



Help Guide the Future of West Hills
West Hills Neighborhood
Council



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FINAL
SPECIAL MEETING MINUTES
February 16, 2012

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

Attendance:

Present: Sandi Bell, Shelly Bright, Dan Brin, Edwin Dockus, Carolyn Greenwood, Donn Howell, Bonnie Klea, Ruwan Kotuwelle, Elliot Maggin, Walter Perfect, Bill Rose, Charlene Rothstein, Chris Rowe, Ron Sobel, Bobbi Trantafello, , Ed Young and Jacquie Young

Absent/Excused: Solomon Bash, Robert Brostoff, Stephen Lenske, Barry Seybert, Yoav Shalev, Jeffrey Shapiro, Daniel Wiseman and Joanne Yvanek-Garb

Opening Business:

Co-Chair, Mr. Edwin Dockus established a quorum, called the meeting to order. Mr. Dockus explained that this is a special meeting called for the express purpose of allowing everyone to be heard on the subject of the potential establishment of the New Community Jewish High School at 22622 Vanowen Street, West Hills, the site of the current JCCA. Mr. Dockus went on to explain that the meeting was originally scheduled for February 6th at the JCCA. However, the City Attorney advised the WHNC that the meeting could not be held at the JCCA because of the Brown Act and therefore was rescheduled.

Mr. Dockus also explained that Board Member, Chris Rowe is to speak first and then she must recuse herself as advised by official letter from the City Attorney.

Mr. Dockus advised that we have a timed agenda to facilitate this meeting. Mr. Dockus moved that the timed agenda be approved. Motion passed with fourteen (14) ayes and one (1) abstention.

Presentation:

Board Member and Planning & Zoning Chair, Mr. Walter Perfect stated that this fifteenth meeting being held on this matter. The New Community Jewish High School has held numerous meetings with various interested parties. Mr. Perfect explained that the majority of the Planning & Zoning Committee recommendations have been incorporated into The NCJHS (CUP).

Mr. Walter Perfect introduced Mr. Fred Gaines from Gaines & Stacey LLP. Mr. Gaines representing the NCJHS began to speak about the two homes that were purchased by donors and that there will be almost no exterior physical changes to the existing property. Mr. Gaines went on to explain that all cars are to be queued on site and how they plan to use the current bus system that is in place at the school's current location. Mr. Gaines stated that there were not many differences between the school's conditions of approval and that of the Council. He advised that the first public hearing on the matter is on March 6, 2012 at Van Nuys City Hall. It will then have to go before the City-wide Planning Commission.

Board Member, Ms. Chris Rowe spoke as a Faust neighbor of the JCCA and that she is opposed to the project. Ms. Rowe then recused herself.

Mr. Gaines continued explaining how they arrived at some of the requests in their condition of approval such as the number of people allowed on site in Item #1. Mr. Gaines stated that the current nursery school has been eliminated relieving the need for additional parking spaces. Once the plan is approved the site will close in June for about one (1) year. Mr. Gaines explained the current hours of operation at the school's present location and the need for modification of those hours to continue to operate the Community Center. Mr. Gaines stated that as a private school they have the power to enforce a Code of Conduct while public schools cannot.

Mr. Gaines advised that originally they were planning to demolish the two homes on Vicky but after meeting with the neighbors, they are now will to agree not to demolish the homes for three (3) years and at that time will reapply. They will maintain the homes to the standards of the neighborhood.

Public Comment:

Stakeholder, Mr. Donald Cramer stated that the land should be strictly R1 use. He feels the Vicky homes should be removed from the CUP and the project should just start with the high school.

Stakeholder, Ms. Sally Neely stated she is concerned about where the buses will be parked during school hours and what is the emergency evacuation plan.

Stakeholder, Mr. Bruce Rowe stated he is opposed to the NCJHS moving to the site. He wants a 10 to 12' wall on the Faust side and the school should have normal hours of operation.

Stakeholder, Mr. David Marcus stated that the high school is a welcome guest at Shomrei Torah and when the school moves they want to incorporate as many of the JCCA activities as possible.

Mr. Michael Greenfeld, President of the NCJHS Board of Trustees, stated they thought the houses on Vicky were needed to create additional parking but with the elimination of the nursery school this is not necessary.

Stakeholder, Ms. Michelle Richie read a letter from Board President, Mr. Stephen Lenske who could not attend the meeting because of the pending allegations in support of the neighbors and what is best for West Hills.

Stakeholder, Mr. Ruwan Kotuwelle stated that he is concerned about those attending the school taking all the parking spaces on Vanowen.

Stakeholder, Ms. Leslie Nelson, a neighbor at the current school location, stated that the school has been a good neighbor and applauds the way they have handled problems.

Stakeholder, Mr. Michael Tudzin on the executive committee at Shomrei Torah, stated that the school is a guest at the site and they have had no problems.

Stakeholder, Ms. Lori Yalem thanked the WHNC and the representatives of NCJHS for their efforts. Ms. Yalem stated that she has a problem with numbers 20A – 20F of the CUP. She is concerned about the extended uses and the extended hours.

Stakeholder, Mr. Richard Yalem stated he is not opposed to the project but is deeply concerned about procedures being in place in case of a terrorist attack.

Co-chair, Mr. Edwin Dockus stated it is now the Board's chance to ask questions or make suggestions:

Board member, Ms. Charlene Rothstein requested two changes. Ms. Rothstein moved that the words '*or leased*' be inserted in # 1 of the WHNC's recommendations/conditions after the words 'The homes may be sold back'. Motion passed unanimously. Ms. Rothstein then moved that #5 of the Council's recommendations be replaced by #7 on the NCJHS Conditions of Approval with the addition of the words '*on the Faust side*'. Motion passed with 11 ayes, 2 nays and 2 abstentions.

Board member, Mr. Ed Young suggested that staggering the classes start times could alleviate #3 on the NCJHS Conditions of Approval.

Motion was made to change the hours of operation on the WHNC recommendations to that of the NCJHS. Motion passed with 13 ayes.

Mr. Dockus moved that the NCJHS project be approved with the stipulated recommendation/conditions of the WHNC. Motion passed unanimously.

9:00 p.m. Meeting adjourned