



CITY OF
LOS ANGELES
CALIFORNIA



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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 2nd 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 Members 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.