



West Hills Neighborhood Council

"It's our neighborhood.
Let's build a community."

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September 3, 2026

To: LA City Planning Department
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City Council PLUM Committee
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RE: Parcel # 180B089-474/6552 N. Valley Circle Boulevard West Hills 91307

The above property, restricted to single-family home zoning, was purchased in August 2025 and transferred to a new owner in December 2025. We are writing to formally request that the City of Los Angeles order a mandatory Discontinuance of Use. Illegal activities on the property and in the neighborhood have caused severe, ongoing negative impacts on the community. The property owner is engaged in activities that risk health, peace, and safety of his/her neighbors. For over eight months, LADBS & City Planning Departments were contacted by neighbors, homeowners and WHNC requesting information on violations and property status without meaningful resolution.

Occupancy and Use

The actual use of the property is in question. The owner and an individual identified as the "tenant" are never present at the property outside of event times. Normal patterns of typical homeowner residency, i.e., daily lights on/off and activities associated with a typical family household have not been observed. No one claims residency. Posted Flyers and social media information document that the property hosts a school and regularly scheduled events during day and evening hours throughout the week. School sessions start at 6:30am and families gather most evenings from 8:00pm – 11:00pm. On the weekends there are often large crowds with amplified music that reach intolerable noise levels disturbing surrounding residents. On May 17, 2026, a parade-style procession occurred on the street blocking vehicle access. The LAPD and LADBS have been notified when disturbances are occurring, but because incidents often happen outside of normal work hours, personnel were not available to come to the property.

On April 26, 2026, the owner of the property approached a neighbor and asked how the issue could be resolved. During that conversation, the owner stated, ***"We are going to use the facility until we outgrow it."***

Enforcement History

Inspectors should have observed visible renovations, including removed walls and structural modifications enlarging the space to accommodate large groups participating in school and facility events violating single-family homes zoning.



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



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September 3, 2026
Page 2

Under LAMC § 96.300, sellers of residential property must apply for and provide a Report of Residential Property Records (RPR) from LADBS prior to sale, documenting legal use, zoning, authorized dwelling units, and active permits or violations. We request verification of past use through historical building permits and Certificates of Occupancy to confirm whether current physical use matches city records.

The unpermitted, ongoing use of this single-family zoned property violates LAMC §12.27.1 (Administrative Nuisance Abatement Proceedings) and constitutes an escalating public nuisance. A public hearing is warranted to provide Official Notice and Public Participation given the deviation from single-family zoning.

Neighborhood Impact

Neighborhood home values, for both owners and landlords, are placed at risk. Under California Civil Code §1102 standard Transfer Disclosure Statement (TDS) forms require sellers to disclose known neighborhood noise problems or nuisances; the California Association of Realtors' Seller Property Questionnaire (SPQ) similarly requires disclosure of surrounding disturbances.

Over the past nine months, neighbors have experienced a significant decline in public safety and peace. When calling LADOT, hold times have reached up to 45 minutes, and Parking Enforcement has been unavailable outside normal working hours. Vehicles regularly block driveways and fire hydrants violating Vehicle Code CV Section 22514. The narrow frontage street lacks adequate space for emergency vehicles to pass between the volume of parked, often oversized vehicles. This creates a danger for anyone needing medical care and if homes are on fire. LAPD has been called on numerous occasions but their staffing limitations result in callers being put on hold or transferred to extensions asking to leave a call-back number.

Neighbors make reasonable requests to event property patrons, i.e., to not block driveways or move trash cans from the curb onto the sidewalk for additional event parking space. Patrons are confrontational and some neighbors are now afraid to be in their own front yards.

WHNC Requests:

- That the City of Los Angeles order a mandatory Discontinuance of Use for the property
- Dates and times inspectors visited or attempted to observe the property in connection with the illegal use/assembly in violation of the property's single-family zoning
- A public hearing that includes City department information and community participation
- The current and former Residential Property Report (RPR) along with the Preliminary Receipt of the Change of Ownership Report (PCOR) filed with the County Assessor
- An update on whether the property owner has submitted or intends to submit any application for permits or land use entitlement to legalize the current use, including a Conditional Use Permit if applicable



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September 3, 2026
Page 3

WHNC Requests Cont'd:

- Confirm existence or non-existence of records documenting dates, times, findings of any and all inspections and/or attempted observations related to the illegal use/assembly at this property; if these records do not exist, issuing a Certificate of No Record
- Any and all progress reports regarding property's zoning status from LADBS and City Planning.
- All use/zoning related inspection and/or observation records created after July 22, 2026 up to and including the present

Residents who pay taxes, abide by the laws and regulations of Los Angeles deserve to be treated with fairness and dignity. They should not be forced to leave the neighborhoods where they have built their lives in order to find peace and safety.

Respectfully,

Bill Rose

Bill Rose, Co-Chair
Zoning & Planning Committee
West Hills Neighborhood Council

Charlene Rothstein

Charlene Rothstein, Co-Chair
Zoning & Planning Committee
West Hills Neighborhood Council

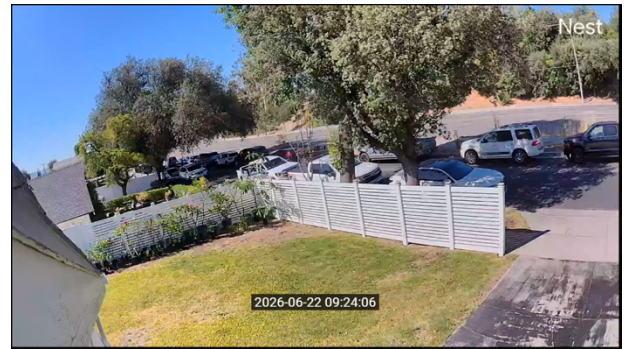
**Attachments: Photos; Incident log (including documentation of May 17, 2026 event and April 26, 2026 statement)



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PARKED CARS FROM PATRONS AT 6552 N. VALLEY CIRCLE BLVD, WEST HILLS -



PROPERTY PATRONS' EVENT PARADE



POSTED FLYERS

8/25/26, 5:15 PM 8/31/2026, ערב סליחות והכנה לשנה החדשה, איך להגיע לפסגה - ערב סליחות והכנה לשנה החדשה, איך להגיע לפסגה - ערב סליחות והכנה לשנה החדשה

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Home Holidays Elul Events and Siminim California West Hills 91307 איך להגיע לפסגה - ערב סליחות והכנה לשנה החדשה

Search Events

Event Type: It does not matter

By Location: California

By Speaker: All Speakers

Search

Speakers

Michael Lasri 7 events

Amalia Lasri 2 events

איך להגיע לפסגה - ערב סליחות והכנה לשנה החדשה

Topic: Elul
Language: Hebrew
Speaker: Michael Lasri
City / State: West Hills 91307 / California
Name of Place: Chazak West Hills
Address: 6552 Valley Circle, West Hills 91307
Day: Monday
From Date: 08/31/2026
To Date: 08/31/2026
Time: 8:30 PM
Contact: 347-499-8795 | מרגלית - 747-512-2444
347-512-2444 | משרד ערבים 510-2444
347-512-6751 | משרד ערבים 510-2444

More details:

הרב בני מרשל - 747-499-8795
מרגלית - 747-512-2444
משרד ערבים 510-2444
משרד ערבים 510-2444
משרד ערבים 510-2444
משרד ערבים 510-2444

עם משמח הלבבות
הרב מיכאל לסרי
יום שני | 8:30 PM
Chazak West Hills
6552 Valley Circle West Hills 91307
בסיום ההרצאה יתקיים אירוע סליחות
747-499-8795 | מרגלית - 747-512-2444
משרד ערבים 510-2444
משרד ערבים 510-2444
משרד ערבים 510-2444

הכנסת חופשית | כבוד קל | מועד לברוך נשים | ההרצאה בעברית

Send to a Friend Print

Other events in the area California

***Public Events listings from Arachim, a national organization advertising Chazak West Hills at 6552 Valley Circle address with recurring schedule of lectures and programs dating back to at least February 2026.**

Main Menu: Donate | Home | Articles | Video and Audio | Pictures | Events | Your Questions | Contact | About Us | Privacy Policy and Terms of Use |
Subjects: Jewish current events | General Questions | Story for Shabbos | Arachim Activities | Outlook and Belief | Sabbath and Holidays | Faith and Trust | Between Israel and the Nations | Reasons Behind the Mitzvos | Developing Your Personality | Prayer | Science and Judaism | Mysticism and Kaballa | The Daily Tip | Weekly Parasha | Torah Giants | Success Stories | Jewish Perspectives | Wit & Wisdom for Life | Life and After Life | Basics of Judaism | Holidays | Child Education | Tefillin | Family Relationships | Sabbath | Pirkei Avot |
More: RSS |
https://www.arachimusa.org/EventDetail.asp?LectureID=2679&utm_source=chatgpt.com

Posted at Al-Ha-Esh Kasher Grill at 22950 Vanowen Street

תושבי לוס אנג'לס והסביבה מוזמנים

איך להגיע לפסגה!

עם משמח הלבבות הרב מיכאל לסרי

במסע הרצאות סוחר ומחזק לקראת השנה החדשה

בנושאים: חינוך ילדים | זוגיות ומשפחה | אמונה ומשמעות | צמיחה אישית

אירועי ערב

מספחת בן חיים
August 30th 8:30 PM | יום ב' | 12201 Emelita St, Valley Village, CA 91607

Chazak West Hills
August 31st 8:30 PM | יום ב' | 6552 Valley Circle West Hills 91307

Encino
Sept. 1st 8:30 PM | יום ב' | 17920 Calvert St, Encino, CA 91316

N. Hollywood
Sept. 2nd 8:30 PM | יום ד' | 6151 Radford Ave North Hollywood 91606

Los Angeles
Sept. 3rd 8:30 PM | יום ה' | 301 S La Peer Dr Los Angeles, CA 90048

Valley Village
Sept. 5th 10:45 PM | מוצ"ש | 12422 Burbank Blvd Valley Village, CA 91607

Woodland Hills
Sept. 6th 10:00 PM | יום א' | 6025 Valley Circle Blvd Woodland Hills CA 91367

Los Angeles
Sept. 1st 10:00 AM | יום ב' | 1451 Glenville Dr. Los Angeles CA 90035

Tarzana
Sept. 2nd 1:00 PM | יום ד' | 6130 Melvin Ave. Tarzana CA 91356

Studio City
Sept. 3rd 12:00 PM | יום ה' | 4229 Laurel Grove, Studio City CA 91604

חוויה של שבת
שבת פרשת ניצבים וילך | Sept. 5th
קהילות תפארת תורה ונתנאלי
18043 Topham st, Encino CA
שיעורים מרתקים | סעודות מפנקות | עוגי שבת

למרגלית נוספים: 347-512-6751 | משרד ערבים 510-2444 | מרגלית - 747-512-2444
צלמו ושתמו את חברים, את המסמכים את ההרצאות שמשמעות חיוני

FLYERS TRANSLATED INTO ENGLISH



ACTIVITY AT 6552 N. VALLEY CIRCLE BLVD PROPERTY

2025-09-19	3:21 PM	2026-03-17	3:58 AM	2026-07-06	10:47 PM
2025-09-21	7:44 PM	2026-03-19	6:17 AM	2026-07-06	7:02 AM
2025-09-23	1:27 PM	2026-03-19	8:19 AM	2026-07-06	8:47 PM
2025-10-14	7:52 PM	2026-03-23	10:31 PM	2026-07-07	6:41 AM
2025-11-02	11:22 AM	2026-03-23	6:12 AM	2026-07-08	7:22 PM
2025-11-06	9:03 PM	2026-03-23	8:19 PM	2026-07-08	8:33 PM
2025-11-20	7:41 PM	2026-03-26	6:06 AM	2026-07-09	5:55 AM
2025-11-20	9:28 PM	2026-03-26	7:29 AM	2026-07-09	8:01 AM
2025-11-23	11:03 AM	2026-04-13	3:08 AM	2026-07-10	6:17 PM
2025-11-24	4:31 PM	2026-04-17	6:34 PM	2026-07-10	7:51 PM
2025-12-15	5:46 PM	2026-04-18	10:55 AM	2026-07-11	11:40 AM
2025-12-20	1:15 AM	2026-04-20	10:56 PM	2026-07-12	12:33 PM
2025-12-21	7:34 PM	2026-04-20	6:56 AM	2026-07-12	2:32 PM
2025-12-22	8:53 PM	2026-04-20	8:01 PM	2026-07-13	10:18 PM
2025-12-23	4:55 AM	2026-04-21	11:50 AM	2026-07-13	6:04 AM
2025-12-30	4:59 AM	2026-04-21	4:57 PM	2026-07-13	7:46 PM
2025-12-31	6:54 AM	2026-04-21	9:25 AM	2026-07-14	10:14 PM
2026-01-01	10:49 PM	2026-04-25	6:42 PM	2026-07-14	8:23 PM
2026-01-02	6:35 AM	2026-04-27	10:14 PM	2026-07-15	5:49 AM
2026-01-05	10:33 PM	2026-04-27	2:53 AM	2026-07-15	7:00 AM
2026-01-05	8:35 PM	2026-04-27	7:14 AM	2026-07-16	10:21 PM
2026-01-06	5:16 AM	2026-05-07	7:25 AM	2026-07-16	6:12 AM
2026-01-08	1:31 AM	2026-05-09	8:36 AM	2026-07-16	6:46 PM
2026-01-09	4:43 AM	2026-05-09	9:37 AM	2026-07-17	8:28 PM
2026-01-12	8:54 PM	2026-05-17	6:30 PM	2026-07-18	10:02 AM
2026-01-18	6:53 PM	2026-05-18	6:01 AM	2026-07-18	8:54 AM
2026-01-20	4:32 AM	2026-05-18	7:23 AM	2026-07-20	7:53 PM
2026-01-20	6:27 AM	2026-05-22	4:14 PM	2026-07-22	8:20 PM
2026-01-24	10:54 AM	2026-05-22	7:03 AM	2026-07-23	6:20 AM
2026-01-27	5:40 AM	2026-05-22	8:14 PM	2026-07-23	6:52 PM
2026-02-01	8:33 PM	2026-05-23	4:03 AM	2026-07-24	5:15 PM
2026-02-02	9:10 PM	2026-05-28	10:26 PM	2026-07-25	9:00 AM
2026-02-03	5:21 AM	2026-05-28	8:39 PM	2026-07-26	7:50 AM
2026-02-03	6:40 AM	2026-05-31	9:41 PM	2026-07-26	8:30 PM
2026-02-04	8:08 PM	2026-06-11	5:50 AM	2026-07-27	6:30 AM
2026-02-05	4:27 AM	2026-06-11	7:33 AM	2026-07-27	8:30 PM
2026-02-07	2:44 AM	2026-06-15	6:09 AM	2026-07-28	7:15 PM
2026-02-13	4:57 AM	2026-06-15	7:38 AM	2026-07-29	7:45 PM
2026-02-17	2:19 PM	2026-06-18	6:08 AM	2026-07-30	8:15 PM
2026-02-19	2:23 PM	2026-06-18	7:34 AM	2026-07-31	6:30 PM
2026-02-20	5:24 AM	2026-06-19	6:23 PM	2026-08-01	8:30 AM
2026-02-24	5:21 AM	2026-06-19	7:52 PM	2026-08-01	6:00 PM
2026-03-03	12:56 AM	2026-06-22	10:10 AM	2026-08-06	6:15 AM
2026-03-03	3:25 AM	2026-06-22	8:50 AM	2026-08-07	6:20 PM
2026-03-04	2:26 AM	2026-06-27	8:09 PM	2026-08-08	9:22 AM
2026-03-06	2:19 AM	2026-07-03	7:08 PM	2026-08-12`	7:30 PM
2026-03-09	2:13 AM	2026-07-04	7:58 PM	2026-08-13	6:30 AM
2026-03-10	3:47 AM	2026-07-05	2:40 PM	2026-08/13	7:30 PM
2026-03-11	1:59 AM	2026-07-05	8:20 AM	2026-08-14	6:00 PM

ACTIVITY AT 6552 N. VALLEY CIRCLE BLVD PROPERTY

2026-08-15	10:30 PM-
To	1:00 AM
2026-08-16	8:30 AM
2026-08-17	6:25 AM
2026-08-17	7:30 PM
To	12:30 PM
2026-08-19	9:00 PM
2026-08-20	6:00 AM
To	8:30 AM
2026-08-20	6:00 PM
To	7:40 PM
2026-08-20	8:30 PM
To	1:30 AM
2026-08-21	5:00 PM
2026-08-22	8:30 PM
2026-08-23	8:30 AM
To	9:30 AM
2026-08-23	10:40 AM
To	1:00 PM
2026-08-23	6:30 PM