



## CHATSWORTH NEIGHBORHOOD COUNCIL

P.O. Box 3395, Chatsworth, CA 91313-3395

<http://www.chatsworthcouncil.org>



**Joint Meeting of the Land Use and Equestrian Committee and the CNC Board on the second Tuesday, November 11<sup>th</sup>, 2025, at 6:30 pm.**

### **Location:**

**Chatsworth Train Depot, Community Meeting Room 10038 Old Depot Plaza Road,  
Chatsworth, CA 91311**

All items listed on the agenda below are subject to discussion and possible action by the Chatsworth Neighborhood Council and/or its Committees.

### **AGENDA**

Committee Members: Roxane Bocskay (Chair), John Joseph (Secretary), Shekhar Chikhalikar

Elected Stakeholder Member: Marianne King

#### **1. Main Business**

1. Call to order and roll call of committee members.
2. Motion to review and approve meeting minutes from September 22, 2025.
3. Stakeholder and public announcements on non-agenda items (limited to one minute).

#### **2. Old Business**

Chatsworth Estates Homeowner Association presentation and request to regulate “Party Houses” in Chatsworth. (Postponed for a further date)

Motion to support a Conditional Use Permit and Waiver of Dedication of one foot for a change of use from an office building to a church use, with a day care to be located at 19809 Prairie Street, per Case No. ZA 2025-4186-CU2-WD1 with the following conditions:

- A parking agreement is in hand for the 224 off-site parking spaces located at 19808 Prairie Street.
- Additional parking arrangements for approximately 300 spaces will be sought in writing via an agreement with nearby parking lot(s) before the public hearing for the conditional use.

- That the days and times stipulated for the uses on site per the latest project submittal dated Sept. 3, 2025, shall be adhered to.
- That patio plans are submitted before the public hearing, or that the plans are updated with a footnote on the site plan and landscape plan that clearly states the design of the decks and patios shall not result in the removal or harm of any trees that are proposed to be preserved per the landscape plan. Committee Vote: Unanimous 3-0

### 3. New Business

- Discussion and possible motion to approve two new members to the Land Use and Equestrian Committee: Danny Mansour and Valerie Richards-Feuer
- Planning 101 class for new committee members
- Chatsworth Oak Park (9301 Valley Circle Blvd, Chatsworth, CA 91311) has reopened, featuring a new playground, upgraded pathways, and a hydration station.
- Presentation of Andora Avenue's Troll Brothers development site issues in Chatsworth and complaints by Dr. David Ramey
- Presentation of the Chatsworth Estates Homeowner Association and request to regulate "Party Houses" in Chatsworth by Melinda Rose.
- Discussion of the housing project on the corner of Devonshire Street and Canoga Avenue (Proposal stage)
- Discussion of a Residential Care Facility for the Elderly at 10235 Vassar Avenue, Chatsworth, CA 91311 (Proposal stage)
- LUEC's goal and plan for the Chatsworth
- SB79 is a law now
- CNC letter submission to the Planning Department and Councilman John Lee about our support for the Freedom Church relocation with conditions.

### 4. Board, Stakeholder, and Committee Member Comments.

### 5. Public Comment: One minute per comment, and a total of 10 comments

### 6. Adjournment

GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS: Public Comment for unagendized topics will be limited to one minute. Due to time concerns, public comments will be limited to 10 comments, with a 1-minute time limit per comment per individual.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS AND COMMITTEE MEETINGS Comments from the public on the 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, the issue

raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to one minute per speaker, unless adjusted by the presiding officer of the Board.

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**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 Chatsworth Train Depot, 10038 Old Depot Plaza Road, Chatsworth, CA 91311, and at our website: <https://www.chatsworthcouncil.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 Kristen Shubert email: [President@chatsworthcouncil.org](mailto:President@chatsworthcouncil.org)/ AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required.

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1. Chatsworth Train Depot 10038 Old Depot Plaza Road Chatsworth, CA 91311
2. <https://www.chatsworthcouncil.org/>
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