



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, AUGUST 8, 2023 @ 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.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar, telephonically and in person. All are invited to attend and participate.

- To attend online via Zoom Webinar: Click or paste the following link into your browser: <https://us02web.zoom.us/j/85741642507>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **857 4164 2507**, 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.

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|-----------------------------|--|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Mrs. Carolyn Greenwood, Secretary |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from June 13, 2023 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| <u>Old Business:</u> | | |
| 6. | Discussion and possible action regarding Chaminade College Preparatory High School proposals to the Main (south) Campus 7500 Chaminade Ave, 23241 Cohasset St, and expansion to the North Campus, Saticoy Street and Woodlake Ave (Fields Market shopping center). | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

Presentation By:

Brad Rosenheim & Jessica Pakdaman
Rosenheim & Associates, Inc.

Mr. Robert S. Webb, President
Chaminade College Preparatory

LA Department of Transportation

Question & Answers:

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

7. Meeting Adjournment - Next Meeting September 12, 2023

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 Traduccion: 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

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, JUNE 13, 2023

De Toledo High School

22622 Vanowen Street, West Hills 91307

1. Call to Order at 6:32 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Bkarians, Faye Barta Dan Brin, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce and Joan Trent.

Committee Members Absent: Bob Brostoff, Saif Mogri and Myrl Schreiberman.

3. Comments from the Co-Chair(s): Bill thanked everyone for attending and their patience as we are transitioning from zoom to in-person.
4. Minutes from the March 14, 2023 meeting: The minutes were approved unanimously with two minor corrections.
5. Public Comment on Non-Agenda Items: Stakeholder, Jeff Sacher, read a list of items on the traffic study done on the Chaminade campus expansion that he felt the Committee should review (he will send his questions to Bill for further review). Stakeholder, Esther Corn, who lives behind Chaminade, stated her displeasure with what Chaminade says it will do and what they actually do. Bonnie Klea, as a stakeholder, spoke about the shopping center on Roscoe and Fallbrook where Mission Barrito is located. She stated that they have opened an in-door recycling shop on the property and several of the employees of the other businesses are upset and feel unsafe. (Char stated at Bonnie's request, it can be put on next month's agenda) Stakeholder, Chris Rowe, stated she did not hear the roll call and asked that it be repeated. She also asked who was on the committee (Bill stated that quorum was established and that Chris could find the information on the Committee on the WHNC web-site.)

New Business:

6. Discussion and possible action on a CUB application for the continued sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 3600 sq. foot 7-Eleven convenience market located at 23701 Vanowen Street and Platt Avenue

Bryce Evans, representing the owners, stated that the CUB expired in 2013, unbeknown to the owners. They have since applied to renew it. They have obtained a statement of non-opposition from the Los Angeles Police Department (LAPD) and are asking for a statement of non-opposition from the Committee. Char stated that she verified with LAPD that there have been no incidents at the location. Char moved that a statement of non-opposition be provided. Faye seconded the motion. Motion passed unanimously. Char explained that now the matter would be presented to the Board for approval.

7. Discussion and possible action regarding stakeholder concerns regarding Orcutt Ranch located at 23600 Roscoe Blvd., West Hills

Stakeholders, Malike Shamajel and Arash Jahanbigloo stated that Orcutt Park is hosting weddings and parties every Friday, Saturday and Sunday. While they don't want the venue to stop having events, they want the loud music which lasts until 10 p.m. every weekend to stop. They have spoken to the woman in charge of rental of the venue, who would not give her name, and she stated they are in compliance and no outdoor amplification is allowed. However, what the stakeholders have

witnessed is that while the speakers are inside they are pointed out the windows, thus the sound is amplified outside. Another couple who live behind Orcutt Park stated that they go the mall every Friday, Saturday and Sunday to escape the noise. None of the neighbors have filed a complain with the City. They were trying to engage with the park staff. Stakeholder, Don Thompson suggested they contact the LAPD Noise Abatement Unit as this is definitely a quality of life issue. Char recommended that they file complaints, contact LAPD and bring it back to Zoning and Planning next month. Another suggestion was to start a petiion.

8. Discussion and possible action regarding stakeholder concerns regarding Kadima Day School located at 7011Shoup, West Hills

Committee member, Sandi Bell stated that Kadima is in violation of Article 5 – Amplified Sound and Article 6 – General Noise of the CUP. During the pick up period and at other times, they are using a mega phone to give instructions. Stakeholders, Don and Genevieve Thompson stated that it has become a problem and is definitely disturbing the neighbors. Stakeholder, Cameron Potts stated that he and his wife work from home and those attending zoom calls have quested what was the sound they are hearing. Dr. Steven Lords stated that the use of a mega phone will be stopped immediately. They will find another way. He went on to say that the inability to use amplification will interfere with the current project of developing an emergency system for the safety of the children. Several stakeholders and committee members said that an emergency system is quite another matter and no one would object to such use in an emergency.

9. The meeting was adjourned by Bill at 7:25 p.m

**EXPEDITED
PROCESSING
CASE**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED 1 Eligible

Case Number CPC-2023-1254-VZC-HD-ZAD-ZAA

Env. Case Number ENV-2023-1255-EAF

Application Type Vesting Zone Change / Height District Change / Zoning Administrator's Det / Zoning Administrator's Adjustment

Case Filed With (Print Name) Herton T. Date Filed 2/22/23

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Main Campus: 7500 Chaminade Ave., 23241 Cohasset St., 23260 Saticoy St.
Street Address¹ North Campus: 23217-23255 Saticoy St., 7619-7629 Woodlake Ave. Unit/Space Number N/A
Main Campus: Lot FR 1, Tract 26072; Lots FR 19 & FR 35, Tract 2500;
Legal Description² (Lot, Block, Tract) North Campus: Lot 1, Arbs 2-4, Tract 25773
Assessor Parcel Number 2027-005-002, -005, -006, -007, -009 Total Lot Area 1,138,941 SF

2. PROJECT DESCRIPTION

Present Use Main Campus: Private High School; North Campus: Commercial Shopping Center
Proposed Use Main Campus: Private High School; North Campus: Private High School
Project Name (if applicable) Chaminade College Preparatory, High School
Describe in detail the characteristics, scope and/or operation of the proposed project Please refer to "Attachment A"

Additional information attached YES NO

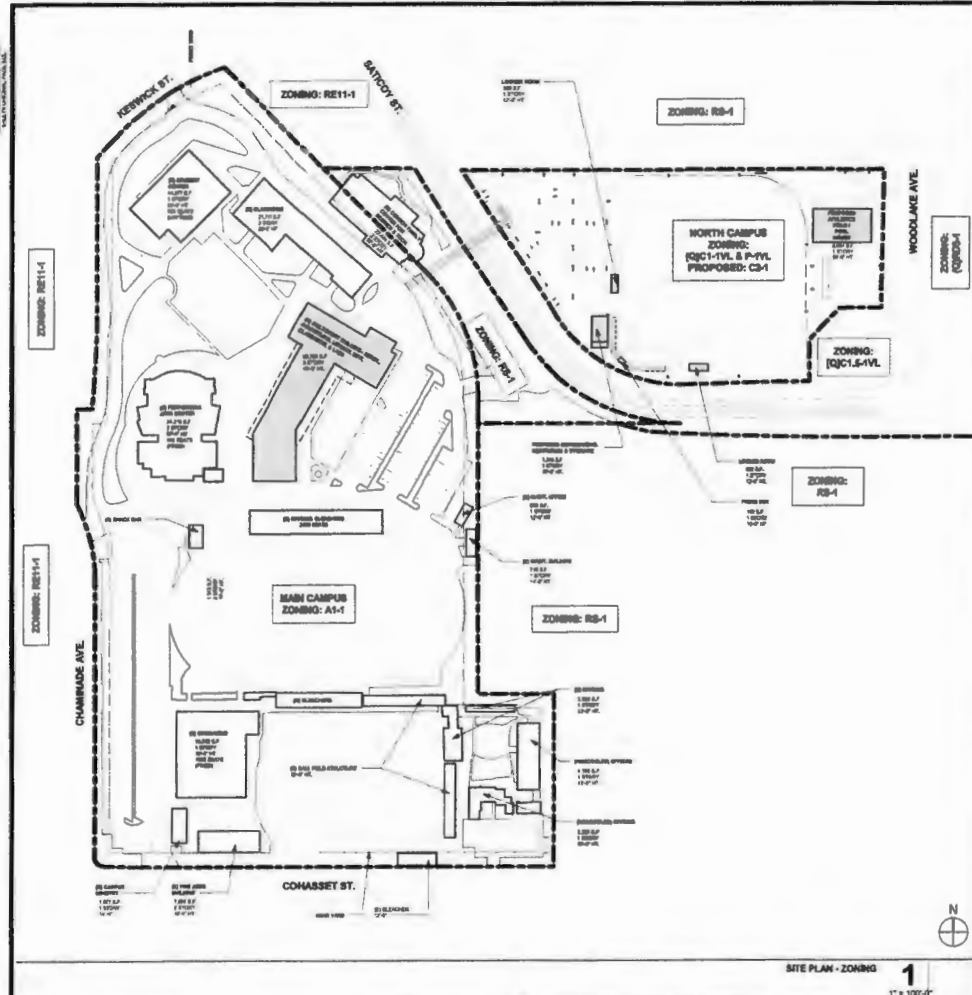
Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)



PROJECT INFORMATION:

PROJECT ADDRESS: MAIN CAMPUS: 7500 CHAMNADE AVE. 23241 CHASASSET ST.
NORTH CAMPUS: 23217-23255, 23260 W SATCOY ST. 7819-7829 N WOODLAKE AVE.

LEGAL DESCRIPTION: MAIN CAMPUS: FR LOT 1, TRACK 28072 / FR LOT 19 & 35, TRACK 2500 ARBS 2-4, TRACK 25773

ASSESSOR PARCEL NO.: MAIN CAMPUS: 2027-005-009, -002
NORTH CAMPUS: 2027-005-005, -006, -007

ZONE: MAIN CAMPUS: A1-1 & RB-1
NORTH CAMPUS: EXISTING: [C2-1-VL & P-VL / PROPOSED: C2-1]

LOT AREA (OVERALL CAMPUS): MAIN CAMPUS: 928,488 SF (REFER TO ALTA SURVEY 21488 PREPARED BY JRM)
NORTH CAMPUS: 210,473 SF (REFER TO ALTA SURVEY 21488 PREPARED BY JRM)
TOTAL: 1,138,961 SF

BUILDING AREA W/ OVERHANG: MAIN CAMPUS: 195,324 SF (185,324 SF + 11,000 SF (OVERHANG))
NORTH CAMPUS: 8,494 SF
TOTAL: 203,818 SF (18% OF LOT AREA)

PAVING / HARDSCAPE: MAIN CAMPUS: 434,474 SF
NORTH CAMPUS: 82,003 SF
TOTAL: 516,477 SF (45% OF LOT AREA)

LANDSCAPE: MAIN CAMPUS: 297,170 SF
NORTH CAMPUS: 119,978 SF
TOTAL: 417,148 SF (37% OF LOT AREA)

PROJECT SUMMARY: MAIN CAMPUS

FLOOR AREA (LAMC Sec. 12.03) 195,324 SF
FLOOR AREA RATIO (FAR): FAR: 185,324 SF (TOTAL) / 928,488 SF = 0.20:1
MAX. BUILDING HEIGHT: PERMITTED : 45' (A1 ZONE, WITH EXCEPTION OF 67' PERFORMING ARTS CENTER); 30' (RB ZONE) / PROPOSED : 45'-0" MAX (NEW CONSTRUCTION)

REQUIRED SETBACKS (FOR STRUCTURES IN A1 ZONE):
FRONT (KEEBWICK ST.) 25'
SIDE (EAST PL.) 20'
SIDE (CHAMNADE AVE.) 20'
REAR (CHASASSET ST.) 20'

PARKING:
EXISTING : 462
REMOVED : 78
PROPOSED : 18
TOTAL : 400

PROJECT SUMMARY: NORTH CAMPUS

FLOOR AREA (LAMC Sec. 12.03) 8,494 SF
FLOOR AREA RATIO (FAR): FAR: 8,494 SF (TOTAL) / 210,427 SF = 0.04:1
MAX. BUILDING HEIGHT: PERMITTED : UNLIMITED / PROPOSED 18'-0" MAX (BUILDING) 45'-0" MAX (ELEVATOR TOWER) 90'-0" MAX (STADIUM LIGHTING)

TRANSITIONAL HEIGHT LIMITATION

DISTANCE	HEIGHT
0' to 40'	20'
30' to 50'	30'
100' to 150'	51'

REQUIRED SETBACKS (FOR STRUCTURES IN C2 ZONE):
FRONT (EAST PL / WOODLAKE AVE.) NA
SIDE (NORTH PL) NA
SIDE (SOUTH PL) NA
REAR (WEST PL / SATCOY ST.) NA

PARKING: PROPOSED: 101

PROJECT SUMMARY: COMBINED

NO. OF CLASSROOMS: 30
FLOOR AREA (LAMC Sec. 12.03) 193,818 SF
FLOOR AREA RATIO (FAR): FAR: 193,818 SF (TOTAL) / 1,128,883 SF = 0.17:1

PARKING: PROPOSED: 501

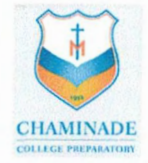
FLOOR AREA BREAKDOWN

	MAIN CAMPUS	NORTH CAMPUS	TOTAL
EXISTING :	166,768 SF	53,929 SF	210,697 SF
TO BE REMOVED :	32,204 SF	53,929 SF	-86,133 SF
TO REMAIN :	124,564 SF	0 SF	124,564 SF
NEW :	60,760 SF	8,494 SF	69,254 SF
TOTAL PROPOSED :	185,324 SF	8,494 SF	193,818 SF

NO. OF CLASSROOMS BREAKDOWN

	MAIN CAMPUS	NORTH CAMPUS
EXISTING :	37	NONE
TO BE REMOVED :	17	
TO REMAIN :	20	
NEW :	10	
TOTAL PROPOSED :	30	

AGENCY APPROVAL:



HMC Architects

3561001000

5546 CONCORD STREET
OAKLAND, CA 94612
408.989.9171 www.hmcarchitects.com

DESCRIPTION	DATE

FACILITY:

7500 Chamnade Ave,
West Hill, CA 91304

PROJECT:
CHAMINADE COLLEGE PREPARATORY HIGH SCHOOL

SHEET NAME:
ZONING / PROJECT DATA




CAMPUS PLAN

DATE: 8/28/2017 CLIENT PROJ. NO.:
INSET:

A1.00



**VESTING TENTATIVE TRACT NUMBER 84101 - VESTING ZONE CHANGE-HEIGHT DISTRICT CHANGE
CONDITIONAL USE PLAN APPROVAL - ZAA - ZAD - E.A.F.**

-  MAIN CAMPUS
-  NORTH CAMPUS
-  SAME OWNERSHIP NOT A PART

THOMAS BROTHERS
Page: 529 Grid: F-4

ASSESSOR PARCEL NUMBER: MAIN CAMPUS - 2027-005-(002,009)
NORTH CAMPUS - 2027-005-(005-007)

LEGAL
"SEE APPLICATIONS"

SITE ADDRESS: MAIN CAMPUS: 7500 CHAMINADE AVE
23241 COHASSET ST
23260 SATICOY ST
NORTH CAMPUS: 23217-23255 SATICOY ST
7619-7629 WOODLAKE AVE

CD: 12
CT: 1344.22
PA: CANOGA PARK-WINNETKA
WOODLAND HILLS WEST HILLS
USES: FIELD/RECORD

CASE NO:
SCALE: 1" = 200'
D.M.: 186B093, 186 097
189B093, 198B097

CONTACT: ROSENHEIM & ASSOCIATES

PHONE: 818-716-2797


DATE: 02-02-2023
Update: _____

NET AC:
MAIN = 21.188 / 24.232
NORTH: 4.831

QMS:23-029

 **Quality Mapping Service**
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7849 - Fax (818) 997-0351
qmapping@qesqms.com