive a certified letter from City Planning notifying them about filing an appeal. There are elderly people who received the letter and it was not only confusing but technically they are unable to file an appeal. Some community members offered assistance filling out forms. There are residents who will be negatively impacted since their homes are on the alleyways and share a border with the proposed development. There is a fee to file the appeal and filing must be made in person. The deadline is Friday, December 20.

Suggestions from members of the coalition against the project suggested that perhaps the landlord might need to be a non-profit company; if units were rented they could not legally be demolished for five years; review deed restrictions and guidelines for subdivisions. Discussed CEQA appeals and now with recent laws cannot be considered for affordable housing developments.

The burden of proof is on the appeal filer for statistical data to support comments against the project, i.e., police reports, traffic studies. Comments included safety issues for pedestrians without sidewalks surrounding the project on Woodlake and Saticoy, a decrease in homeowner's property values, expanding density and insufficient street parking. There are a large number of State Assembly bills in support of increased housing that affects single-family homes, density and parking issues.

A discussion followed about members of the community filing a lawsuit.

Char reminded everyone that WHNC and Council District 12 will help as requested with the forms but the organization is not allowed to file an appeal or a lawsuit against the City.

7. The meeting was adjourned by Char at 7:52pm.

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DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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February 20, 2020

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

Report relative to sober living homes, community care facilities, group homes, and other alcohol and drug rehabilitation facilities; CF 19-0401

On June 18, 2019, the Planning and Land Use Management Committee (PLUM) directed the Planning Department to prepare a report relative to sober living homes, community care facilities, group homes, and other alcohol and drug rehabilitation facilities to address the following issues:

- a. City, County, State, and Federal laws that define the human and legal rights of drug and alcohol addiction rehabilitation patients or define the rights of the drug and alcohol addiction rehabilitation facilities, licensed, unlicensed, or integrated.
- b. County, State, or Federal laws that allow, restrict, or prohibit a city from regulating or banning these licensed or unlicensed facilities, any aspect of their operations, or any aspect of their impacts on surrounding communities.
- c. County, State, or Federal laws that allow, restrict, or prohibit a city from regulating the overconcentration of licensed and unlicensed drug and alcohol addiction rehabilitation facilities.
- d. Efforts by other cities to regulate drug and alcohol addiction facilities, such as Newport Beach and Costa Mesa, and the outcome of any legal challenges in those cities.
- e. The legality of integral programs and similar associations between licensed and unlicensed facilities.
- f. How the occupancy rules, including but not limited to Uniform Housing Code's Section 503.2 as well as State and local fire codes, relate to the number of patients and workers on-site at a drug and alcohol addiction rehabilitation facility.
- g. Whether 24/7 staff on-site counts towards the practical occupancy rate of a house beyond the occupancy rate outlined in City, State, and Federal laws.
- h. Whether anything in the codes for building and safety address the existence of two dwellings on one property, such as accessory dwelling units and accessory living quarters,

which would allow or prohibit these facilities to circumvent laws related to the number of people living on a property, lot, and/or structure.

- i. The legality of operating a drug and alcohol addiction rehabilitation facility's administrative office on residentially zoned property of a facility, in an accessory dwelling unit, in an accessory living quarter, or in a converted garage unit functioning as a commercial business.
- j. Recommendations for the purpose of determining if licensed or unlicensed drug and alcohol addiction rehabilitation facilities are operating in a manner appropriate to businesses in commercially zoned lots rather than small-businesses permissible in residential lots.
- k. Suggest opportunities and options for what the City can do to address this issue in a more comprehensive manner.
- l. Recommendation on issues related to administrative uses by licensed or unlicensed drug and alcohol addiction rehabilitation facilities within residential zones that are not related to direct patient care.

Overview

To appreciate the challenges posed by the regulation of drug and alcohol recovery group homes, one must have an understanding of residential group homes in general and the variety of state and federal laws that may or may not apply when a city tries to regulate them. For over 50 years, state and federal governments have favored housing persons with disabilities, including those recovering from drug and alcohol addiction, in group homes located in residential neighborhoods. Group homes provide people in need a safe environment and are most successful when integrated into residential neighborhoods. Although California oversees and regulates group homes where medical treatment is provided through State licensure, there are generally no State or City regulations that pertain to unlicensed facilities that provide non-medical services for those recovering from drug and alcohol addiction. While there are different types of unlicensed, residential group homes – i.e. some house disabled persons (and some others do not), some provide recovery services and others do not – there is generally no State or City oversight for them regardless of the services they provide.

Over the years, some communities have raised issues that both licensed and unlicensed group homes have proliferated in certain neighborhoods and that some have contributed to nuisances to other residents. Because of these issues, in August 2008, the City Council directed City Planning to prepare an ordinance to regulate licensed community care facilities, licensed addiction recovery facilities, and unlicensed group homes. Additionally, from 2013 to 2015, a City Council Ad Hoc Committee on Community Care Facilities also addressed these issues. No ordinance resulted from these efforts.

Because they enforce different sets of regulations, various City departments have different roles and policies regarding residential group homes, which can often complicate a cohesive approach on addressing the various issues. The Los Angeles Fire Department (Fire Department) inspects buildings used commercially, including State-mandated inspections of licensed facilities and complaint driven inspections of other residential group homes. The Los Angeles Department of Building and Safety (DBS) classifies residential group homes (licensed or unlicensed) as an R-3 Building Type (not to be confused with R3 zoning) and can impose occupancy limits when necessary. City Planning often reviews State licensed facilities for seven or more residents

through an application process to determine whether they should be approved as a conditional use for hospitals and sanitariums.

A comprehensive approach to addressing the needs of drug and alcohol addiction rehabilitation facilities is also complicated by the fact that recovering addicts and alcoholics may reside in a variety of group home types, some regulated and others not, including but not limited to licensed state facilities (six or fewer and seven or more), residential group homes, unlicensed group homes for the disabled and unlicensed group homes for others. Although the motion requested answers specifically for drug and alcohol recovery group homes (licensed and unlicensed), a broader discussion is warranted so that overlapping regulations for other facilities are considered regarding potential policy changes.

a. City, County, State, and Federal laws that define the human and legal rights of drug and alcohol addiction rehabilitation patients or define the rights of the drug and alcohol addiction rehabilitation facilities, licensed, unlicensed, or integrated.

Federal Law

Federal law protects those recovering from drug and alcohol addiction as disabled. The Federal Americans with Disabilities Act (ADA), 41 USC §12101 et seq., classifies a person recovering from drug and alcohol addiction as disabled, therefore to be treated as any other disabled person. See *Hernandez v. Hughes Missile Systems Co.* (9th Cir. 2004) 362 F.3d 564, 568. The Federal Fair Housing Act (FHA), 42 USC §3601 et seq., also classifies a person recovering from drug and alcohol addiction as disabled. See 42 U.S.C. §§ 3602(h), 3604; see also *City of Edmonds v. Washington State Bldg. Code Council* (9th Cir. 1994) 18 F.3d 802, 804.

Both the ADA and the FHA prohibit government entities from discriminating against the disabled through land use and/or zoning regulations. See *Lapid-Laurel, LLC v. Zoning Bd. of Adjustment* (3d Cir. 2002) 284 F.3d 442, 459-60; *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch* (9th Cir. 1999) 179 F.3d 725, 730-32. These protections would extend to drug and alcohol addiction rehabilitation facilities, whether they are licensed or not, by virtue of the fact that they house individuals considered to be “disabled” under federal law.

The City, County, and State defer to federal law regarding the rights of the disabled. The ADA classifies a person recovering from drug and alcohol addiction as disabled. Accordingly, any regulation that treats housing for the disabled less favorably than any other housing type is discriminatory and unlawful.

State Law

Generally, groups of recovering alcoholics and addicts who choose to live together in unlicensed group homes, i.e. sober living homes, have a right to privacy and may not be treated differently than other families in any residential zone unless the government has a compelling purpose. See *City of Santa Barbara v. Adamson* (1981) 27 Cal. 3d 123.

Further, State licensed facilities housing six or fewer people – whether they are recovering alcoholics and addicts or not – are afforded a variety of State law protections. In 1973, the State of California adopted the Community Care Facilities Act to implement a licensure system for group

Los Angeles Department of Building and Safety

Certificate Information: 7519 N CHAMINADE AVE 91304

(Sober Living Facility?)

Application / Permit 18010-20000-06242
 Plan Check / Job No. B18VN21908
 Group Building
 Type Bldg-New
 Sub-Type 1 or 2 Family Dwelling
 Primary Use (1) Accessory Dwelling Unit
 Work Description NEW ADU PER AB 494 AND SB 229
 Permit Issued Issued on 7/31/2019
 Issuing Office Valley
 Current Status CofO Issued on 12/16/2019
 Certificate of Occupancy CofO Issued

Permit Application Status History

Submitted	12/20/2018	APPLICANT
Assigned to Plan Check Engineer	1/10/2019	ABDUL CHEGENI
Corrections Issued	1/14/2019	ABDUL CHEGENI
Quality Review Completed	1/14/2019	STEVEN KIM
Building Plans Picked Up	1/16/2019	APPLICANT
Green Plans Picked Up	1/17/2019	APPLICANT
Plan Check Approved	7/31/2019	ABDUL CHEGENI
Issued	7/31/2019	LADBS
CofO in Progress	12/13/2019	PETER FOLLING
Permit Finaled	12/16/2019	DONALD SUNSERI
CofO Issued	12/16/2019	DONALD SUNSERI
Permit Finaled	12/16/2019	DONALD SUNSERI

Permit Application Clearance Information

Address approval	Cleared	3/13/2019	MARKOS PEREZ-BRAN
Eng Process Fee Ord 176,300	Cleared	3/13/2019	MARKOS PEREZ-BRAN
Sewer availability	Cleared	3/13/2019	MARKOS PEREZ-BRAN
Green Code	Cleared	3/20/2019	DAVID MATSON
Hydrant and Access approval	Cleared	3/20/2019	JOHN DALLAS
Low Impact Development	Cleared	3/21/2019	ANDRES COVARRUBIAS
Roof/Waste drainage to street	Cleared	3/21/2019	ISRAEL TAMIRU
Construction near power lines	Cleared	7/16/2019	RIDWAN HARDY
GPI Written Notices	Cleared	7/31/2019	ABDUL CHEGENI
Grading Pre-Inspection	Cleared	7/31/2019	ABDUL CHEGENI

Contact Information

Contractor Pnr Builders Inc; Lic. No.: 1028148-B 21226 VENTURA BLVD #250 WOODLAND HILLS, CA 91364

Council File: 21-1230-S5



Title
Citywide Housing Incentive Program / Citywide Code Amendment

Date Received / Introduced
10/16/2024

Last Changed Date 02/04/2025
Expiration Date 01/31/2027

Reference Numbers
Related Council Files: 21-1230; 21-1230-S1; 21-1230-S3; 21-1230-S4; 21-0972; 23-0172; 24-0147
Case: CPC-2023-7068-CA
Related Cases: CPC-2020-1365-GPA; CPC-2024-387-CA; CPC-2024-388-CA
Environmental: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV2020-6762-EIR-ADD2
City Attorney Report: R25-0033

Pending in Committee
Planning and Land Use Management Committee

Initiated by
Los Angeles City Planning Commission

File Activities

Date	Activity
02/04/2025	Department of City Planning document(s) referred to Planning and Land Use Management Committee.
02/03/2025	City Attorney document(s) referred to Planning and Land Use Management Committee.
01/31/2025	Document(s) submitted by City Attorney, as follows:

Online Documents (Doc)

Title	Doc Date
Attachment to City Attorney Report dated 1-31-25 - Draft Ordinance (Chapter 1A)	01/31/2025
Attachment to City Attorney Report dated 1-31-25 - Draft Ordinance (Chapter I)	01/31/2025

Council Vote Information (5 Votes)

Meeting Date: 12/10/2024
Meeting Type: Regular
Vote Action: Failed Adoption
Vote Given: (5 - 10 - 0)

Member Name	CD	Vote
BOB BLUMENFIELD	3	NO
MARQUEECE HARRIS-DAWSON	8	YES
EUNISSES HERNANDEZ	1	YES
HEATHER HUTT	10	NO
YSABEL JURADO	14	YES
JOHN LEE	12	NO
TIM MCOSKER	15	NO
ADRIN NAZARIAN	2	NO
IMELDA PADILLA	6	NO
TRACI PARK	11	NO
CURREN D. PRICE	9	YES
NITHYA RAMAN	4	YES
MONICA RODRIGUEZ	7	NO
HUGO SOTO-MARTINEZ	13	NO
KATY YAROSLAVSKY	5	NO

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



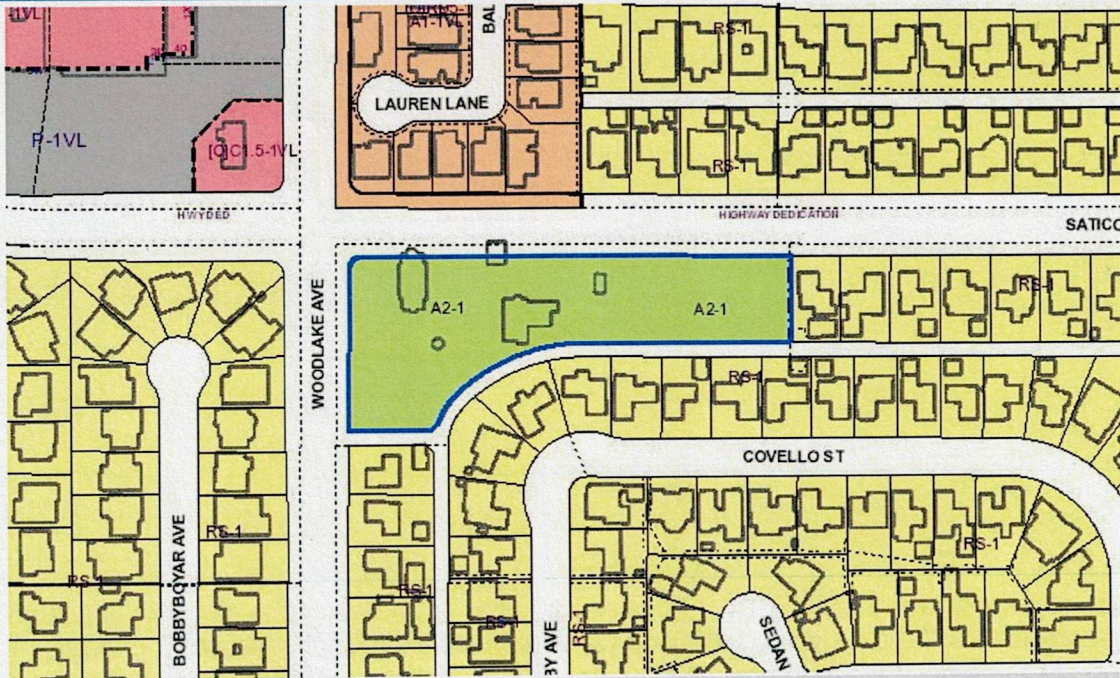
Thursday 2/27/2025 after 8:30 a.m.

City Planning Commission

Van Nuys City Hall
14410 Sylvan Street ,Room 201
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

7556-7572 N. WOODLAKE AVENUE

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Construction, use, and maintenance of a 332 unit, 5-story, 73 foot 2 inch in height, 187,902 square foot, 100% affordable senior citizen housing development reserving 66 units for Moderate Income Household occupancy and 265 units for Low Income Household occupancy for a period of 55 years. One on site Manager's unit will be provided. The project is providing 154 automobile parking spaces; 38 long-term and 19 short-term bicycle parking spaces; 28,800 square feet of open space; and 7,220 square feet of landscaping. A minimum of 83 trees will be provided.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ADM-2024-5202-DB-PHP-VHCA-1A

Environmental Case Number(s):

N/A

Related Case Number(s):

PAR-2024-4645-VHCA
PAR-2024-3365-AHRF-PHP
ADM-2024-5252-DB-PHP-VHCA

Overlay(s):

N/A

Zone:

A2-1

Community Plan Area:

CANOGA PARK-WINNETKA-WOODLAND
HILLS-WEST HILLS

Land Use Designation:

LOW RESIDENTIAL

Assigned Staff Contact Information:

LAURA FRAZIN STEELE, CITY PLANNER
LAURA.FRAZINSTEELE@LACITY.ORG
818.374.9919
VALLEY PROJECT PLANNING,
6262 VAN NUYS BLVD., ROOM 430
VAN NUYS, CA 91401

Council District:

12 - LEE

Appellant/Appellant Representative:

1. CARLOS L. MORALES/ROBERT C. BAKER
2. ERIC ANDERSON
3. JERONNEL BARICAN
4. ROBERT J. BALL

Applicant:

JEFF ZBIKOWSKI, JZ DEVELOPMENT LLC
(APPLICANT)
JILL ROSS MEER AND RON WILLIAM ROSS AS
CO-TRUSTEES OF THE WILLIAM G. ROSS AND
JOY A. ROSS SURVIVOR'S TRUST (OWNER)

Applicant Representative:

JEFF ZBIKOWSKI, JZA
4043 IRVING PLACE, SUITE B
CULVER CITY, CA 90232

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.