



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING APPROVED MINUTES

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

**Chaminade College Preparatory – Condon Center 2nd Floor
23241 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, what 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 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. Approval of the Woodland Hills Country Club project was 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 ther 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 o 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 SB79 for implantation and resources needed by Department of City Planning to effectuate the bill's requirements; recommend Option B.

SB 79 authored by State Senator Scott Weier, establishes state zoning standards around rail stations anad primary bus lines, allowing multi-family buildings within a half mile of major transit stops. The City Council and Mayor Bass opposed SB 79 beause 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 Senate Bill (SB 79 including location options for implementation, and resources needed by the Department of City Planning (DCP) to effectuate the bill's requirments. 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 receommended 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 on 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 his next step be. 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 about who actually owns the property. Apparently Starbucks is only renting.

Meeting Adjourned by Char at 8:20