



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

TUESDAY, March 11, 2025 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor
2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:40 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Carolyn Greenwood, Kim Koerber, Penelope Newmark, Steve Randall (AB2449), Bill Rose, Charlene Rothstein Cole Smith and Joan Trent

Committee Members Absent: Saif Mogri, Myrl Schreibman and Anthony Searce

3. There were comments from the Co-Chair(s). Char stated that there were two bills being considered, SB 79 and SB 677. She encouraged everyone to read and comment on them. The deadline to comment on the Charter changes is March 28, 2025. Char stated that the Starbucks located at Victory and Platt would be on next month's agenda.
4. Minutes from November 12, 2024 and February 10, 2025 were approved.
5. Public Comment on Non-Agenda Items: None

Old Business:

6. Discussion and possible action regarding a letter of support and additional conditions for the Chaminade Hearing on March 27, 2025.

Char advised that, although we have approved sending a letter on this matter, She would like to send an additional letter. The motion was made and approved to send the additional letter.

7. Discussion and possible action regarding the Woodlake Apartments Proposal

Three representatives of the owners were present, Ryan Patterson, Jeff McConnell and Jeff Zbikowski. They presented copies of rendering and layout of proposed project. They also went over what the proposed project would entail. Project would consist of 332 units (1 and 2 bedroom); there will be an onsite manager; it will have five (5) elevators; there would be 154 parking spaces (although under current regulations are required to provide none), they will be extending the sidewalk and planting 94 trees.

After the presentation there were many questions and discussion. Some of the questions were:

- 1 – What are the rents going to be – don't have that information yet, will be worked out.
- 2 – Will you utilize Section 8 – hasn't been investigated.
- 3 – What are the responsibilities of the on-site manager – too soon to know exactly.
- 4 – What about security – building is gated and requires a keyfob to enter
- 5 – Sidewalks – The sidewalk will be partially developed along Woodlake – piece smaller piece on Saticoy.
- 6 – Widening Saticoy – they will not be widening Saticoy.
- 7 – Will there be exit on Royer – Both egress and ingress will be on Saticoy. There will be a gate that leads to Royer.

It was also pointed out that this five-story building is being designed for senior citizens and they should have thought of how to evacuate the tenants in case of an emergency because they would not be able to utilize the elevators.

Stakeholder Chris Rowe stated that the site is in a high radon area and hopes it will be tested.

Char thanked the representatives for being present and stated that we hope to have continued communication going forward and sharing as the process goes forward.

8. The meeting was adjourned by Bill at 8:02 p.m