



**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, March 11, 2025 @ 6:30 p.m.  
Chaminade College Preparatory – Condon Center 1<sup>st</sup> 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 1<sup>st</sup> 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 meeting minutes of November 12, 2024 & February 10, 2025 | Mrs. Carolyn Greenwood, Secretary                            |
| 5. | Public Comments on Non-Agenda Items                              | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

**Old Business**

- |    |  |   |
|----|--|---|
| 6. | Discussion and possible action regarding a letter of support and additional conditions for the Chaminade Hearing on March 27, 2025 | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Ms. Penny Newmark, Member |
|----|--|---|

7. Discussion and possible action regarding the Woodlake Apartments proposal

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Ms. Penny Newmark, Member  
Project Team for Woodlake Apartments

8. Adjournment – Next meeting April 8, 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](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](mailto: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)



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## WEST HILLS NEIGHBORHOOD COUNCIL

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

TUESDAY, November 12 2024 @ 6:30 P.M.  
Chaminade College Preparatory – Condon Center 2nd Floor  
2341 W. Cohasset Street, West Hills, CA 91304

1. Call to Order at 6:35 P.M. by Co-Chair Char Rothstein.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Carolyn Greenwood, Kim Koerber, Saif Mogri, Penelope Newmark, Steve Randall (AB2449 and Charlene Rothstein.

Cole Smith became a member of the Zoning and Planning Committee

Committee Members Absent: Faye Barta, Dan Brin, Carolyn Proppert, Bill Rose, Myrl Schreibman, Anthony Scearce and Joan Trent

3. There comments from the Co-Chair(s). Char stated that she had no comments but an update on the Chaminade expansion was that on December 19th and appeal was filed by Creed LA.
4. Minutes from October 8, 2024 were approved.
5. Public Comment on Non-Agenda Items: None

#### **New Business:**

8. Discussion and possible action regarding a proposal for a 1,375 sq ft Drive through Starbucks Coffee Shop located at 23717 Victory Blvd. (west of Platt and site of the former Pizza Hut)

Ryan Abraham, representing the owners, provided a preliminary presentation of the proposed project. He attempted to provided the presentation via zoom that unfortunately did not work. He spoke about the parking – it will be left as it is; the que – which will

hold 13 cars; trash – it will be covered; access – walkup and pickup windows; sound – there will be ambient volume level on the order box; hours – 24 (this will be set by the City) and signage – there will be an art piece on the side of the building.

A stakeholder asked if they have contacted the surrounding neighbors. Mr. Abraham stated that notice will be sent out in a 300 ft radius of the project once they have a hearing date (which has not been set).

### **Old Business:**

#### 6. Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at 7566 Woodlake

Char stated that there was a posting on Face Book regarding this project but a couple of things were incorrect. The project is in the proposal stage; a plan has not been submitted yet. This Committee did take a position on the project and have submitted our opposition to the proposal. Char stated that on 10/23/24 package with statement, petition with over 300 signatures and other documentation in opposition to the project was delivered to the City. She and Penney met with the Executive Officer at Senator Sterns' office and presented the same information. Char went on to explain that this project is different and the final decision will be made by the Executive Director. Everything is posted on the WHNC website.

There was much discussion of what steps stakeholders could take and how to approach continued opposition to this project. Stakeholders need to continue sending comments to Laura Frazin-Steele, City Planner, regarding opposition to this project.

#### 7. Discussion and possible action regarding the DRAFT SW 2024-2025 Community Plan and the Citywide Housing Incentive Program (CHIP) and Council File 21-1230-S5

Item not discussed.

#### 9. The meeting was adjourned by Char at 8:30 p.m



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## WEST HILLS NEIGHBORHOOD COUNCIL

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

TUESDAY, February 10, 2025 @ 6:30 P.M.

Chaminade College Preparatory – Condon Center 2nd Floor  
2341 W. Cohasset Street, West Hills, CA 91304

1. Call to Order at 6:30 P.M. by Co-Chair Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Carolyn Greenwood, Kim Koerber, Saif Mogri (AB2449), Penelope Newmark, Steve Randall (AB2449), Bill Rose, Charlene Rothstein and Joan Trent

Committee Members Absent: Dan Brin, Carolyn Proppert, Myrl Schreibman, Anthony Scarce and Cole Smith

3. There comments from the Co-Chair(s). Char stated that the Starbucks located at Victory and Platt would be on next month's agenda. She also advised that she has been in contact with the City and the City Plan for the West Valley is still in the discussion phase and although we have stated a position on this subject, it will be on next month's agenda. We really should restate our position/opposition to certain changes.
4. Minutes from December 10, 2024 were approved.
5. Public Comment on Non-Agenda Items: None

#### **New Business:**

6. Discussion and possible action on a sober living facility located at 7519 Chaminade Ave., West Hills

Char and Bill have not been able to get any information on whether this is a sober living or not. Bill stated that they have built an ADU and a junior ADU on the property. The regulations for a sober living facility are not very clear. It appears that only when

neighbors complain can action be taken. Stakeholders asked if it is permitted so close to a school and a park. The committee will have to see if they can obtain further clarification.

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

Penny stated that the City Council voted to approve this Council File which boost housing development in exsisting high density residential neifhborhoods and along commercial corridors, while leaving single family zones largely untourched. It has now gone to the Mayor. All the background on this matter is posted on the WHNC website.

### **Old Business:**

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

Penny advised that there is a public hearing on this matter on Thursday, 2/27/25 after 8:30 on this matter in Van Nuys. Char stated that it was urgent that as many as could attend this hearing. It was explained that it was not known at what time this item would be heard and if all present would have the opportunity to speak. It is possible that only those who have filed an appeal will be allowed to speak. There was much discussion of possible reasons that could be raised at the meeting in opposition to this project. Stakeholders need to continue sending comments to Laura Frazin-Steele, City Planner, regarding opposition to this project.

It was brought up that Senator Weiner is sponsoring SB79 which is a bill that would again impact the City's zoning and building control.

Char advised that, although we have approved sending a letter on this matter, She would like to send an additional letter. The motion was made and approved to send the additional letter.

9. The meeting was adjourned by Bill at 8:00 p.m

# Notice of Public Hearing

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



Traducción  
번역 • 翻譯  
Pagsasalin  
Թարգմանություն



**March 27, 2025 after 8:30 a.m.**

City Planning Commission

Van Nuys City Hall  
14410 Sylvan Street, Council Chamber, 2nd F  
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](https://planning4la.org/hearings) for the meeting agenda.



## Project Address

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

**7500 North Chaminade Avenue** (7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street 7619-7629 North Woodlake Avenue), West Hills, CA 91304

## Proposed Project

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

The project involves the expansion of an existing high school campus with no increase in student enrollment. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) a new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a floor area ratio (FAR) of approximately 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事项 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

### The City Planning Commission shall consider:

#### CPC-2023-1254-VZC-HD-ZAD-ZAA

1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from the (Q) C1-1VL and P-1VL zones to the (T)(Q)C2-1 Zone on the new North Campus;
2. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow for existing 8-foot-tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and for the construction of a new 8-foot-tall-fence and vehicular gate within the front yard (along Cohasset Street) on the Main Campus, in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone pursuant to LAMC Section 12.22 C.20(f);
3. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination, to allow for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within 0-199 feet of lots zoned RW1 or more restrictive pursuant to LAMC Section 12.21.1 A.10;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the following:
  - a. A maximum building height of 48 feet for the new Multistory Building on the Main Campus, in lieu of 45 feet otherwise permitted in the A1 Zone pursuant to LAMC Section 12.21.1; and
  - b. The encroachment of a proposed above-grade pedestrian bridge and associated support structures into the required front and side yard setbacks in the RS and A1 zones on the west side of Saticoy Street, and reduced setbacks along Cohasset Street (front yard) and along the easterly property lines (side yards) in the A1 Zone for existing encroaching structures (bleachers and buildings) to remain on the Main Campus, in lieu of the setbacks otherwise required pursuant to LAMC Sections 12.07.1 C and 12.05 C; and

#### CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

1. Pursuant to LAMC Section 12.24 M, a Plan Approval to allow the continued use and operation of an existing High School in the A1 and RS zones and the expansion of the High School to the property located across the street (North Campus), and to modify certain conditions of the original Conditional Use grant under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR.

### The City Planning Commission will also consider the Appeal of the September 18, 2024 Deputy Advisory Agency's Determination which: VTT-84101

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program; and
2. Approved, pursuant to LAMC Sections 17.03 and 17.15, Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); denied airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus; approved, pursuant to LAMC Section 17.13, a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus; and approved pursuant to LAMC Section 17.11, a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street.





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## Case Information

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

### Case Number(s):

CPC-2023-1254-VZC-HD-ZAD-ZAA;  
CPC-2009-1477-CU-ZV-ZAA-SPR-PA1; VTT-84101-1A

### Environmental Case Number(s):

ENV-2023-1255-MND

### Related Case Number(s):

### Overlay(s):

N/A

### Zone:

A1-1, RS-1, [Q]C1-1VL, and P1-1VL

### Community Plan Area:

Canoga Park - Winnetka - Woodland Hills -  
West Hills

### Land Use Designation:

Very Low Residential, Low Residential, and  
Neighborhood Office Commercial

### Assigned Staff Contact Information:

Esther Ahn, City Planner  
Esther.Ahn@lacity.org  
(213) 978-1486  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

### Council District:

12 - Lee

### Applicant:

Robert S. Webb, Chaminade College  
Preparatory

### Appellant:

CREED LA

### Applicant Representative:

Jessica Pakdaman, Rosenheim & Associates, Inc.  
Dave Rand, Rand Paster Nelson

### Appellant Representative:

Andrew J. Graf, Adams Broadwell Joseph &  
Cardozo

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## 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 within 500 feet of 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.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled 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.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - 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. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - 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 agenzized here, 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.

**Accommodations** - 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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)-978-1300, the Commission Office Main Line at (213) 978-1300 or by email at [cpc@lacity.org](mailto:cpc@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

West Hills Neighborhood (WHNC) Council Zoning & Planning

August 22, 2024

Additional Proposed Conditions

Chaminade Expansion Proposal

Case #CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, Cpc-2023-1254-VZC-HD-ZAD-ZAA

Landscaping on the North Campus:

- 1) To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- 2) To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.
- 3) To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- 1) Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- 2) We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- 1) The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.
- 2) The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.

**Woodlake Apartments**  
**Case No. ADM-2024-5202-DB-**  
**PHP-VHCA**

Applicant: Jeff Zbikowski (JZ Development LLC)

Presented By: Patterson & O'Neill, PC

811 West 7th Street, Suite 1200

Los Angeles, CA 90017



Project Site



# Design of the Project

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- Mediterranean/Spanish style
- Residential entrances along Woodlake Avenue
- Effort to reduce mass

