



Help Guide the Future of West Hills  
**West Hills Neighborhood**  
**Council**



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**Zoning & Planning Committee/WHNC Board**

## **Minutes**

**June 10, 2014 2012, 6:30 PM**

**Fairwinds, 8138 Woodlake Ave West Hills 91304**

### **Call to order**

Meeting called to order at 6:35 pm by Charlene Rothstein, Co-Chair

Roll was called: Bonnie Klea, Bill Rose, Charlene Rothstein, Alec Uzemeck, Steve Randall, Dan Brin, and Bob Brostoff were in attendance.

### **New Business**

- A Presentation was given by Seth Boots, of KB Home regarding the proposed development of the West Valley Christian Church property located at the north-west corner of Topanga Canyon Blvd and Nordhoff St. in Chatsworth. The proposal is for 72 town homes of approximately 1800 to 2100 sq. ft. each. Approximately 2 ½ acres of the property would become open space. It was pointed out that KB Home does not yet own the property and that they are still in negotiations to purchase it. If this project proceeds, the existing buildings would be demolished. This presentation was given with the knowledge that the project is not in West Hills. However, the developers stated that because it is immediately adjacent to West Hills we ought to be aware of the proposal.

### **Old Business**

- A presentation was given by Mr. Fred Gaines regarding the Lederer property on Sherman Way. He stated that no agreement has been reached, so far, regarding the pending litigation over the property. He also stated that a Settlement Conference has been set, by the court, for August, 2014, and a trial date has been set for January, 2015. In the meantime the developer is going to apply for zoning changes of R-3 and C-2 and a Plan Amendment for the property. This is part of a “backup plan” by the developer in case the litigation and/or negotiations fail to satisfy the developer. This plan would be to build multi-family housing on the west side of the property and “small lot” homes on the east side. The frontage portion of the property would be zoned C-2, ostensibly to make the nursery legal. The proposed community center and park space would not be included in this “backup plan”. It was also mentioned, once again, by a stakeholder, that the majority of residents did not want the community center.

- The item on the agenda regarding discussion and possible action on rules for the committee was tabled to the July meeting.
- No action was taken on the Verizon cell tower proposal.
- The committee was updated on the issues at the Indonesian Bethel Church. Most of the issues have been resolved. Some technicalities regarding the sign in front of the church are still to be resolved, but nothing major.
- Meeting was adjourned at 8:00 p.m.
- A request was made to include the Lederer property on the agenda for July.

Minutes submitted by Bob Brostoff  
Recording Secretary