



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
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## WEST HILLS NEIGHBORHOOD COUNCIL

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

**Tuesday, August 11, 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                                               | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. Establish Quorum                                            | Mrs. Carolyn Greenwood                                       |
| 3. Comments from the Co-Chairs                                 | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve meeting minutes of May 12, 2026<br>and June 9, 2026 | Mrs. Carolyn Greenwood                                       |
| 5. Public Comments on Non-Agenda Items                         | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

## **Old Business**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                              |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 6. | Discussion and possible action to approve a letter supporting the design for the Chaminade Preparatory High School pedestrian bridge that will span Saticoy Street connecting the existing main campus with the new north campus.                                                                                                                                                                              | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 7. | Discussion and possible action on Senate & Assembly bills- AB 2005; AB 1751; SB 1116                                                                                                                                                                                                                                                                                                                           | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 8. | Discussion and possible action for approval of a letter to CD 12, the PLUM Committee, LADBS and City Planning in support of neighborhood homeowners requesting that the property located at 6552 N. Valley Circle zoned for single-family homes be designated as a nuisance property. A public hearing is warranted because the land use deviates from the requirements of existing single-family zoning laws. | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 9. | Discussion and possible action on the proposed West Hills Family Apartments project located at 7556 N. Woodlake Avenue.                                                                                                                                                                                                                                                                                        | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

Adjournment – Next meeting to be held on Tuesday, September 8, 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)



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## WEST HILLS NEIGHBORHOOD COUNCIL

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

**TUESDAY, May 12, 2026 @ 6:30 P.M.**

**Chaminade College Preparatory-Condon Center 2<sup>nd</sup> Floor  
23241 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:34 P.M. by Bill Rose.
2. Quorum was established.

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

Committee Member Absent: Aida Abkarians, Faye Barta and Saif Mogri.

Other Board Members Present: Fran Rubin, Nick Eskandari and Brad Vanderhoof.

3. Comments from the Co-Chair(s). Char thanked everyone for coming and turned it over to Penny to provided a couple of updates – Chaminade is planning on starting construction mid to late summer. Project has to go to CEQA as there was a dry cleaners on the property. They will start construction with the sports complex then move to build the bridge from the main campus to the complex. It had been requested that trees be planted on the west side of the campus but was advised that there isn't enough room.
4. Minutes of April 21, 2026 were approved as amended.
5. Public Comment on Non-Agenda Items: Stakeholder asked about payment of taxes if you rent out your house to tourists.

### **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.

Char is preparing a letter about adding a traffic light at Saticoy and Woodlake Avenue, however, she is having trouble finding data regarding any traffic accidents at that intersection. She asked for assistance in obtaining the information. Nick volunteered to help.

### **Old Business**

7. Discussion and possible action regarding community comments on the proposed *West Hills Family Apartments* project located at 7556 N. Woodlake Avenue, West Hills, CA 91304.

The developer has agreed to meet on site June 5th with WHNC, Dan Rosales, Council District 12, and homeowners bordering the property. He asked to contact these homeowners to hear their concerns. Penny distributed notices to the homeowners on May 9th. She asked that anyone who didn't receive the notice to let her know.

Stakeholders present asked several questions and made a couple of suggestions. One suggestion was that if they won't put up a traffic signal than put in a cross walk with the flashing lights. Stakeholder on line stated that SB79 doesn't apply to this project.

8. CF# 25-0083. 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.

The proposal is that the setbacks for the side and rear yard may be reduced to 4 ft. Char made a motion that the Zoning & Planning Committee send a letter in opposition to the proposed SB 79 Implementation Ordinance provision reducing side and rear yard setbacks. Motion passed unanimously.

9. Meeting adjourned: 8:00 p.m.



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## WEST HILLS NEIGHBORHOOD COUNCIL

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

**TUESDAY, June 9, 2026 @ 6:30 P.M.**  
**Chaminade College Preparatory-Condon Center 2<sup>nd</sup> Floor**  
**23241 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:39 P.M. by Bill Rose.
2. Quorum was established.

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

Committee Member Absent: Faye Barta, Saif Mogri and Charlene Rothstein.

Other Board Members Present: Brad Vanderhoof.

3. Comments from the Co-Chair(s). Bill stated that Char couldn't make it tonight and welcomed all present. He said we will be talking about a slew of Senate Bills that are coming down from Sacramento
4. Minutes of May 12, 2026 will be reviewed next month.
5. Public Comment on Non-Agenda Items: Stakeholder asked about payment of taxes if you rent out your house to tourists.

### **Old Business**

6. Discussion and possible action on Senate & Assembly bills – SB 1116; AB 1751: AB 1749: AB 2005

There is a handout with brief explanations for each of these bills including bill sponsors. These bills and more to follow are being passed by Sacramento lawmakers mandating high-density developments without community input prohibiting local control.

7. Discussion and possible action on L.A. City Case No. CP-2026-1797-CA. The proposed Low-Rise Ordinance amends the Mixed Income Incentive Program to establish housing Incentives allowing low-scale, multi-family housing development in low density zones within a half-mile Area of Opportunity Station Areas.

Penny stated that more and more bills are coming our way. Currently we don't have a problem in West Hills but could in the future. WHNC has been very proactive against SB 79. The residents need to let senators and civic leaders know they are against these changes. The more they hear, the better the chances for change.

Stakeholder present asked what is the current status of these issues. Penny stated they have not been passed but are going through the approval process.

8. Discussion and possible action on L.A. City Case No. 25-1083-S4. SB 79 is a major State law designed to promote high-density housing near transit-oriented development (TOD) zones. S4 is the Phased Implementation Ordinance allowing a temporary pause in the bills effectuation consistent with specific sites and TOD zones.

The City Council has additional file numbers for proposed legislation that makes it hard to find all the information. It takes a lot to dig in and make sense of the information. Information will be posted on the Zoning & Planning website to make it easier. Citizen input is very important.

- 9 Discussion and possible action on the property located at 23717 West Victory Blvd. West Hills 90307 recently vacated by Starbucks that was to be developed for a Drive-Thru Coffee Shop.

Mr. Mike Sloan, who represents a real estate investment and development firm, confirmed that Starbucks pulled out of their lease. The development firm is currently searching for a new tenant. He stated it will still probably be a drive-thru but is interested in hearing ideas for the site from the community.

Several stakeholders made recommendations. It was suggested not to allow a left turn exiting onto Victory, and have the business be a sit-down coffee shop. Stakeholders also asked to keep up with the landscaping and paint the plywood so it doesn't look like an abandoned property.

10. Discussion and possible action on the proposed West Hills Family Apartments project located at 7556 N. Woodlake Avenue, West Hills 91304.

On Friday, June 5, WHNC and 10 or 11 residents had an on-site visit with the owner of the property. Privacy is still a big issue. It was suggested that possibly the windows in the apartments overlooking the adjoining properties could be positioned above eye level. It was hard to get a feel for just how large the project is, but Greg is going to put in “story poles” so that everyone can get a better idea of the size of the project.

11. Discussion and possible action to prepare a letter to LADOT requesting a stoplight or a protected pedestrian crossing at the intersection of Woodlake Avenue and Satcoy Street.

Bill stated that this should come from the Streets and Transportation Committee and is turning it over to them.

12. Discussion and possible action to prepare a draft letter in support of neighborhood homeowners to LADBS to declare the property located at 6552 N. Valley Circle, West Hills a nuisance and request it be brought before the City Council for action.

The motion was made to write a letter to the City Council and LADBS. Motion passed unanimously.

Mr. Oren Fishman joined via phone. He stated that he is a friend of the homeowner (he would not give his name) and wished to speak on his behalf regarding the alleged violations. He would like to be on the agenda at the next meeting. He was advised that the next meeting is July 14th. The Motion was tabled until the next meeting.

Meeting adjourned: 8:08 p.m.

# ITEM #6

## DRAFT

\*Letter submitted by email to Stella Belgrade-Scranton, Commission Assistant  
[Stella.belgarde@lacity.org](mailto:Stella.belgarde@lacity.org)

August 11, 2026

Cultural Affairs Commission  
City of Los Angeles Department of Cultural Affairs  
201 North Figueroa Street, Suite 1400  
Los Angeles, CA 90012

RE: August 12, 2026 Commission Meeting/RE: Chaminade Preparatory High School  
Agenda Item #\_\_

Honorable Commissioners:

Since March 2023, the West Hills Neighborhood Council (WHNC) has been working closely with the West Hills community, Chaminade College Preparatory High School and Rosenheim & Associates on the school's expansion plans.

WHNC supports a bridge as a safety measure for students to prevent accidents when they are crossing Saticoy Street between the two campuses. The bridge will also reduce the number of cars that are parked on the street.

On July 22, 2026 Jessica Pakdaman, Rosenheim & Associates, shared a request to present to the Zoning & Planning Committee a redesign of bridge artwork that included changes requested earlier by the Cultural Affairs Commission. The next regularly scheduled monthly Zoning & Planning committee meeting is today, August 11.

After discussing the bridge design with the community, the Zoning & Planning committee voted to approve the design with modifications. We are asking Chaminade and the Commission to consider the following: addition of design elements depicting birds in flight; and replacing subtle lines of wavy curves with a design that more closely duplicates the surrounding mountain topography. The intention is not to delay the project, but to offer suggestions with the hope that they can be incorporated within the final bridge design.

We thank you for granting us the opportunity to include our request for consideration during deliberations. Please feel free to contact us if you have any questions.

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

cc: Jessica Pakdaman  
Rosenheim & Associates, Inc.

CHAMINADE COLLEGE PREPARATORY - PROPOSED PEDESTRIAN BRIDGE  
PRELIMINARY DESIGN (8/22/2026) - FINAL DESIGN SUBJECT TO CULTURAL AFFAIRS COMMISSION REVIEW & APPROVAL



RENDERED NORTH-FACING VIEW FROM SATICOY STREET

AGENCY  
APPROVAL:



HMC Architects

3561-003-000

3545 CONCORDS STREET  
OAKLAND, CA 94612  
949.977.1000 hmcarchitects.com

DATE

DESCRIPTION

FACILITY:

7500 Chaminade Ave.  
West Hills, CA 91364

PROJECT:  
CHAMINADE COLLEGE PREPARATORY HIGH SCHOOL

SHEET NAME  
(N) PEDESTRIAN BRIDGE SECTION

CAMPUS PLAN

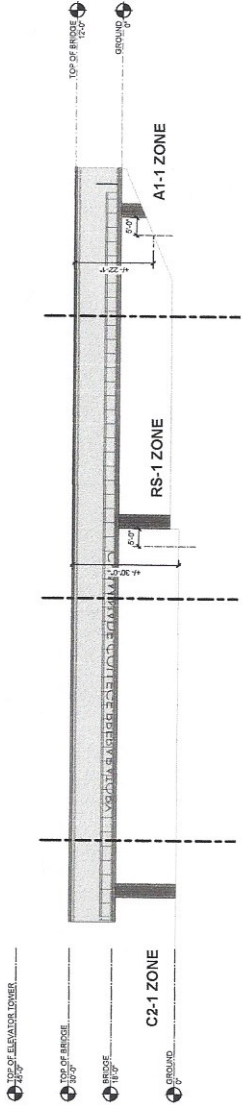
DATE: 2023-09-17  
CLIENT PROJECT:  
SHEET

A4.1

ITEM #6

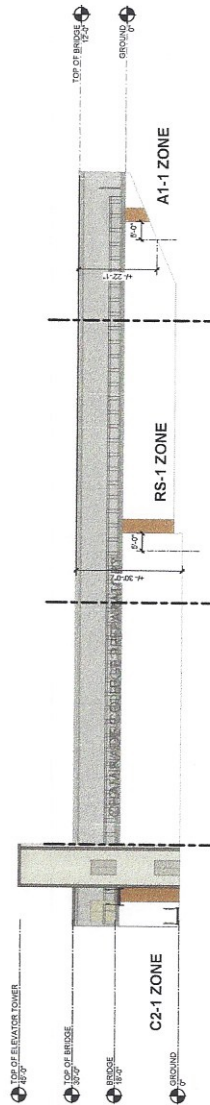
SECTION A 1

1/8" = 1'-0"



SECTION B 2

1/8" = 1'-0"



SECTION C 3

1/8" = 1'-0"



SECTION D 4

1/8" = 1'-0"



PLEASE RECYCLE

AGENCY  
APPROVAL:



HMC Architects

3561-003-000

MALCOLM & STREET  
OAKLAND, CA 94612  
HMC ARCHITECTS, INC.

DATE

FACILITY:

7600 Chaminade Ave.  
West Hills, CA 91394

PROJECT:

CHAMINADE COLLEGE PREPARATORY HIGH SCHOOL

SHEET NAME:

(N) PEDESTRIAN BRIDGE FLOOR PLAN

CAMPUS PLAN

DATE: 2013-08-17

SHEET

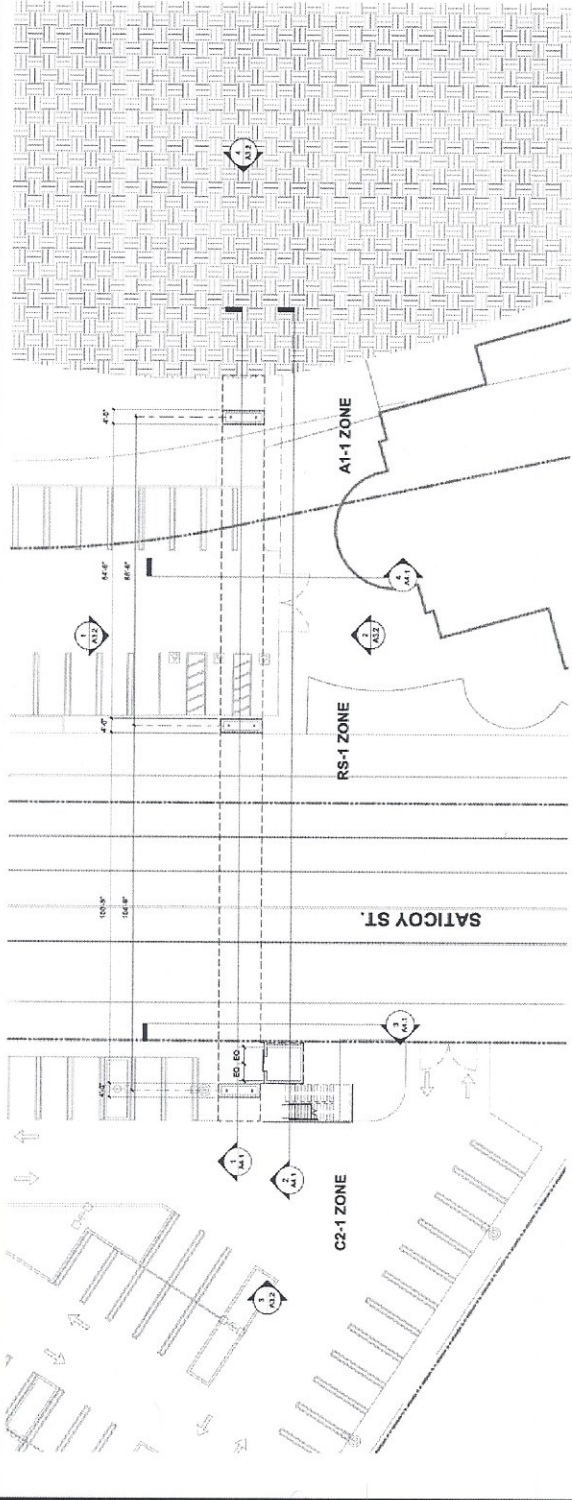
A2.4

ITEM #6

PEDESTRIAN BRIDGE - GROUND FLOOR

1

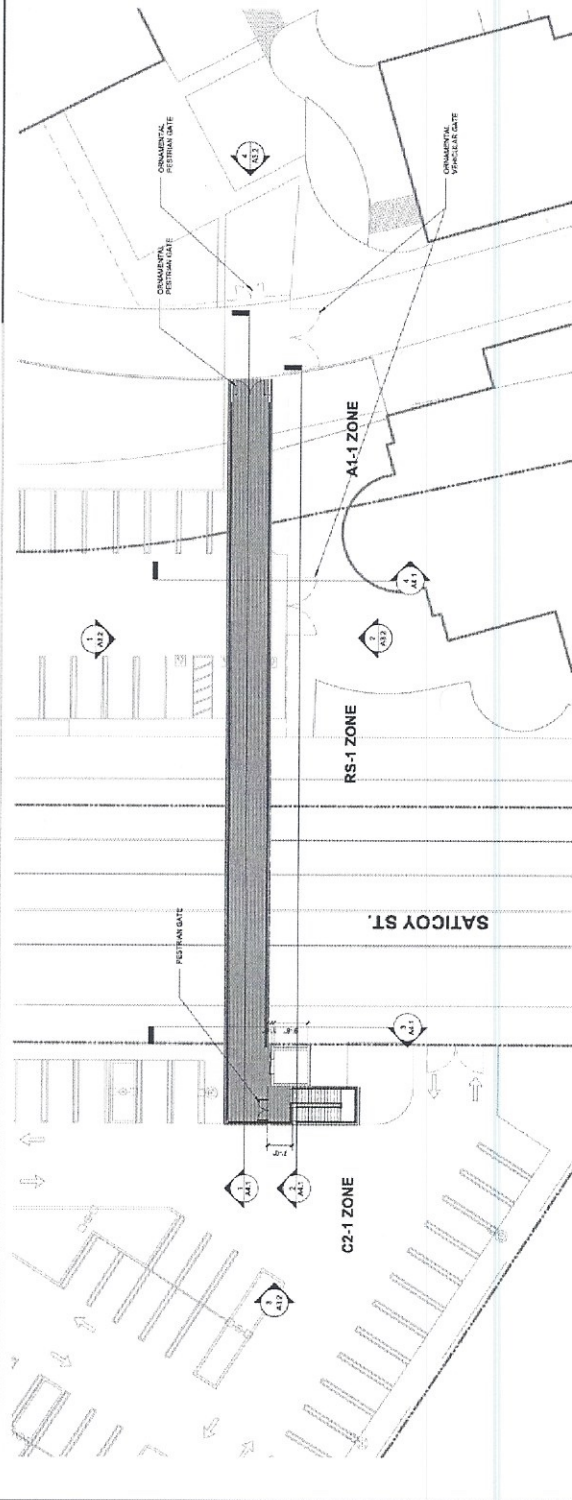
1/8" = 1'-0"



PEDESTRIAN BRIDGE - BRIDGE LEVEL

2

1/8" = 1'-0"



PLEASE RECYCLE

## **ITEM #7**

**It takes years for development and construction for new housing to be understood. Market destabilization, stripping governments from local oversight, displacement of residents, weakening environmental reviews and infrastructure strains are a few of the concerns that are not being adequately addressed. It would be more responsible to slow the pace of legislation and prioritize data-driven analysis to assess whether housing needs are being met without unintended consequences. Continued approvals of a massive number of bills to address affordable housing is NOT the answer.**

### **AB 2005**

Requires a local agency to ministerially approve a parcel map for an urban lot split if the development or parcel meets specified requirements. Currently applicants for an urban lot split sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of 3 years from the date of the approval of the urban lot split. Existing law authorizes a local agency to adopt an ordinance to implement these provisions, as provided.

*\*SB 9-* In 2021, the Governor signed SB 9 that allowed up to four homes on lots where currently only one exists. It did so by allowing: existing single-family homes to be converted into duplexes; single-family parcels to be subdivided into two lots, and up to two units can be constructed on each newly-formed lot. The bill has the potential for the development of nearly 6 million new housing units.

### **OPPOSE**

Senate Bill 9 originally presented as a tool for homeowners and family trusts to split lots and add more housing for loved ones or tenants with a three-year owner-occupancy requirement following any lot split. AB2005 undermines this protection by creating a loophole that allows LLCs (corporate real estate developers) to initiate SB 9 lot splits and defer the occupancy requirement to a future buyer after construction. Corporate LLCs are developer tools, not family arrangements. By shifting the occupancy burden AB 2005 effectively opens the floodgates for corporate speculators to exploit SB 9 to expand real estate portfolios without any long-term stake in the neighborhood.

### **AB 1751**

California Assembly Bill 1751, known as the Missing Middle Townhome Ownership Act, streamlines townhome approvals, sets a \$28 per hour worker wage floor, and exempts projects from **CEQA** environmental reviews.

### **OPPOSE**

The bill aims to boost middle-class housing by bypassing discretionary local hearings and allows townhomes in single-family ones with no discretionary approval. Communities have no voice on how density is added.

### **SB 1116**

Mandates that height limits apply to physical feet rather than stories and limits local front and internal setbacks. Requires local agencies to send local ordinances implementing small-lot subdivision rules to the Department of housing and Community Development for formal review. Streamlines approvals by directing local agencies to process final map applications with 60 days and interprets rules to maximize total housing unit production.

*\*SB 1123* expands the Starter Home Revitalization Act to allow fast-track ministerial approvals for building up to 10 starter homes on vacant single-family and multi-family lots. It bypasses local public hearings, removes discretionary review, and exempts projects from CEQA environmental reviews.

### **OPPOSE**

Lawmakers have not allowed sufficient time to assess the impacts of SB 1123 before expanding to include even smaller lot sizes. Strips away local discretionary oversight and allows developer profits to dictate local development. Low-density neighborhoods will be at risk with aging sewage, water and electrical infrastructure that were never engineered for this level of demand.

## ITEM #7

### Copy/paste email message to neighbors, friends, family:

When our Los Angeles Delegation returns to Sacramento from summer recess at the end of the month, they will cast final votes on several key housing bills.

Many of these legislators haven't read the full bills yet because they didn't sit on the relevant committees hearing the bills. That makes our collective voices a great way to sound the alarm on these bills. Attached is a letter to the LA Delegation. We need to send a lot of letters. Legislators pay attention when they hear from a lot of people.

### **What's at Stake**

All of these bills apply to neighborhoods statewide and allow increased development density in traditional single-family neighborhoods and if passed become state law.

- **No Public Input (Ministerial Approval):** Most of these proposals are "ministerial," meaning projects will get approved automatically by your city without public notification or community hearings.
- **Our Biggest Concern — AB 2005:** This bill removes the owner-occupancy requirement for LLCs (corporations) when lot splitting under SB 9. If passed, investors or corporations could buy single-family homes, split the lot, build out the units without needing to comply with existing owner/occupant requirements, and move on to the next property. The author of this bill was concerned that family trusts were excluded from SB 9. We have enclosed a letter from the HCD that explains clearly they are not. LLC's are corporations we don't want excluded from the requirement. If this bill passes, all our single family lots are vulnerable.

Please take two minutes today to send the letter. Feel free to edit it any way you wish.

Thank you all for standing up for our neighborhoods.

## ITEM -#7

### OPPOSE THREE / SUPPORT ONE

### COPY AND PASTE

**This document and information cannot be edited here.**

**You can edit or personalize it once copied and pasted into a blank email.**

#### Instructions:

1. Open a blank email on the computer or device you are using,
2. Copy and Paste the Information below into the appropriate fields of your email.
3. In your email - **Add Your NAME and CITY where Indicated**
4. Please be encouraged to personalize the text below once it's in your email!
5. Send your email.

#### TO:

<senator.valladares@senate.ca.gov>, <senator.rubio@senate.ca.gov>,  
<senator.allen@senate.ca.gov>, <senator.perez@senate.ca.gov>,  
<senator.stern@senate.ca.gov>, <senator.smallwood-cuevas@senate.ca.gov>,  
<senator.archuleta@senate.ca.gov>, <senator.gonzalez@senate.ca.gov>,  
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<assemblymember.lowenthal@assembly.ca.gov>, <senator.menjivar@senate.ca.gov>,  
<assemblymember.solache@assemblymember.ca.gov>,  
<Assemblymember.gipson@assembly.ca.gov>,  
<[assemblymember.michellerodriguez@assembly.ca.gov](mailto:assemblymember.michellerodriguez@assembly.ca.gov)>

## ITEM #7

**CC:**

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**Subject:** VOTE NO on AB 2005, AB 1751, SB 1116 / VOTE YES on AB 2576

**Body Text:**

Honorable Members of the Los Angeles Delegation,

I live in LA County and wish to express the deep concern that my neighbors and I have about the constant onslaught of housing bills that allow no time for a bill to take effect and be evaluated before another housing bill is introduced. Good housing policy requires collaborative planning, not top-down mandates that dismiss the concerns of residents living with the results.

I hope you will support our stand when you vote on the following legislation.

**AB 2005: OPPOSE**

Senate Bill 9 was originally presented as a tool for homeowners and family trusts to split lots and add more housing for loved ones or tenants. To protect communities from predatory land speculation, the legislature wisely included a mandatory three-year owner-occupancy requirement following any lot split.

AB 2005 severely undermines this protection by creating a loophole that allows LLCs—the standard corporate entities of real estate developers—to initiate SB 9 lot splits and defer the occupancy requirement to a future buyer after construction. Despite claims that this bill merely accommodates standard estate planning, corporate LLCs are developer tools, not family arrangements. By shifting the occupancy burden, AB 2005 effectively

opens the floodgates for corporate speculators to exploit SB 9 to expand real estate portfolios without any long-term stake in the neighborhood. We strongly urge you to preserve the core intent of SB 9—protecting single-family homeowners—and vote NO on AB 2005.

### **AB 1751: OPPOSE**

This is a bill that allows for row townhouses on single-family lots. We support townhomes on multi-family zoning or on commercial properties that face single-family neighborhoods, but allowing townhomes in single-family zones with no discretionary approval means neighborhoods have no voice in how density is added, nor are the community plans of a jurisdiction considered. Ministerially imposed developments can create unintended consequences for existing neighborhoods. This bill has a significant enough impact that it should go through a discretionary process for approval.

### **SB 1116: OPPOSE**

SB 1116 is premature. Lawmakers have not allowed sufficient time to assess the real-world impacts of SB 1123 before expanding its scope to include even smaller lot sizes.

By stripping away local discretionary oversight, this bill removes a critical tool for thoughtful community planning. Instead, it allows developer profits to dictate local development, placing heavy strain on low-density neighborhoods whose aging sewage, water, and electrical infrastructure were never engineered for this level of demand. Local jurisdictions must retain the authority to address these critical infrastructure and planning concerns before approving high-density infill.

### **AB 2576: SUPPORT**

We strongly support this measure, which addresses a critical blind spot in current transit-oriented development streamlining laws (specifically SB 79). While existing law allows jurisdictions to protect local historic registers, it leaves properties recognized at higher levels vulnerable to automatic, ministerial upzoning. Good-faith housing actors and our most celebrated architectural resources should not be collateral damage. Vote YES on AB 2576 to expand statutory protections against transit-oriented upzoning for all designated historical sites, specifically preserving local registers (including HPOZs), the California Register of Historical Resources, and the National Register of Historic Places.

## ITEM #7

Adding more housing is not a problem for communities, but how and where it is added matters, and that should be the role of the local jurisdiction.

I respectfully ask for your support for our positions on these bills.

**[INSERT NAME]**

**[INSERT CITY]**

# ITEM #8

DRAFT

August 12, 2026

To: LA City Planning Department  
LADBS  
City Council PLUM Committee  
12<sup>th</sup> District City Councilmember John Lee

RE: Parcel # 180B089-474/6552 N. Valley Circle Boulevard West Hills 91307

The above property, restricted to single-family home zoning, was purchased on August 2025 and transferred to a new owner in December 2025. We are writing to formally request that the City of Los Angeles impose strict operating conditions or 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 who was identified as the “tenant” are never present at the property outside of event times. Normal patterns associated with residency--trash pickup, daily lights on/off, evening activities associated with a household--have not been observed. Neither party claims actual residency. Flyers and social media posts document that the property hosts a school with a regular schedule of events. Events occur weekly, 10-12 times from Monday to Friday, starting at 6:30am for two to three hours, with additional evening activities from 8:00pm until 11:00pm drawing large crowds, amplified music, and noise levels that are intolerable to surrounding residents. On May 17, 2026, a parade-style procession occurred on the street blocking vehicle access.

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**

LADBS closes violations without explanation, and Order to Comply notices and compliance deadlines appear to be routinely ignored, with no penalties issued. 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.

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.

# ITEM #8

August 12, 2026

LA City Planning Department; LADBS; City Council PLUM Committee;

12<sup>th</sup> District City Councilmember John Lee

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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.

The property has already been issued both an Order to Comply and Substandard Order. The 45-day compliance period associated with the Substandard Order expired on June 21, 2026, yet the legal assembly and event activities continue on a regular, weekly basis.

## **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, and the narrow frontage street lacks adequate space for emergency vehicles to pass between the volume of parked, often oversized vehicles. LAPD has been called on numerous occasions; due to limited staffing, callers have at times been unable to reach a person directly and were told that noise complaints of this nature were not a priority.

## **WHNC Requests:**

- That the City of Los Angeles impose strict operating conditions or order a mandatory Discontinuance of Use for the property
- 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
- Any and all progress reports regarding property's status from LADBS and City Planning

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

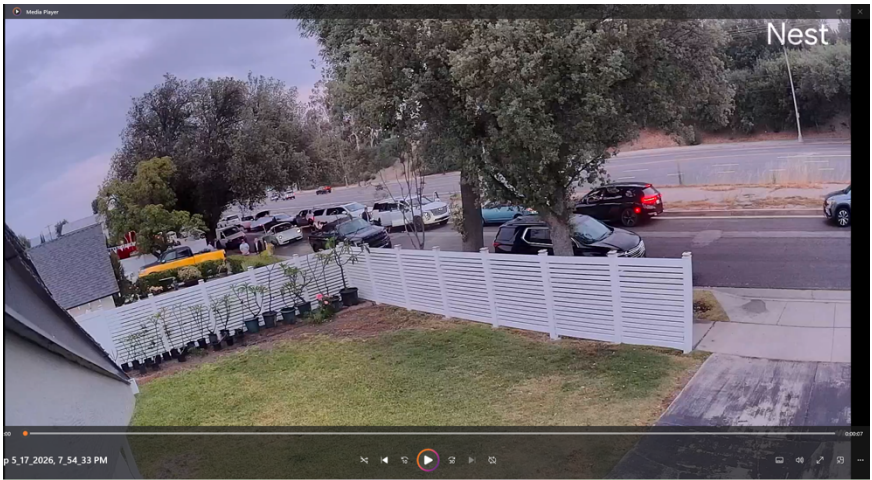
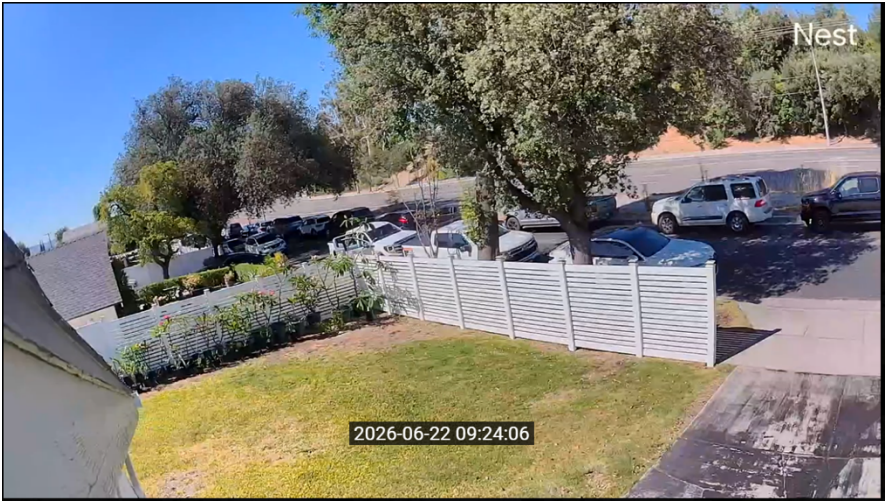
Zoning & Planning Committee

West Hills Neighborhood Council

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

cc: Vince Bertoni, Director of Planning

ITEM #8



## ITEM #8



## ITEM #8



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**ITEM #8**

# ITEM #9

**DRAFT**

August 11, 2026

Mr. Greg Comanor  
Elysian Housing LLC  
584 ½ Larchmond Blvd  
Los Angeles CA 90004

RE: West Hills Family Apartments  
7556 Woodlake Avenue

Dear Greg,

Thank you for presenting on April 21, 2026 proposed plans for the 5-story, 160-unit, affordable apartments at the Zoning & Planning Committee meeting. We are aware this is a “by right” project that complies with existing zoning codes and building regulations and therefore is allowed to be fast-tracked without public hearings or negotiations with the community. On June 5, 2026 you conducted an on-site tour that WHNC had requested for neighbors bordering the property. You indicated in a 7/15/26 email that stakes should be in place early August when a prospective second site visit will be scheduled.

You have heard the many concerns expressed by WHNC and the community for the project from homeowners and their families like Carlos who has lived in his home for 30 years. And Eric who planned and invested in his home and yard with long-range plans to enjoy raising his family and remaining in a neighborhood he loves which will undeniably be impacted by the West Hills Family Apartments.

There are still many questions we hope Elysian will answer and that you will be open to working with the community on project plans addressing concerns.

## Open Discussions

- Specific timelines for all phases of construction that includes equipment and hauling routes
- Confirm on-site visit with story poles, grade stakes and offset stakes in place
- Entrance/exit plans to apartments using Woodlake and Saticoy; process for handling deliveries and increased traffic on streets; hours for deliveries and p/u from dumpsters
- Receiving samples of building façade (stucco ) and trim colors
- Planned buffers to mitigate impact of the parking structure and apartments
- Reducing loss of privacy from tenants viewing surrounding neighbor’s yards and inside homes from apartment windows
- Construction provisions in place to reduce noise and dust from the project and how the additional equipment/truck traffic will affect Woodlake and Saticoy
- Use of alleyway accessed from Cohasset Street

## ITEM #9

Residents in every imaginable profession, retired, single, married folks, kids and young adults call West Hills home. We chose this remarkable area because we are surrounded by an abundance of parks, trees, gardens, wildlife, well-maintained single-family homes, highly-rated schools, both private and public, accessible businesses and cultural opportunities in a welcoming environment. All bound together with the spirit of community.

Greg, your July 15 email said “Trying to always do the right thing.” We look forward to you addressing project concerns and applying collaborative strategies to balance your project’s impact on the surrounding community.

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