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**WEST HILLS NEIGHBORHOOD COUNCIL**

**JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA**

**Tuesday, February 13, 2024 @ 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/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<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 minutes from January 9, 2024   | Mrs. Carolyn Greenwood, Secretary  |
| 5.                          | Public Comments on Non-Agenda Items  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair   |
| <b><u>Old Business:</u></b> |  |  |
| 6.                          | Discussion and status update on the proposed Chaminade Expansion at the Fields Market site   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Ms. Penny Newmark, Member<br>Mr. Tony Scearce, Member<br>Ms. Barbara Kogen, Member |
| 7.                          | Discussion and possible action on proposing a subcommittee to work with United Neighbors and on a "Planning Vision" for West Hills | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair   |

8. Suggestions for future agenda items

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

9. Adjournment - Next meeting Tuesday, March 12, 2024

**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.

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**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 \(ENS\)](#)

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**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 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](mailto:Michelle.Ritchie@westhillsnc.org)



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## WEST HILLS NEIGHBORHOOD COUNCIL

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

**TUESDAY, January 9, 2024 @ 6:30 P.M.**

**Chaminade College Preparatory – Condon Center 1<sup>st</sup> Floor**

**2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:43 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Carolyn Greenwood, Saif Mogri, Bill Rose, Charlene Rothstein and Genevieve Thompson.  
Penelope Newmark arrived at 7:25.

Committee Members Absent: Steve Randall, Anthony Scearce, Myrl Schreibman and Joan Trent.

Other Board Members Present: Carolyn Propert and Brad Vanderhoof

3. Comments from the Co-Chair(s): Char advised that the Zoning and Planning Sub-Committee are meeting with Council District 12 (CD12) on January 16, 2024 regarding the proposed Chaminade expansion. She advised that a Mitigated Negative Declaration (MND) has been done. She encouraged that any remarks/suggestions or complaints regarding the MND be directed to Trevor Martin. Mr. Martin is going to be the Hearing Officer for first meeting on this matter.

Char advised that the sub-committee composed a letter to Chaminade with copies to Council District 12, City Planning and the Department of Transportation (DOT). The letter outlined the discrepancies in reports related to the project. It also listed conditions/changes that the community has voiced to date. The letter can be found on the West Hills Neighborhood Council's website.

Char stated that the purpose of this meeting is to get additional input from the community on statements in the letter or ways the project can move forward with the least impact on the surrounding community.

4. Minutes from the October 10, 2023 meeting were approved with two corrections.
5. Public Comment on Non-Agenda Items: None

**Old Business:**

6. Discussion and possible action on the Chaminade proposed expansion, including an update on this case and the status of the Mitigated Negative Declaration (MND).
  - The committee also seeks additional community input on the proposal

Jeff Sacher gave input to explain how the sub-committee developed the letter and how important it is that the community be present at hearings and speaking up.

Chris Rowe stated that we should be requesting an Environmental Impact Report (EIR) instead of a MND because of the size of the project. Char stated she will enquire into what the requirements to request an EIR are.

Bill suggested that a petition from the stakeholders is more powerful than individual emails.

Stewart, owner of the auto repair shop, stated that Chaminade has “not been a good neighbor.” He stated that he has contacted the school regarding the students jaywalking across Saticoy (he even has video) and nothing was done. He cited other times he contacted the school.

Linda stated that she is opposed to more lights and traffic. She feels there is not enough parking and is against parking in the neighborhood. She is willing to help with circulating a petition.

Mark Jensen is opposed to the current expansion as presented. He stated he couldn't find the letter Char spoke about and stated that he should not have to dig to find it.

7. The meeting was adjourned by Bill at 7:40 p.m



### **What you are requesting:**

MND (Mitigated Negative Declaration) Report signifying the project's location, size, height, operations or other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

### **Why the MND is important:**

You will have the opportunity to review this report. There is only a 20-day comment period to voice objections to specific features in the Chaminade expansion plans once the MND is published.

### **How to request the MND:**

Email Trevor Martin, L.A. City Planning Associate

To: [trevor.martin@lacity.org](mailto:trevor.martin@lacity.org)

Subject: West Hills/Chaminade Expansion/Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA

I am a resident of West Hills interested in Chaminade College Preparatory's expansion plans. Please send me a copy of the Mitigated Negative Declaration (MND) as soon as available.

Email address: *your email address*

I would appreciate receiving a return email that this request has been received and the MND will be sent. Thank you for your help.

Regards,  
*Your full name*

### **What's next:**

A joint hearing (held remotely) to address the \*Vesting Tentative Tract as well as the overall project. The hearing is intended to obtain public testimony on the project's environmental impact and on the MND. A date has been tentatively set in February. When confirmed it will be posted on the WHNC website. Please participate in the hearing and don't miss this very important opportunity to express your opinion!

*\*A "vested right" protects developers from government attempts to revoke prior or inferred permission to proceed with a particular development project.*



# West Hills Neighborhood Council

*"It's our neighborhood.  
Let's build a community."*

February 7, 2024

## OFFICERS

Charlene Rothstein

*President*

Faye Barta, J.D.

*Vice President*

Brad Vanderhoof

*Secretary*

Carolyn Greenwood

*Treasurer*

Saif Mogri

*Controller*

Mr. Robert Webb, President  
Chaminade College Preparatory  
7500 Chaminade Avenue  
West Hills, CA 91304

**Re: Expansion/Development for New Campus -Corner of Woodland & Saticoy Street  
Updating Facilities at Current High School Campus – 7500 Chaminade Avenue  
CASE NO. CPC-2023-1254-VZC-HD-ZAD-ZAA**

## BOARD OF DIRECTORS

Aida Abkarians

Ian Afazeli

Faye Barta

Sandi Bell

Clarice Chavira

Carolyn Greenwood

Glenn Jennings

Randhara Kotuwelle

Vinura Kotuwelle

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Saif Mogri

Mark Neudorff

Penelope Newmark

Joe Ourfalian

Alejandro Phillips

Carolyn Poppert

Bill Rose

Charlene Rothstein

Miriam Schimmel

Joan Trent

Brad Vanderhoof

Joanne Yvanek-Garb

Zhelbert Zohrabian

Dear Mr. Webb:

We would like to thank you and your staff who attended the January 16 meeting at Council District 12 office along with Brad Rosenheim, his staff and representative West Hills stakeholders to address some of the project concerns and recommendations in our letter of September 21, 2023.

Last week the West Hills Neighborhood Council (WHNC) Zoning & Planning Sub-Committee met again regarding the proposed Chaminade expansion/development and agreed upon numerous issues that we have concluded are necessary to preserve the unique character of our community. The following list is considered top priority to be addressed first. Further discussions will address other identified issues.

### **Issue Number 1 -Zone Changes**

- Applicant Chaminade College Preparatory requested a zone change to C2-1 with R4 for the North Campus
- WHNC Zoning & Planning Committee supports zone change to C1-1VL-CUP a along with covenant agreement and variances; all conditions from the South campus to be applied to the North campus.

### **Issue Number 2 - Athletic Field/Aquatic Center\***

- Ballfield-location change; request for 15-foot setback same as main campus
- Score board –location change; request luminescence information
- Games -request attendance numbers and how often games are scheduled

## PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

## EXECUTIVE DIRECTOR

Michelle Ritchie

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- PA system- request noise level in decibels and how often the PA system is used during games
- Two Batting cages -request location change, noise level in decibels, how often and when they will be used
- Light poles- request increased setback from neighboring properties and reduced height
- Marching band-request clarification on number of year-round days and practice/ use hours
- Pool/Aquatic Center- request complete enclosure in a building for noise reduction and safety purposes; there should be a 15-foot setback for this building

\*We are requesting detailed plans for the ballfield, bleachers, score board, batting cages, lights, etc.

### **Issue Number 3 – Traffic Management**

- Re-address traffic plans during mornings, afternoons and evenings, including game days, to help mitigate resident concerns.
- Reduce/eliminate Chaminade parking on residential streets surrounding both North and South Campuses.

### **Issue Number 4-Complaint Line**

- Immediately active dedicated 24-hr complaint line with visibility of phone number on Chaminade website; logging of all complaints on call reports to be sent to WHNC at the end of each month for community oversight; Complaint Line Procedures document to be delivered to WHNC no later than February 13, 2024

We look forward to continuing discussions at the next meeting at the Council District 12 office on Tuesday, February 13 at 2:00pm. If you have any questions, please do not hesitate to contact us.

Respectfully Submitted,

*Bill Rose*

Bill Rose, Co-Chair  
Zoning & Planning Committee

*Charlene Rothstein*

Charlene Rothstein, Co-Chair  
Zoning & Planning Committee

cc: Councilmember John Lee, Council District 12  
Hannah Lee, Chief of Staff, Council District 12  
Dan Rosales, Planning Director, Council District 12

Janet Koller, Chaminade College Preparatory, VP Finance & Operations  
Chris Landon, Chaminade College Preparatory, Director of Facilities

Brad M. Rosenheim, Esq, President, CEO, Rosenheim & Associates Inc.  
Jessica Pakdaman, Project Manager, Rosenheim & Associates Inc.

Trevor Martin, L.A. City Planning  
Claudia Rodriguez, City Planner  
Vicente Cordero, LADOT



Char Rothstein &lt;charwhnc@gmail.com&gt;

## United Neighbors Update

1 message

Maria Pavlou Kalban <mpkalban@gmail.com>  
To: Maria Pavlou Kalban <mpkalban@gmail.com>  
Bcc: charwhnc@gmail.com

Thu, Feb 1, 2024 at 2:56 PM

Hi All,

A quick update:

### Housing Element: Yes, R1 is exempt!

We met yesterday with the Deputy Director of Citywide Policy Planning, Director of Planning Policy and Deputy Mayor of Housing and they have confirmed that the **Housing Element maps** will now be released in February and that **R1 zones** (single family) are exempt from any overlays or rezoning. They gave all of us at United Neighbors credit for making our collective, community voices heard loud and clear.

When the revised maps are released, we should all meet again and discuss any issues that we need to take back to Planning during the comment period.

At our meeting we were told that our community maps were shared with Planning and the Mayor. All were very impressed by the willingness of so many communities to engage in finding solutions and how impressive those solutions were.

### The Community Plan Updates

This will be the next area we need to focus on because rezoning and overlays in your community will happen during this process. The Community Plans are how the city moves from the 30,000 ft view of the city (Housing Element) to the ground view (The Community Plan Updates). Make sure you become active participants in this process. Many of you will not see your Community Plans for some time but reach out to your Planning team and ask for periodic updates. We know that those of you that have your Community Plans are not necessarily pleased with the type of engagement you are having with your planning team. We discussed this in our meeting yesterday. They seemed very aware of the issue. The knowledge we have of our communities and the solutions we have identified should lead to good planning. We would like to continue to work together and have periodic check-ins so we can use our collective voices to help each other.

### ED 1 (Executive Directive 1 streamlines process for 100% Affordable housing)

The mayor's office is working on the ordinance that will make **ED 1** permanent. This directive was introduced quickly with few guidelines/restrictions that would prevent harm to communities. We met yesterday with the mayor's ED 1 point person and discussed guidelines we felt were needed based on feedback we have received from many of you with ED 1 projects in your communities. Our meeting was productive, positive and ongoing. Here are some preliminary discussion points we are having: trying to limit waivers to 6 (many of these proposed projects ask for as many as 11 waivers), working to exempt R2 along with R1 and HPOZs, trying to get larger rear setbacks to offer greater buffer to residential neighborhoods and offer the ability to plant trees and we are trying to prevent the conversion of units or spaces to market rate units after approvals are granted. We



are discussing other issues for consideration as well. We will keep you in the loop. State laws play a big role in what can and can't be done. But we will keep pushing for fair outcomes.

We feel we have developed a good working relationship with senior Planning Deputy Directors and Deputy Mayors. Hopefully, we will all continue to communicate freely among ourselves. We need to stay a group that the City sees as reasonable, influential and solution oriented. As many of you might have seen in the LA Times today, there will always be groups that want to go after single-family neighborhoods for no rational reason. The City is working with us but there are a lot of countering voices out there that get their attention too. Let's keep fighting the good fight.

Best,  
Maria, Cindy, Jeff, Marc