



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

TUESDAY, August 11, 2026 @ 6:30 P.M.

**Chaminade College Preparatory-Condon Center 2ndFloor
23241 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 7:40P.M. by Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Brenda Citrom, Glenn Jennings, Kim Koerber, Saif Mogri, Penelope Newmark, Steve Randall (AB 2449), Bill Rose and Charlene Rothstein.

Committee Member Absent: Carolyn Greenwood, Chris Pike
Other Board Members Present: Fran Rubin, Brad Vanderhoof

3. Comments from the Co-Chair(s).

Starbucks decided not to open the drive thru business. A prior suggestion was for a sit-down café and everyone was asked to let us know if there are suggestions on what they would like to have at the location.

The issue of having a stoplight at the intersection of Saticoy and Woodlake is being handled by the Streets and Transportation Committee. LADOT was contacted and there will not be a traffic signal installed. Another option being discussed is installing flashing yellow lights. The council office will be contacted to help with solutions.

A new initiative was recently launched, Missing Middle LA, created by Mayor Bass and launched by City Planning to allow more housing on smaller lots increasing density in single-family neighborhoods. This initiative along with housing bills coming from the Sacramento legislature strains infrastructure, increases traffic and parking congestion. The public has been eliminated from the decision process, there are no public hearings, and CEQA is no longer a consideration in approving development projects. SB1123 permits fast-track “by right” subdivisions of up to ten homes on vacant lots in single-family zones near jobs, schools and transit.

Be aware of Proposition 45 on the November ballot. It shifts power from public agencies who oversee projects to industrial developers, who are building massive warehouse facilities.

4. Minutes from May 12, 2026 were approved as amended. Minutes from June 9, 2026 were approved as amended.
5. There were no public comments on non-agenda items.

Old Business

6. Discussion and possible action to approve a letter supporting the design for the Chaminade Preparatory High School pedestrian bridge.

The name “Chaminade” is no longer on the bridge, it was changed to “West Hills.” The Letter requests that the design more closely reflect the community with the addition of trees, flying birds and surrounding mountain topography. The bridge is only for students and the public is unable to use it. Screening will be added to address privacy issues for homes below the bridge. It will be lit after daylight ends only when the campus is in use. The bridge is a safety measure to protect students from traffic when they are going from one campus to the other. Questions were asked about cameras to deter graffiti. The Cultural Affairs Commission meets tomorrow and the letter has to be emailed after tonight’s meeting.

Following discussions, a Motion was made to approve the draft letter and passed unanimously.

7. Discussion and possible action on Senate & Assembly bills-AB 2005, AB 1751, and SB 1116.

A handout was available that listed and described each bill. On the WHNC website there is a suggested letter that can be emailed to elected officials in Sacramento and everyone was encouraged to also have friends, neighbors and family email the letter.

8. Discussion and possible action for approval of a letter to selected City officials in support of neighborhood homeowners requesting that the property located at 6552 N. Valley Circle be designated a nuisance property.

The house is located in a single-family neighborhood zone and the owner has illegally been operating a school and using the property as an event space for almost a year. Every day, morning and evening, many people with families, especially on weekends, enter and exit

the property. During events, there is loud music, noise and cars, and large SUVs parked along both sides of the street creating a safety hazard for emergency vehicles. Driveways and fire hydrants are blocked.

Neighbors have also repeatedly contacted LADBS regarding property violations, of which some are closed without explanations. The property owner receives Order to Comply notices and compliance deadlines are ignored.

A Request for Records was filed with LADBS,, a response deadline extension was requested, and they have until August 14 to supply records.

Homeowners have made attempts to talk with the property owner about violations and how their conduct is disrupting the neighborhood. The owner is uncooperative and said, “We are going to use the facility until we outgrow it.” Neighbors called LAPD and LADBS but because of the times when complaints were made, staff was unable to drive to the property. There are occasionally armed guards outside the fenced property. Suggestions were made to the neighbors to attend monthly policy advisory meetings @ 6:00pm at the Topanga Community Police Station. Also they can contact the Area Commanding officer, Rudy Lopez. Char will contact Ayelet Levey Feiman, a city attorney she has worked with in the past. A lawsuit is pending according to information on the LADBS website and also was relayed by LADBS. Communication with LADBS ended because of the lawsuit.

A Motion was made and the letter was unanimously approved as amended.

9. Discussion and possible action on the proposed “West Hills Family Apartments” development project located at 7556 N. Woodlake Avenue.

The draft letter to Elysian Housing requests answers to still open questions about the project. Construction has begun on the site and the apartments will be completed by November 2028. Some trees have been removed and a few trees are placed in large boxes. There is a second on-site visit Wednesday, August 19 @3:00pm with surrounding homeowners. Property line and building stakes for physical reference will be in place. Discussions included issues entering the garage on Woodlake. Woodlake has a double set of lines down the middle of the street. Vehicles headed south are prohibited legally from crossing the double lines to enter the apartments. Other questions include if the planned landscaping will be sufficient to allow surrounding neighbors to have some privacy. Greg Comanor needs to receive the letter before he goes on paternity leave starting August 24th.

A Motion was made and the letter unanimously approved as amended.

Meeting adjourned – 8:25P.M. The next Zoning & Planning Committee meeting will be held on Tuesday, September 8, 2026.