



**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, April 8, 2025 @ 6:30 p.m.**  
**Chaminade College Preparatory – Condon Center 2<sup>nd</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 2<sup>nd</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 March 11, 2025 | Mrs. Carolyn Greenwood, Secretary                            |
| 5. | Public Comments on Non-Agenda Items       | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

#### **New Business**

- |    |  |  |
|----|--|--|
| 6. | Discussion and possible action including a Community Impact Statement (“CIS”) on City Council File 25-0002-S19 | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
|----|--|--|

7. Discussion and possible action on recent CA Legislative Bills

Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Ms. Penny Newmark, Member

8. Adjournment – Next meeting May 13, 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, March 11, 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 6:40 P.M. by Co-Chair Bill Rose
2. Quorum was established.

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

Committee Members Absent: Seif Mogri, Myrl Schreibman and Anthony Scearce

3. There comments from the Co-Chair(s). Char stated that there were two bills being considered, SB 79 and SB677. She encouraged everyone to read and comment on them. Also the deadline to comment on the Charter changes is March 28, 2025.

She stated that the Starbucks located at Victory and Platt would be on next month's agenda.

4. Minutes from November 12, 2024 and February 10, 2025 were approved.
5. Public Comment on Non-Agenda Items: None

### **Old Business:**

6. Discussion and possible action regarding a letter of support and additional conditions for the Chaminade Hearing on March 27, 2025.

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.

## 7. Discussion and possible action regarding the Woodlake Apartments Proposal

Three representatives of the owners were present, Ryan Patterson, Jeff McConnell and Jeff Zbikowski. They presented copies of rendering and layout of proposed project. They also went over what the proposed project would entail. Project would consist of 332 units (1 and 2 bedroom); there will be an onsite manager; it will have five (5) elevators; there would be 154 parking spaces (although under current regulations are required to provide none), they will be extending the sidewalk and planting 94 trees.

After the presentation there were many questions and discussion. Some of the questions were:

- 1 – What are the rents going to be – don't have that information yet, will be worked out.
- 2 – Will you utilize Section 8 – hasn't been investigated.
- 3 – What are the responsibilities of the on site manager – to soon to know exactly.
- 4 – What about security – building is gated and requires a keyfob to enter
- 5 – Sidewalks – The sidewalk will be partially developed along Woodlake – smaller

piece

On Saticoy.

- 6 – Widening Saticoy – they will not be widening Saticoy.
- 7 – Will there be egress on Royer – Both egress and ingress will be on Saticoy. There will be a gate that leads to Royer.

It was also pointed out that as this five story building is being designed for senior citizens that

they have thought of how to evacuate the tenants in case of an emergency as they would not

be able to utilize the elevators.

Stakeholder, Chris Rowe, stated that the site is in a high Radon area and hopes it will be tested.

Char thanked the representatives for being present and stated that we hope to have Continued communication going forward and sharing as the process goes forward.

9. The meeting was adjourned by Bill at 8:02 p.m

# RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, the City of Los Angeles recognizes the importance of addressing the availability of affordable housing in a fair, equitable, and community-focused manner; and

WHEREAS, existing law under SB 375 (Steinberg, 2005) encourages coordination of housing and transportation policy, with greater land use intensity and more housing near transit. Additionally, under AB 2097 (Friedman, 2022) and AB 2011 (Wicks, 2022), existing law preempts certain local land use restrictions that limit housing near transit and allows greater densities near transit; and

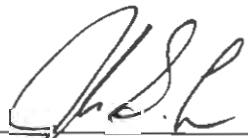
WHEREAS, SB 79 establishes new state zoning standards around train stations and major bus stops (bus rapid transit stops) that allow for multi-family homes up to seven stories near immediately surrounding major transit stops, with lower height standards extending up to half a mile away from such stops; and

WHEREAS, while the intent of SB 79 may be to address issues around the supply of housing, the bill's provisions further undermines local governance, circumvents local decision-making processes, and imposes unintended burdens on communities; and

WHEREAS, the City of Los Angeles has a strong interest in maintaining, what little remains, of local control over land use and zoning laws to best serve the needs of its residents, ensure community input, and protect the unique character of its neighborhoods while still complying with state housing needs.

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-26 State Legislative Program OPPOSITION for SB 79 (Wiener) unless amended to exempt municipalities with a state-approved and compliant Housing Element.

PRESENTED BY

  
\_\_\_\_\_  
JOHN S. LEE  
Councilmember, 12<sup>th</sup> District

SECONDED BY

  
\_\_\_\_\_

  
MAR 28 2025

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