



**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, December 10, 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.

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 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 special meeting minutes of November 12, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

Old Business

- | | |
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| 6. Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at 7566 Woodlake | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |
| 7. Adjournment – Next Meeting TBD | |

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

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 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



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, November 12 2024 @ 6:30 P.M.

Chaminade College Preparatory – Condon Center 2nd Floor

2341 W. Cohasset Street, West Hills, CA 91304

1. Call to Order at 6:35 P.M. by Co-Chair Char Rothstein.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Carolyn Greenwood, Kim Koerber, Saif Mogri, Penelope Newmark, Steve Randall (AB2449 and Charlene Rothstein.

Cole Smith became a member of the Zoning and Planning Committee

Committee Members Absent: Faye Barta, Dan Brin, Carolyn Proppert, Bill Rose, Myrl Schreibman, Anthony Scarce and Joan Trent

3. There comments from the Co-Chair(s). Char stated that she had no comments but an update on the Chaminade expansion was that on December 19th and appeal was filed by Creed LA.
4. Minutes from October 8, 2024 were approved.
5. Public Comment on Non-Agenda Items: None

New Business:

8. Discussion and possible action regarding a proposal for a 1,375 sq ft Drive through Starbucks Coffee Shop located at 23717 Victory Blvd. (west of Platt and site of the former Pizza Hut)

Ryan Abraham, representing the owners, provided a preliminary presentation of the proposed project. He attempted to provided the presentation via zoom that unfortunately did not work. He spoke about the parking – it will be left as it is; the que – which will

hold 13 cars; trash – it will be covered; access – walkup and pickup windows; sound – there will be ambient volume level on the order box; hours – 24 (this will be set by the City) and signage – there will be an art piece on the side of the building.

A stakeholder asked if they have contacted the surrounding neighbors. Mr. Abraham stated that notice will be sent out in a 300 ft radius of the project once they have a hearing date (which has not been set).

Old Business:

6. Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at 7566 Woodlake

Char stated that there was a posting on Face Book regarding this project but a couple of things were incorrect. The project is in the proposal stage; a plan has not been submitted yet. This Committee did take a position on the project and have submitted our opposition to the proposal. Char stated that on 10/23/24 package with statement, petition with over 300 signatures and other documentation in opposition to the project was delivered to the City. She and Penney met with the Executive Officer at Senator Sterns' office and presented the same information. Char went on to explain that this project is different and the final decision will be made by the Executive Director. Everything is posted on the WHNC website.

There was much discussion of what steps stakeholders could take and how to approach continued opposition to this project. Stakeholders need to continue sending comments to Laura Frazin-Steele, City Planner, regarding opposition to this project.

7. Discussion and possible action regarding the DRAFT SW 2024-2025 Community Plan and the Citywide Housing Incentive Program (CHIP) and Council File 21-1230-S5

Item not discussed.

9. The meeting was adjourned by Char at 8:30 p.m