



**CITY OF  
LOS ANGELES  
CALIFORNIA**



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
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**WEST HILLS NEIGHBORHOOD COUNCIL**

**JOINT BOARD AND ZONING & PLANNING  
COMMITTEE MEETING AGENDA**

**Tuesday, May 13, 2025 @ 6:30 p.m.**

**Chaminade College Preparatory – Condon Center 2<sup>nd</sup> 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 2<sup>nd</sup> 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.

- |    |   |  |
|----|---|--|
| 1. | Call to order   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum  | Mrs. Carolyn Greenwood, Secretary                            |
| 3. | Comments from the Co-Chairs                                 | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve meeting minutes of March 11, 2025 and April 8, 2025 | Mrs. Carolyn Greenwood, Secretary                            |
| 5. | Public Comments on Non-Agenda Items                         | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

**New Business**

- |    |  |  |
|----|--|--|
| 6. | Discussion and possible action regarding the revision of the City Charter including but not limited to Zoning & Planning | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
|----|--|--|

## **Old Business**

7. Discussion and possible action regarding the **DRAFT** Southwest Valley Community Plan (includes West Hills) Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
8. Discussion and possible action regarding Senate Bill 79 and upcoming hearing on May 19, 2025 Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Ms. Penny Newmark, Member
9. Discussion and possible action regarding Zoning & Planning Committee Membership and Operating Rules approved September 12, 2023 Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
10. Meeting Adjournment – Next meeting is June 10, 2025

**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](mailto: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](http://www.westhillsnc.org) You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](http://www.westhillsnc.org)

**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](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://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](mailto:Michelle.Ritchie@westhillsnc.org)



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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: Seif Mogri, Myrl Schreiber and Anthony Scarce

3. There comments from the Co-Chair(s). Char stated that there were two bills being considered, SB 79 and SB677. She encouraged everyone to read and comment on them. Also the deadline to comment on the Charter changes is March 28, 2025. Char also stated that the Starbucks located at Victory and Platt would be on next months 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 – smaller piece On Saticoy.
- 6 – Widening Saticoy – they will not be widening Saticoy.
- 7 – Will there be exet 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, as this five story building is being designed for senior citizens, that they should have thought of how to evacuate the tenants in case of an emergency as 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 resprsentatives for being present and stated that we hope to have continued communication going forward and sharing as the process goes forward.

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



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## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES**

**TUESDAY, April 8, 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 6:42 P.M. by Co-Chair Char Rothstein
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Carolyn Greenwood, Kim Koerber, , Seif Mogri (AB2449), Penelope Newmark, Steve Randall (AB2449), Charlene Rothstein,

Committee Members Absent: Dan Brin, Bill Rose, Myrl Schreibman, Anthony Scarce, Cole Smith and Joan Trent

3. There comments from the Co-Chair(s). Char stated that the hearing on the Woodlake Apartments Proposal went horrible because of the State laws that are now being utilized. However, the project must now go through approvals of several departments such as Building and Safety so hopefully there will be revisions. Char stated that she has spoken to the attorney on the project and he has agreed to meet with a small subcommittee. They plan to ask lots of questions at these meetings.

Char also advised that the Chaminade hearing went well. Chaminade agreed to all of our conditions even the new ones. Char stated that there will probably still be problems that will arise along the way but as long as Chaminade continues with open communications the problems can be handled.

4. Minutes from March 11, 2025 were amended and approved.
5. Public Comment on Non-Agenda Items: None

### **New Business:**

6. Discussion and possible action including a Community Impact Statement (“CIS”) on Council File 25-0002-S19

Char advised that it is great that Councilman John Lee has submitted a Resolution against SB 79. She would like to send a CIS in support of the resolution. The motion was made and approved to send a CIS.

7. Discussion and possible action on recent CA Legislative Bills

Char advised that Sacramento is proposing additional legislation that will impact the City’s control. An outline of the proposed legislative bills is listed on the West Hills website. The only way to stop or mitigate these proposals is to oppose these changes. Information on the government officials to whom you should write/email will also be on the website along with suggestions for letters or comments.

8. The meeting was adjourned by Char at 7:30 p.m.



**ORDINANCE NO. 188303**

An ordinance adding provisions to the Los Angeles Administrative Code related to the establishment of a Charter Reform Commission for the City of Los Angeles.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. A new Chapter 28 is added to Division 8 of the Los Angeles Administrative Code to read as follows:

**CHAPTER 28**

**CHARTER REFORM COMMISSION**

**Sec. 8.330. Commission Establishment and Purpose.**

(a) There shall be in the City of Los Angeles a Charter Reform Commission (the "Commission") that shall have the power, duties, and responsibilities set forth in this Chapter.

(b) The purpose of the Commission is to review the City Charter and develop recommendations for amendments and revisions to the Charter for the consideration of the City Council and Mayor.

**Sec. 8.331. Commission Organization, Powers, and Duties.**

(a) The Commission shall consist of 13 members appointed as provided in Section 8.332.

(b) The Commission shall have the authority to review the entire City Charter. The Commission shall review specific issues and provisions of the City Charter referred to the Commission by the City Council.

(c) The Commission shall solicit input from a wide variety of individuals and organizations, including members of the public, City officials and departments, experts, academics, and others as part of its review process.

(d) The Commission shall develop recommendations regarding amendments and revisions to the City Charter and submit its recommendations to the City Council and Mayor for review and consideration. Any amendment or revision to the City Charter requires the approval of the voters in order to be adopted.

### **Sec. 8.332. Commissioner Selection and Removal**

(a) The Mayor shall appoint four members of the Commission, the President of the City Council shall appoint two members of the Commission, and the President Pro Tempore of the City Council shall appoint two members of the Commission, all subject to the approval of the City Council. The result of this process shall be the appointment of the initial eight members of the Commission.

(b) The initial eight members of the Commission shall establish an application process and develop criteria for the appointment of five additional members of the Commission. These appointments shall be made at a public meeting by a two-thirds vote of the eight initial commissioners and shall be subject to the approval of the City Council. The Commission shall endeavor to ensure that the Commission reflects the City's overall diversity, including its racial, ethnic, sex, gender, sexual orientation, age, income, professional, and geographic diversity. However, formulas and ratios shall not be applied for this purpose.

(c) A person shall not be eligible to serve on the Commission if the person:

(1) is a registered lobbyist;

(2) has contributed to their appointing authority in the four years immediately preceding the person's appointment;

(3) is the spouse, domestic partner, child, parent, sibling, or in-law of any appointing or confirming authority;

(4) has an ownership interest in a business (other than stock in a publicly traded company) that contracts with or seeks discretionary approvals from the City, or personally provides compensated services to the City under a contract; or

(5) serves in an elective City office (service on the board of a Neighborhood Council shall not disqualify a person from serving on the Commission).

(d) A member of the Commission who is appointed by the Mayor, Council President, or Council President Pro Tempore under Subsection (a) may be removed by the appointing authority with Council approval. A member of the Commission who is appointed under Subsection (b) may be removed by a two-thirds vote of the Commission with Council approval.

(e) A vacancy on the Commission shall be filled by the same appointing authority who appointed the previous holder of the vacated position, and the appointment shall be subject to the approval of the City Council.



**Sec. 8.333. Commission Administration, Personnel, and Outreach.**

- (a) A majority of the Commission shall constitute a quorum.
- (b) The Commission shall select one commissioner to serve as the Chair of the Commission. The Commission may designate other officers from its membership.
- (c) The Commission shall have an Executive Director who shall be appointed by the Mayor and President of the City Council, subject to the approval of the City Council.
- (d) The Commission shall be assisted by the offices of the Chief Legislative Analyst, City Administrative Officer, City Clerk, and City Attorney as needed.
- (e) The Commission shall comply with the Ralph M. Brown Act and other applicable open meeting laws.
- (f) Prior to the commencement of its review of the City Charter, the Commission shall develop and transmit to the City Council an Outreach and Engagement Plan to ensure the participation of a wide variety of individuals and organizations in the Commission's review of the City Charter, including community-based organizations, labor organizations, business advocacy organizations, community councils, parent centers, faith-based community groups, local non-profit organizations, and other community groups. The Outreach and Engagement Plan should include a plan for some meetings to be held in the evening after 6 p.m. and for some meetings to be held on the weekend, provide guidelines for live translation in certain languages, and require notice five days prior to a meeting to the extent practicable. The Outreach and Engagement Plan shall include a town hall event in each Council District and provide outreach and presentation materials available in multiple languages. The City Council may provide direction to the Commission regarding the elements of the Outreach and Engagement Plan.
- (g) The Commission's Outreach and Engagement Plan also shall include a dedicated engagement process for the participation of the City's Neighborhood Councils, with the goal of soliciting and receiving Community Impact Statements from at least 60% of Neighborhood Councils.

**Sec. 8.334. Commission Recommendations.**

- (a) The Commission's recommendations for amendments and revisions to the City Charter shall specify the language that is to be added and removed from the City Charter and a report describing the Commission's proposals.
- (b) The Commission shall transmit its recommendations and report to the City Council and Mayor as soon as practicable and no later than 215 days before the date of the election at which the Commission is recommending the amendment or revision be

submitted to the voters. For any Charter proposals intended for the City's primary nominating election to be held on June 2, 2026, that deadline is October 30, 2025. For any Charter proposals intended for the City's general municipal election to be held on November 3, 2026, that deadline is April 2, 2026.

(c) The City Clerk shall post the Commission's recommendations and report on the City's website.

**Sec. 8.335. Commission Term and Periodic Review.**

(a) The Commission shall be dissolved, and commissioners shall have no further authority or responsibilities, 60 days after the Commission transmits its final recommendations for the November 2026 election, unless the term of the Commission is extended by ordinance.

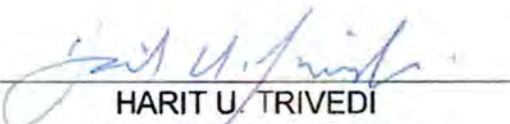
(b) A new Charter Review Commission shall be established no less frequently than every ten years. Appointments to the Commission shall be made no later than in every year ending in the number four so that the Commission may develop Charter proposals in time to be submitted to the voters at an election held in a year ending in the number six. The City Council shall have the authority to direct the Commission to conduct a full review or a limited review of the City Charter. Prior to the commencement of any full or limited review, the Commission shall develop and transmit to the City Council, for the City Council's approval, an updated Outreach and Engagement Plan as described in Section 8.333.



Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By   
HARIT U. TRIVEDI  
Assistant City Attorney

Date 6/17/24

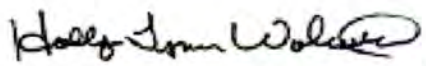
File No. 23- 1027-S2

[M:\GENERAL COUNSEL DIVISION\ORDINANCES AND REPORTS\ORDINANCES - FINAL YELLOW\Charter Reform Commission - Revised Ordinance.docx]

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

  
\_\_\_\_\_

  
\_\_\_\_\_

June 18, 2024  
Ordinance Passed \_\_\_\_\_

Approved 07/01/2024

Ordinance Posted: 07/03/2024  
Ordinance Effective Date: 08/12/2024

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Los Angeles City Planning

# Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan

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MARCH 2024

**DRAFT**



**LOS ANGELES  
CITY PLANNING**  
Community Planning



# Updates to the Southwest Valley Community Plans

[ABOUT](#) [DRAFT PLAN](#) [MAPS](#) [EVENTS AND NEWS](#) [OFFICE HOURS](#)  
[CONTACT](#) [RESOURCES](#)



# Updates to the Southwest Valley Community Plans

AGENDA: DRAFT PLAN: MAPS: EVENTS: OTHER: CONTACT: RESOURCES

## Draft Plan

The Southwest Valley Community Plan consists of 3 main components: the Policy Text, General Plan Land Use Designation Map, and Zoning Map. Please see the latest draft of these materials below.

**Draft Land Use Chapter of Policy Plan - Winter 2024**     **Draft Updated General Plan Land Use Map - Winter 2024**

Encino - Tarzana     Encino - Tarzana  
(<https://planning.lacity.gov/odocument/ef8872da/>)     ([https://planning.lacity.gov/odocument/cea47afc-460a-4de4-acda-](https://planning.lacity.gov/odocument/cea47afc-460a-4de4-acda-dbf9-405e-8060-)  
[dbf9-405e-8060-](https://planning.lacity.gov/odocument/cea47afc-460a-4de4-acda-dbf9-405e-8060-)

[7b97ddc5ef01/Encino\\_Tarzana\\_-\\_Chapter\\_2\\_-\\_Land\\_Use\\_&\\_Urban\\_Form.pdf](#)  
[a97a06c58c81/Draft\\_GPLU\\_Designations\\_-\\_Encino-Tarzana.pdf](#)  
[Canoga Park - Winnetka - Woodland Hills - West Hills](#)  
[https://planning.lacity.gov/odocument/5bb6668b44-a7d5-d8cf-40f5-a1de-43d56bc109a7/CPK\\_-\\_Chapter\\_2\\_-\\_Land\\_Use\\_&\\_Urban\\_Form.pdf](https://planning.lacity.gov/odocument/b122f4e1-d8cf-40f5-a1de-43d56bc109a7/CPK_-_Chapter_2_-_Land_Use_&_Urban_Form.pdf)  
[Canoga Park - Winnetka - Woodland Hills - West Hills](#)  
[https://planning.lacity.gov/odocument/3fc000766f/planning.lacity.gov/odocument/259ac760-972d-4f6c-8a55-8ca939a5c936/Reseda-WVNY-LB\\_-\\_Chapter\\_2\\_-\\_Land\\_Use\\_&\\_Urban\\_Form.pdf](https://planning.lacity.gov/odocument/3fc000766f/planning.lacity.gov/odocument/259ac760-972d-4f6c-8a55-8ca939a5c936/Reseda-WVNY-LB_-_Chapter_2_-_Land_Use_&_Urban_Form.pdf)  
[Canoga Park - Winnetka - Woodland Hills - West Hills](#)  
<https://planning.lacity.gov/odocument/555418/General-Plan-Land-Use-Map/>  
[Reseda - West Van Nuys - Lake Balboa](#)  
<https://planning.lacity.gov/odocument/7c8569d3b47e468f890455789d055418/page/General-Plan-Land-Use-Map/>  
[Reseda - West Van Nuys - Lake Balboa](#)  
<https://planning.lacity.gov/odocument/7c8569d3b47e468f890455789d055418/page/General-Plan-Land-Use-Map/>

#### **Draft Interactive Zoning Map for the Southwest Valley - Winter 2024**

<https://experience.arcgis.com/experience/7c8569d3b47e468f890455789d055418/page/General-Plan-Land-Use-Map/>

The Southwest Valley Community Plan Updates will use new zones created through the City's comprehensive zoning code update and implemented through the Encino-Tarzana, Reseda-West Van Nuys-Lake Balboa, and Canoga Park-Winnetka-Woodland Hills-West Hills Plan Updates. To view zoning details for a specific property or address, please visit the Interactive Zoning Map (<https://experience.arcgis.com/experience/7c8569d3b47e468f890455789d055418/page/General-Plan-Land-Use-Map/>). For information on the new zoning code (<https://planning.lacity.gov/zoning/new-code>) please view this series of informational videos (<https://www.youtube.com/watch?v=muKLUFNojQI>).

#### **Topical Handouts- Winter 2024**

These handouts summarize the Southwest Valley Community Plan's objectives and approach to varying topics.

- Areas of Change ([https://planning.lacity.gov/odocument/e0437f70-028b-4025-b4f0-521cbb37d4bf/202402\\_SWV\\_Handout6\\_AreasChange\\_Flyer.pdf](https://planning.lacity.gov/odocument/e0437f70-028b-4025-b4f0-521cbb37d4bf/202402_SWV_Handout6_AreasChange_Flyer.pdf))
- Complete Neighborhoods (<https://planning.lacity.gov/odocument/dc30a1b8-013e-4ffe-aaa1->

IT'S OUR NEIGHBORHOOD. LET'S BUILD A COMMUNITY.



## West Hills Neighborhood Council

P.O. Box 4670, West Hills, CA 91308-4670  
818-254-WEST



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[MAIL@WESTHILLSNC.ORG](mailto:MAIL@WESTHILLSNC.ORG)

### ZONING AND PLANNING COMMITTEE OPERATING RULES

Approved September 12, 2023

"The mission of the WHNC Zoning and Planning Committee is to interface with and negotiate with stakeholders, developers, the City of Los Angeles Planning Department, and the Land Use Management Committee of the Los Angeles City Council, among others."

1. The Chair(s) of the Zoning and Planning Committee are:  
Co-Chair Bill Rose, Co-Chair Charlene Rothstein
2. Additional officer(s) appointed by the Chair(s).  
Secretary Carolyn Greenwood
3. Members of this committee shall be appointed by the Chair(s).
4. WHNC Board Members and WHNC stakeholders are eligible to serve on this committee.
5. This committee shall consist of 13 members who are:  
Aida Abkarians      Faye Barta      Dan Brin      Saif Mogri      Carolyn Greenwood  
Penny Newmark      Steve Randall      Bill Rose      Charlene Rothstein      Myrl Schreiberman  
Anthony Scarce      ~~Genevieve Thompson~~      Joan Trent
6. A quorum shall consist of 7 members.
7. Voting rights shall be accorded to committee members only.
8. For this committee "serving actively" is defined as:
  1. attending regular committee meetings
  2. participating in and contribution to discussions
  3. accepting tasks or assignments to support committee objectives
9. The writing and posting of agendas shall be the responsibility of the Co-Chairs.
10. The taking and posting of minutes shall be the responsibility of the Secretary.
11. Committee members must not miss more than four (4) meetings in the previous 12-month period.
12. Committee members including officers shall not claim to be, or give the impression of, speaking or communicating by any means on behalf of the WHNC without approval from the Board.
13. Committee members including officers shall not make any representations to or requests of the Board or any other agency, on behalf of the Committee, without approval from the Committee.



14. These rules may be amended at any regular meeting of the Zoning and Planning Committee by a majority vote of the members present provided possible action on the committee operating rules is announced in the agenda.
15. The parliamentary process is to be governed by “Rosenberg’s Rules of Order: Simple Parliamentary Procedures for the 21st Century “
16. This committee will meet on the 2<sup>nd</sup> Tuesday of the month at 6:30 PM at Chaminade High School Condon Center 2<sup>nd</sup> floor conference room unless rescheduled.
17. This committee shall abide by the WHNC Code of Civility. This code shall apply to all committee members, whether or not they are members of the WHNC Board.
18. All meetings, discussions, and communications pertaining to the business of this committee shall be conducted in compliance with the Brown Act.



Home > Committees > **Zoning & Planning Committee**

## Zoning & Planning Committee

### Mission Statement:

*"The MISSION of this committee is to interface with and negotiate with stakeholders, developers, the City of Los Angeles Planning Department and the Planning and Land Use Management Committee of the Los Angeles City Council among others [on zoning and planning related items in West Hills]."*

### Current members:

- Aida Abkarians
- Faye Barta
- Dan Brin (Community Stakeholder)
- Carolyn Greenwood -- Secretary
- Kim Koerber
- Saif Mogri
- Penelope Newmark
- Steve Randall (Community Stakeholder)
- Bill Rose -- Co-chair
- Charlene Rothstein -- Co-chair
- Anthony Sceaux (Community Stakeholder)
- Myrl Schreiberman (Community Stakeholder)
- Cole Smith
- Joan Trent

### UPCOMING MEETINGS & EVENTS

- MAY 07 Special Board Meeting & Candidates' Forum
- MAY 13 Zoning & Planning Committee Meeting
- MAY 15 Environment Committee Meeting
- MAY 15 Operations Committee Meeting
- MAY 19 Government Relations Committee Meeting



### NEIGHBORHOOD COUNCIL CALENDAR

Dear Senator Caballero,

We respectfully urge you to oppose **SB 79**.

This bill imposes unnecessary upzoning on single-family and affordable multi-family neighborhoods—communities that provide critical housing in our cities. Rather than targeting stable residential areas, transit-oriented development should be focused where it makes the most sense: along our existing transit corridors. These corridors, often dominated by single-story commercial buildings and expansive parking lots, are better suited for increased density and already have the infrastructure to support it.

SB 79 is deeply flawed in both concept and consequence. It would inflict disproportionate harm on the most affordable neighborhoods in our cities. The impacts include:

1. **Undermining Local Housing Plans:** Cities across the state have invested millions into preparing Housing Elements that encourage development along transit corridors. These plans already include incentives for affordability and support Affirmatively Furthering Fair Housing goals. SB 79 disregards these efforts and short-circuits thoughtful, community-driven planning.
2. **Risking State Sanctions:** Cities unable to meet RHNA targets at all levels of affordability or Fair Housing mandates due to SB 79's disruption may face punitive measures such as the Builder's Remedy—leading to financially devastating consequences for municipalities.
3. **Escalating Land Costs:** By enabling market-rate development in affordable areas, SB 79 will drive up land values. This eliminates a vital entry point for homeownership and shifts development away from affordability goals toward profit maximization.
4. **Accelerating Displacement:** Gentrification driven by speculative development will increase living costs and push out long-time residents, many of whom may be forced to leave their neighborhoods—or even the state.
5. **Utility Burdens and New Fees:** Cities lacking the resources to expand infrastructure will be forced to create costly assessment districts in these neighborhoods, further burdening existing residents.
6. **Opposition to Transit Expansion:** As communities face displacement and disruption, residents will understandably resist further transit investments—ironically undermining the very goals SB 79 claims to support.

We urge you to stand with our communities and oppose SB 79. This bill works against equitable, sustainable development and disregards local planning that is already underway.

Thank you for your time and consideration.

**Sincerely,**

[Your Name/Organization]







April 1, 2025

Honorable Maria Elena Durazo, Chair  
Senate Local Government Committee  
Sacramento, California 95814

Subject: Oppose SB 79 as written

Dear Senator Durazo,

United Neighbors, a broad coalition of community groups, opposes Senate Bill 79 as currently written. This bill allows 65-foot-high apartment developments within a one-half-mile radius of any rail stop or any bus stop, if the bus line uses a dedicated bus lane in some portion of its route and has a 15-minute headway. Those two qualifiers will randomly impact huge areas of single-family neighborhoods, affordable multi-family housing, light industrial zones, and Historic Districts. And with no environmental guardrails this bill could impact hillsides, fire zones, and other sensitive areas of a City. The bill mandates no affordable units.

Los Angeles's recently approved Housing Element, a professionally studied and analyzed urban plan, demonstrates the City's ability to meet the State's housing mandate at every level of affordability. LA's Housing Element clearly understood the need to add more density but also the need to protect the quality of life that makes communities unique and creates a sense of neighborhood. SB79 negates local government's ability to plan a City, even when compliant with state mandates.

Senate Bill 79 as written:

- Requires no affordable units.
- Allows haphazard construction of developments, stressing a City's infrastructure and budget.
- Accepts no public input.
- Grants developers the right to build only market rate apartments



- Interferes with a city's ability to meet its already substantial RHNA-mandated goals of affordability.
- Impacts those who need to live near transit and are unable to afford market-rate housing.
- Replaces single-family homes with apartments, making existing homes even more expensive.
- Makes it harder for middle and working-class families to build generational wealth by becoming homeowners
- Dismisses Historic Districts across the City which are vulnerable to gentrification. Cities protect Historic Districts to encourage private investment in the rehabilitation and reuse of historic buildings, leading to economic revitalization.
- Destroys light-industrial areas that will be the location of tomorrow's jobs, removing a critical opportunity for a work-life balance.

Local governments need to be the stewards of good urban planning while also answering the State's housing mandates, but they should not be forced to enact bad bills that ignore good planning standards, ignore the need for more affordable housing, and ignore the need to protect the well-being of their residents.

We hope you will oppose SB 79 unless amended to exempt single-family, affordable multi-family, light industrial, and Historic Districts.

Thank you,

Maria Pavlou Kalban

Cindy Chvatal-Keane

United Neighbors

United Neighbors

Dear Senator Durazo,

We oppose SB 79 in its current form. This bill allows 65-foot-high apartment buildings within a half-mile radius of transit stops or half-mile radius of bus stops with 15 minute headways and a bus route that utilizes a dedicated bus lane in any portion of its route—without affordability requirements—threatening single-family neighborhoods, affordable multi-family, Historic Districts, and light-industrial zones while lacking critical environmental safeguards.

Los Angeles's Housing Element substantially increases the city's multi-family housing capacity on transit and commercial corridors while meeting the State's housing mandates at all levels of affordability and still protects single-family, light industrial and Historic District zones through responsible urban planning.

SB 79 undermines this by:

- Allowing unnecessary, unchecked development that strains infrastructure and budgets.
- Requiring no affordable housing while enabling market-rate construction anywhere as noted above.
- Disrupting the City's efforts to meet mandated, affordability goals and serve transit-dependent residents.
- Reducing homeownership opportunities for working- and middle-class families.
- Encouraging gentrification by disregarding Historic District protections.
- Eliminating light-industrial zones vital for future jobs and work-life balance.

Local governments need to be stewards of good urban planning while also answering the State's housing needs, but they should not become facilitators of bad bills that ignore good planning standards and the well-being of communities. We urge you to oppose SB 79 unless amended to exempt the needless densification of single-family, affordable multi-family, Historic, and light-industrial zones.

Sincerely,  
[Your Name]  
[Your Organization]