



CITY OF  
LOS ANGELES  
CALIFORNIA



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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

**Tuesday, May 12, 2026 @ 6:30 p.m.**

**Chaminade College Preparatory – Condon Center 2nd Floor  
23241 W. Cohasset Street, West Hills, CA 91304**

**Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.**

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 Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

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.

1. Call to Order
2. Establish Quorum
3. Comments from the Co-Chairs
4. Approve Meeting Minutes of April 21, 2026
5. Public Comments on Non-Agenda Items

#### **New Business**

6. Discussion and possible action regarding approval of a Zoning & Planning Committee Letter to LADOT and the City requesting a traffic signal be installed at the intersection of Saticoy Street and Woodlake Avenue before a CO (A Certificate of Occupancy) is issued to the developers of the proposed *West Hills Family Apartments* project, located at 7556 N. Woodlake Avenue, West Hills, 91304.

#### **Old Business**

7. Discussion and possible action regarding community comments on the proposed *West Hills Family Apartments* project.

8. CF# 25-1083. Discussion and possible action regarding approval of a Zoning & Planning Committee letter to the City Planning Commission, the PLUM Committee, the members of the City Council, and the Mayor opposing the proposed SB 79 Implementation Ordinance provision that will reduce side and rear yard setbacks.
9. Meeting Adjournment – Next meeting to be held on Tuesday, June 9, 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 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](mailto: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](http://www.westhillsnc.org) You can also receive our agendas via email by subscribing to [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](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://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](mailto:Michelle.Ritchie@westhillsnc.org)



Intersection Saticoy & Woodlake



Woodlake Approach (North) to Entrance



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## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES**

**TUESDAY, April 21, 2026 @ 6:30 P.M.  
De Toledo High School  
22622 Vanowen Street, West Hills, CA 91304**

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

Committee Members Present: Aida Abkarians (arrived at 7 p.m), Brenda Citrom, Carolyn Greenwood, Glenn Jennings, Kim Koerber, Saif Mogri, Penelope Newmark, Chris Pike, Steve Randall (AB2449), Bill Rose and Charlene Rothstein.

Committee Member Absent: Faye Barta

Other Board Members Present: Melissa Findling, Fran Rubin, Joan Trent, Brad Vanderhoof and Joanne Yvanek-Garb.

3. Comments from the Co-Chair(s). Char thanked everyone for coming and provided a couple of updates – Chaminade is planning on starting construction mid to late summer and the proposed Starbucks (on Victory off Platt) received final approvals. We continue to monitor the site and inform the property owner when trash and vandalism occurs.
4. Minutes from February 10, 2026 were amended and approved.
5. Public Comment on Non-Agenda Items: None

It was stated that there will be a Q & A after the presentation. There are cards on the side table and speakers will have one minute each.

6. Mr. Tim Kartiala Housing & Livability Deputy Council District 12

Mr. Kartiala introduced himself and spoke of the Councilman John Lee's commitment to the community and working with the WHNC.

## **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

A Power-point presentation of the project was provided by Mr. Greg Comanor representing Elysian Housing, Mr. John Arnold from KFA Architecture, Ms. Sara Houthton, Director of Planning and Land Use, and Ms. Victoria Pakshong, Landscape and Architecture Collaborative.

The project is a six (6) story, 160 unit apartment. It will have one (1), two (2) and three (3) bedroom units and will be 100% affordable housing for working families. There will be a total of 280 parking spaces with additional five (5) or six (6) visitor spots.

After the presentation there were 23 questions by stakeholders present. During questioning Mr. Comanor provided additional information about the project. The property will be under rent control for 55 years; there will be two (2) property managers on site; it is all electric with rooftop solar panels; there will be EV parking; pets are allowed (with restrictions); Elysian Housing will own the property for 15 years and there will be an 800 contact number for questions/complaints.

As several of the questions related to the power point presentation, Mr. Comanor was asked if it would be available so stakeholders could review it. Mr. Comanor agreed to forward the presentation to WHNC for the stakeholders. Mr. Comanor also agreed with stakeholders concerns regarding a need for a stoplight at the corner of Saticoy and Woodlake and stated a willingness to participate in an effort to have that accomplished.

8. Meeting adjourned – 8:10 p.m.



Neighborhoods with the SB 79 overlay, under good economic conditions, will eventually become multi-family zones as single family lots will most likely sell to developers not to future homeowners.



### Today's Backyard



## Tomorrow's Backyard



UNITED NEIGHBORS

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