



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

SPECIAL JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday April 21, 2026 @ 6:30 PM

de Toledo High School

22622 Vanowen Street, West Hills, CA 91307

In conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council File 23-1114, the West Hills Neighborhood Council Zoning & Planning Committee Meeting, will be conducted virtually telephonically and in person. All are invited to attend and participate.

- 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 de Toledo High School located at 22622 Vanowen Street, West Hills, 91307

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.

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| 1. Call to Order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. Establish Quorum | Mrs. Carolyn Greenwood, Secretary |
| 3. Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve meeting minutes of February 10, 2026 | Mrs. Carolyn Greenwood, Secretary |
| 5. Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 6. Mr. Tim Kartiala, Housing & Livability Deputy
Council District 12 | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

New Business

7. Discussion and possible action regarding proposed
“West Hills Family Apartments” development
project located at 7556 N. Woodlake Avenue,
West Hills, CA 91304

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein
Mr. Greg Comanor, MBA, Principal
Elysian Housing LLC
Mr. John Arnold, AIA, Partner,
KFA Architecture
Ms. Sara Houthton, AIA, Sr. Vice President and
Director of Planning and Land Use, *threebixty*
Ms. Victoria Pakshong, AIA, Principal,
Landscape and Architecture Collaborative, *place*

8. Adjournment-Next meeting to be held on May 12, 2026

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. California Government Code Section 54953.8(b)(3). The 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. California Government Code Section 54953.8(b)(4). 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. California Government Code Section 54953.8(b)(5). A legislative body that provides a time 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. California Government Code Section 54953.8(b)(6)(A). A legislative body that does not provide a time 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 paragraph (5), or otherwise to be recognized for the purpose of providing public comment. California Government Code Section 54953.8(b)(6)(B).

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

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

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 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

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

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



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, February 10, 2026 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor
2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:45 P.M. by Char Rothstein.
2. Quorum was established.

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

Other Board Members Present: Brad Vanderhoof.

3. Comments from the Co-Chair(s). Char thanked everyone for coming and opened the meeting. Char thanked everyone for all the work that has been done.
4. Minutes from December 9, 2025 were amended and approved.
5. Public Comment on Non-Agenda Items: None

New Business:

6. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-0848 supporting request for report on evacuation capacity of City streets during emergency situations.

Char explained to those present about the Community Impact Statement (CIS) process. Penny provided an explanation of the motion and its importance to West Hills.

A motion was made to submit a CIS in support of Council File 25-1486 with additional inclusion due to the urgency for safety that reports be brought before City Council no

later than the end of March 2026; include analysis to provide sufficient funding to implement compliance with AB 747; and within the three-month period from date of the report's presentation, Council approval to proceed with full implementation. Motion passed 11 yes, 0 no, 0 abstain and 1 absent.

7. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-1486 supporting request for report of detailed analysis of application of AB 2011, AB 2243, and AB 893 to address overly broad definition for Commercial Corridor.

Penny provided an explanation of the motion. Particularly how AB 2011 allows high-density multi-family projects ministerially along commercial corridors and how it defines commercial corridor in an overly broad way. "Commercial corridor" being defined by the width of the street, not the zone, uses or existing conditions. The Woodland Hills Country Club project would be approved using the broadly defined "commercial corridor."

Council File 25-148 instructs the Department of City Planning, with the assistance of the City Attorney, to report within 30 days with a detailed analysis of the Application of AB 2011, AB 2243 and AB 893 both to the proposed Woodland Hills Country Club project and to other parts of the City along "commercial corridors" as defined in State law.

A motion was made to submit a CIS to support Council File 25-1486 instructing various City departments with assistance of the City Attorney to produce reports detailing analysis of application of AB 2011, AB 2243 and AB 893. Motion passed unanimously.

8. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-1083 supporting request for analysis of key provisions of SB 79 for implementation and resources needed by Department of City Planning to effectuate the bill's requirements;
recommend Option B.

SB 79 authored by State Senator Scott Weiner, establishes state zoning standards around rail stations and primary bus lines, allowing multi-family buildings within a half mile of major transit stops. The City Council and Mayor Bass opposed SB 79 because it will supersede local zoning codes and clear the way for larger projects in single-family neighborhoods where they otherwise would not be allowed. The City Council adopted Council File 25-1083 instructing the Planning and Land Use Management (PLUM) Committee report relative to an analysis of the key provisions of SB 79 including location options for implementation, and resources needed by the Department of City Planning (DCP) to effectuate the bill's requirements. There were four implementation options.

The agenda refers to supporting Option B of the Council File. However, in reviewing the Council File it recommends Option D. A motion was made to change the recommended

Option from B to D. Motion passed unanimously. A second motion was made to submit a CIS in support of Council File 25-1083 analyzing provisions of SB 79 with implementation of option D. Motion passed unanimously.

9. Discussion and possible action to submit a Letter requesting a Motion by City Council for a delay without further advancement to the Southwest Valley Community Plan (includes West Hills) until City Council completes evaluation and makes a decision on CF 25-1083.

As the City Council has requested analysis of key provisions of SB 79 and has not decided on an implementation option, moving forward on the Southwest Valley Community Plan without considering the ramifications of SB 79 will have a detrimental and lasting effect on our entire area that cannot be corrected in the future. The West Hills Neighborhood Council has previously written a letter requesting the delay of the advancement on the Southwest Valley Community Plan. There was also discussion to request the City to "take back City planning " from Sacramento.

After the discussion, a motion was made to submit a second letter to the City Council with reference to the first letter. Motion passed unanimously.

Old Business:

10. Discussion and possible action regarding complaints about Chazak West Hills, 6552 Valley Circle Blvd, operating out of a residence in a single-family neighborhood. They have events throughout the week resulting in a large number of attendees, increased vehicle traffic and insufficient parking that negatively affects residents.

Stakeholder, Mike Rubin, presented a detailed three-page list of all the events that have been happening with this property and all the actions he has taken on behalf of the neighborhood to resolve the issue. So far he has received little to no assistance from any City agency. He currently has a petition signed by fifteen of his neighbors. He asked what should be his next step. Char stated that they need to keep filing complaints. But they need to be specific, not repetitive and from different members of the neighborhood. They need to be an honest complaint. She stated she will contact John Lee's office to see if the Council can be of help with the situation.

11. Discussion regarding Starbucks Drive-Thru Coffee Shop Case ZA-2024-5222-CU2-ZBA-1A. West Valley Alliance for Optimal Living filed an appeal and a Hearing is scheduled for February 12, 2026.

Char stated that there has been a problem finding out who actually owns the property. Apparently Starbucks is a tenant.

Meeting Adjourned by Char at 8:20 p.m.

