



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

TUESDAY, September 9, 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 6:37 P.M. by Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta (AB2449), Brenda Citrom, Carolyn Greenwood, Glenn Jennings, Kim Koerber, Saif Mogri, Penelope Newmark, Chris Pike, Steve Randall (AB2449), Bill Rose and Charlene Rothstein.

Committee Members Absent: Dan Brin

Other Board Members Present: Brad Vanderhoof.

3. Comments from the Co-Chair(s). Bill thanked everyone for coming and opened the meeting. Char advised that she attended the hearing for the Starbucks project and asked for a continuance. A continuance was given to September 24, 2025. Because of the short time to submit comments, a special meeting will be held on September 18th (zoom only). The hearing officer wants public comments in writing. Char also advised that Malibu Wines tentatively is coming next month. They have been asked to send notices to residents within 300' of the winery regarding the meeting.
4. Minutes from August 12, 2025 were amended and approved.
5. Public Comment on Non-Agenda Items: None

New Business:

6. Discussion and possible action regarding attached files and possible submission of a Community Impact Statement (“CIS”)

Item tabled

Old Business:

7. Discussion and possible action regarding Case #ZA-2023-1899-ZAD-HCA located at 8817-8815 Chatlake Drive West Hills

Bill again stated that we are not here to shut the project down but to hear from the neighbors and the builder before we take a vote on this matter. There were several stakeholders who lived next to or in the area of the project present. Also the builder/owner of the project Amir Samani phoned in to answer any questions. Mr. Samani advised that the builder Mr. Nalo was also on the call. As Char questioned Mr. Samani about the geological report his response was rather sharp and he sounded agitated. When asked about his behaviour he stated that he felt that he was ambushed at the last meeting and he has provided all that was asked of him. He stated he will not live in that neighborhood. He stated he would continue answering valid questions.

The neighbors present asked about the widening of the street and the necessity for doing it. They talked about how there is no street parking on Chatlake Drive and the parking on the site is so limited due to the size of the project; where are the tradesmen going to park and where will he have his building materials? One neighbor presented four previous Administrative Cases where the necessity for widening of the street was determined. There were questions about how long the street could be tied up because of the construction as the size of the street is such that only a single car can pass. This would make it impossible for the residents further up the street to get out should there be an emergency. As there have been heavy rains the past year there are several boulders that could block the road (this has happened in the past).

After hearing from the neighbors and the responses from Mr. Samani, Char made the motion that a letter be sent to the hearing officer with the following recommendations:

- 1- Full frontage widening before construction
- 2- Removal of any loose boulders before construction
- 3- Reduction in project size and footprint
- 4- Construction of a retaining wall at western back portion of site
- 5- Require all staging and trades park onsite
- 6- Require an updated geological report after construction.

Motion passed unanimously.

8. Discussion and possible action regarding revisions to the City Charter including Article IX

Char advised that a subcommittee has been formed. They are starting with going through Article IX. Char asked that the board members and interested stakeholders review the material and give comments to the committee.

9. Discussion and possible action regarding a proposal for Knapp Ranch Park

Karen Newton and Marcie Silverstein stated that they live by the park and are very unhappy with the current condition. They say currently it is unsafe to take a child there; the play structure is old and rusted, there are gopher holes and dog feces throughout the park, dogs are running around unleashed and teenagers are jumping the fence at night. They have tried to contact every agency about the problems and have not received any assistance. Part of the problem seems to be that it is not the main park which is Knapp Ranch Park it is a smaller parcel named Knapp Ranch Addition Park. They are hoping the Council can be of assistance.

Meeting Adjourned by Bill at 8:55