



Help Guide the Future of West Hills  
**West Hills Neighborhood**  
**Council**



P.O. Box 4670, West Hills, CA 91308-4670

<http://www.westhillsnc.org>

[mail@westhillsnc.org](mailto:mail@westhillsnc.org)

**FINAL**  
**MEETING MINUTES**  
**August 1, 2012**

**Chaminade College Preparatory, 23260 Saticoy Street, West Hills, CA 91304**

**Attendance:**

**Present:** Solomon Bash, Sandi Bell, Dan Brin, Robert Brostoff, Edwin Dockus, Carolyn Greenwood, Donn Howell, Bonnie Klea, Ruwan Kotuwelle, Stephen Lenske, Elliot Maggin, Bill Rose, Charlene Rothstein, Chris Rowe, Ron Sobel, Bobbi Trantafello, Alec Uzemeck, Daniel Wiseman, Joanne Yvanek-Garb, Ed Young and Jacquie Young

**Absent/Excused:** Walter Perfect

**Absent/Unexcused:** Barry Seybert

**Opening Business:**

Co-Chair, Mr. Stephen Lenske established a quorum, called the meeting to order. Mr. Lenske welcomed all those present. He pointed out that anyone wishing to speak tonight must fill out a Speaker Card. Mr. Lenske asked that when completing a Speaker Card that the writing be legible to enable us to get their name correct and to also indicate on which item they wish to speak.

Mr. Lenske advised that we must leave the premises as we found them and that we must adjourn the meeting on time. As a result, comments will be limited to 2 minutes or possibly less depending on the number wishing to speak. Mr. Lenske asked that while someone is speaking that we show him or her courtesy by not interrupting.

**Announcements:**

Field Representative, Mr. Eric Richardson from Council District 12 advised that last Tuesday the Council voted to ban medical marijuana pot shops. More information on the wording of the motion can be found on Council District 12's website. The law will go into effect 30 days after being signed by the Mayor.

Mr. Richardson stated that last week Councilman Englander celebrated his first year in office. Among the accomplishments of Councilman Englander is having the Chatsworth Nature Preserve refilled to preserve its ecosystem.

**Presentation:**

Ms. Chris Rowe introduced Mr. W. Jim Biederman, Program Expert, General Services

Administration. Mr. Biederman was present to provide an update from the Government Services Administration regarding the future disposition of the U.S. Government a.k.a. NASA property at the Santa Susana Field Lab. Mr. Biederman advised that his agency is under pressure from both Congress and the White House to dispose of excess federal property, which includes the NASA property at Santa Susana. Mr. Biederman stated that this is a very complicated involving three steps. The first step is to determine if any other federal agency needs or can use the property. The second step would be to make the determination that the property is accessible and could be given for a project of benefit to the community i.e. a park. The third step would be to sell the property at fair market value. Mr. Biederman advised that they are currently on the first step. The National Parks Services and the Chumash Indians (which is a Federally recognized tribe) have expressed interest in the property. Of course the problem is funding for each of these agencies.

In Mr. Biederman's words NASA is doing the heavy lifting, General Services Administration (GSA) is signing the deed. However, GSA is able to include deed restrictions to protect the environment. Mr. Biederman stated, at this time in the process the community needs to make a decision on what it wants to happen. What GSA is looking for is an earnest effort. The community can decide to work with the National Park Services or with others expressing an interest in the property. This is the community's opportunity to have its voice heard.

Ms. Rowe presented Mr. Biederman with a Certificate of Appreciation from the West Hills Neighborhood Council.

**New Business:**

12-0010 – Discussion and possible action regarding the development of a multiuse assisted living and senior residence at property located at 23200 Sherman Way near the intersection of Woodlake Avenue.

Mr. Lenske stated in light of the number of parties interested on this matter, the Board would discuss this matter first. Mr. Lenske turned the item over to Mr. Bill Rose, Co-Chair of the Planning & Zoning Committee. Mr. Rose advised that the committee has a recommendation but first wanted to offer the Board the opportunity to ask questions concerning the project. One of the owners, Mr. David Spiegel, stated that they have already incorporated some of the suggestions made at the several meetings that have been held with the stakeholders. Mr. Spiegel advised one such change is the façade, which they are now planning to be more of a mission style and better to fit into the surrounding area.

Several stakeholders spoke on the matter:

Ms. Lori Yalem, Mr. Michael McCue, Mr. Mark Sobel, Ms. Judy Eichenbaum, Ms. Bonnie Blanks, Mr. Robert Stec (who stated he was speaking for eight (8) others) and Ms. Kathleen Lovely. While all of them acknowledged the need for assisted living/senior housing they objected to the project as presented because it was too tall, too big, did not fit in with the surrounding area and did not comply with the City plan. Mr. McCue suggested that the project be moved to the top of the hill on the Lederer property.

Mr. Rose advised that the Board needed to vote on this project as the matter was to be heard by the City Planning Department next Tuesday, August 7, 2012. Mr. Rose moved that the Board accept the eight (8) guidelines developed by the Planning & Zoning Committee on this project (see attached). Ms. Charlene Rothstein suggested three friendly amendments. One, that #6 after

property line “and maintain the existing trees at the southern end of Woodlake at the wash” is added. Two, that a #9 be added stating, “That the Assisted Living Facility be limited to 100 beds and the Senior Living Facility have a maximum of 120 beds.” And three, that a #10 be added to state, “To improve Woodlake at Vose, ONLY to a Fire Department approved Hammerhead.” Ms. Chris Rowe then requested that an additional ten (10) amendments be added. #11 Recommend a full CEQUA for all four (4) parcels, #12 That the trees planted be Brisbane box trees, #13 That the project be Leadership in Energy & Environmental Design (LEED) certified, #14 That the project comply with the Low Impact Development (LID) ordinance, #15 That the Historical Preservation Officer be at the hearing, #16 That there be an archeological review of the whole project, #17 That the project have passive solar as well as active solar panels, #18 That there be a methane gas detection system and #19 That there be soil studies on all four parcels and #20 That all historical buildings on the four (4) parcels be preserved and maintained.

At this point the Board was ready to vote but because of pending Board action regarding which bylaws were to be followed, clarification was needed on who on the Board was eligible to vote. Ms. Amelia Herrera-Robles from Department of Neighborhood Empowerment (DONE) advised that while the action was pending all current members of the Board were eligible to vote. Mr. Lenske turned the pending matter over to the Grievance Committee to resolve with DONE and the City Attorney and then called for a vote on the pending item.

The Board accepted all recommendations presented. (19-2-0)

**Old Business:**

**12-0001** – Discussion and possible action regarding proposed censure action to be taken following the Grievance Committee, that there existed factual support regarding four (4) separate grievances filed against West Hills Neighborhood Council Board Member, Mr. Bob Brostoff Grievance Committee Chair, Mr. Donn Howell advised that his Committee had nothing to report on proposed censure action to be taken at this time and the matter was put over to the next meeting.

**Public Comment:**

Board member, Mr. Ruwan Kotuwelle stated in light of the automatic termination of council members he wanted clarification on how absences are counted but as it is in the process of being clarified he is temporarily.

Board member, Ms. Jacquie Young suggested that we have a special meeting to revisit the bylaws. Mr. Dockus advised Ms. Young that we are in the process of reviewing the bylaws and the next meeting of the Committee is next Wednesday, August 8, 2012.

Board member, Mr. Alec Uzemeck stated his sympathy for those who received the automatic termination notice letter and stated when we incorporated the termination process into the bylaws we did not understand the consequences of board members missing more than five (5) meetings.

Board member, Ms. Bonnie Klea stated she didn't understand the need for an excused absence if it was still going to count against you under the bylaws.

Board member, Ms. Chris Rowe stated that she felt terrible for those who received termination letters. Ms. Rowe stated that she kept an attendance record and Joanne was the only one who didn't have six absences and that she encouraged Joanne to submit an application to the board to

fill a vacancy.

Board member, Mr. Dan Wiseman stated he felt it was improper to submit it to the members of the public. Dr. Wiseman went on to provide an update on Government Relations and stated that possibly Ms. Gracye Liu would be the new general manager of DONE.

Stakeholder, Ms. Alisa Smith, the IEA for the Neighborhood Councils' elections, thanked the election committee for all their work. Ms. Smith stated that the ad (developed by Mr. Dan Brin) for our elections would be in Sunday's paper. August 30, 2012 is the closing date for candidate applications. In this election stakeholders are able to vote by mail. Ms. Smith advised that if you are a candidate you must remain at least 100 ft. from the polling place, other than to vote.

Mr. Ed Young passed out a report on the 25<sup>th</sup> Anniversary Celebration/Election and asked that anyone who had questions to contact him. He stated that he is looking for three crew chiefs for this event.

A discussion arose as to when the effective date of the amended West Hills Neighborhood Bylaws, approved by vote of the board and stakeholders at a dully notice meeting on October 26, 2011, became effective. Mr. Lenske referred the matter to the Grievance Committee to report back on at the next meeting following the Committee's seeking guidance from both the Department Of Neighborhood Empowerment and the City Attorney.

#### **Council Announcements:**

Minutes – The minutes of July 11, 2012 and July 19, 2012 were accepted as corrected.

9:55 Meeting adjourned