



CITY OF
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CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING MINUTES

TUESDAY, June 9, 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 6:39 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.

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 91307 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.