



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE SPECIAL ONLINE & TELEPHONIC MEETING MINUTES

THURSDAY, September 18, 2025 @ 7:00 P.M.

1. Call to Order at 7:00 P.M. by Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Brenda Citrom, Carolyn Greenwood, Glenn Jennings, Kim Koerber, Saif Mogri, Penelope Newmark, Chris Pike, Steve Randall, Bill Rose and Charlene Rothstein.

Committee Members Absent: Dan Brin

3. Comments from the Co-Chair(s)
4. Public Comment on Non-Agenda Items No public present

Old Business

5. Discussion and possible action regarding the Starbucks proposal located at 23717 Victory Boulevard West Hills, CS 91307

The chairs started the discussion. Char stated that when the Zoning Administrator granted the extension it was because they wanted a determination from us. Kim provided information regarding the traffic count that she did (94 cars on Victory that crossed in front of the driveway in five minutes at 4:00 p.m). Saif stated that the issue of traffic was brought up when we first discussed the project and the recommendation was to not allow a left turn because of the short distance. Glenn brought up the possible issue with car exhaust from cars waiting in line. Chris stated the lines are going to be like In and Out. Penny pointed out that it was a sit down restaurant before. She also discussed the observation she and Char made regarding the McDonalds that shares the exit onto Victory. Brenda stated it will

be more of a problem in the morning. Steve stated the the individual owns the property and we may hurt the stakeholder from making a profit.

Bill asked do we have any recommendations. After more discussion the motion was made that the closing time be 10:00 p.m and there be no left turn out of the driveway onto Victory Boulevard. Motion passed unanimously.

Meeting Adjourned by Bill at 7:37