



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday, September 8, 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.

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|----|--|--|
| 1. | Call to Order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Mrs. Carolyn Greenwood |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve meeting minutes of August 11, 2026 | Mrs. Carolyn Greenwood |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

New Business

6. Discussion and possible action to approve CIS in support of Councilmember John Lee's August 11, 2026 Motion requesting an ordinance to amend Section 12.22.A.33(e)(1) of the LA Municipal Code that dictates structural size limits for ADUs. Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
7. Discussions regarding August 11, 2026 Motions 14A, 14B and 14C approved by City Council to amend and adopt additional recommendations (CF 25-1484) regarding Sober Living Facilities in Residential neighborhoods. Recent sale of single-family home located at 7301 Devon Ridge Road for women under treatment living with their children. Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
8. Presentation regarding proposed lights for Westhills Baseball Facilities located at 7001 Valley Circle Blvd. Mr. Alejandro Philips

Adjournment – Next meeting to be held on Tuesday, October 13, 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

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 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 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.ritchieWHNC@gmail.com

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

Servicios De Traduccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte michelle.ritchieWHNC@gmail.com



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, August 11, 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 7:40P.M. by Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Brenda Citrom, Glenn Jennings, Kim Koerber, Saif Mogri, Penelope Newmark, Steve Randall (AB 2449), Bill Rose and Charlene Rothstein.

Committee Member Absent: Carolyn Greenwood, Chris Pike
Other Board Members Present: Fran Rubin, Brad Vanderhoof

3. Comments from the Co-Chair(s).
Starbucks decided not to open the drive thru business. A prior suggestion was for a sit-down café and everyone was asked to let us know if there are suggestions on what they would like to have at the location.

The issue of having a stoplight at the intersection of Saticoy and Woodlake is being handled by the Streets and Transportation Committee. LADOT was contacted and there will not be a traffic signal installed. Another option being discussed is installing flashing yellow lights. The council office will be contacted to help with solutions.

A new initiative was recently launched, Missing Middle LA, created by Mayor Bass and launched by City Planning to allow more housing on smaller lots increasing density in single-family neighborhoods. This initiative along with housing bills coming from the Sacramento legislature strains infrastructure, increases traffic and parking congestion. The public has been eliminated from the decision process, there are no public hearings, and CEQA is no longer a consideration in approving development projects. SB1123 permits fast-track “by right” subdivisions of up to ten homes on vacant lots in single-family zones near jobs, schools and transit.

Be aware of Proposition 45 on the November ballot. It shifts power from public agencies who oversee projects to industrial developers, who are building massive warehouse facilities.

4. Minutes from May 12, 2026 were approved as amended. Minutes from June 9, 2026 were approved as amended.
5. There were no public comments on non-agenda items.

Old Business

6. Discussion and possible action to approve a letter supporting the design for the Chaminade Preparatory High School pedestrian bridge.

The name “Chaminade” is no longer on the bridge, it was changed to “West Hills.” The Letter requests that the design more closely reflect the community with the addition of trees, flying birds and surrounding mountain topography. The bridge is only for students and the public is unable to use it. Screening will be added to address privacy issues for homes below the bridge. It will be lit after daylight ends only when the campus is in use. The bridge is a safety measure to protect students from traffic when they are going from one campus to the other. Questions were asked about cameras to deter graffiti. The Cultural Affairs Commission meets tomorrow and the letter has to be emailed after tonight’s meeting.

Following discussions, a Motion was made to approve the draft letter and passed unanimously.

7. Discussion and possible action on Senate & Assembly bills-AB 2005, AB 1751, and SB 1116.

A handout was available that listed and described each bill. On the WHNC website there is a suggested letter that can be emailed to elected officials in Sacramento and everyone was encouraged to also have friends, neighbors and family email the letter.

8. Discussion and possible action for approval of a letter to selected City officials in support of neighborhood homeowners requesting that the property located at 6552 N. Valley Circle be designated a nuisance property.

The house is located in a single-family neighborhood zone and the owner has illegally been operating a school and using the property as an event space for almost a year. Every day, morning and evening, many people with families, especially on weekends, enter and exit

the property. During events, there is loud music, noise and cars, and large SUVs parked along both sides of the street creating a safety hazard for emergency vehicles. Driveways and fire hydrants are blocked.

Neighbors have also repeatedly contacted LADBS regarding property violations, of which some are closed without explanations. The property owner receives Order to Comply notices and compliance deadlines are ignored.

A Request for Records was filed with LADBS,, a response deadline extension was requested, and they have until August 14 to supply records.

Homeowners have made attempts to talk with the property owner about violations and how their conduct is disrupting the neighborhood. The owner is uncooperative and said, “We are going to use the facility until we outgrow it.” Neighbors called LAPD and LADBS but because of the times when complaints were made, staff was unable to drive to the property. There are occasionally armed guards outside the fenced property. Suggestions were made to the neighbors to attend monthly policy advisory meetings @ 6:00pm at the Topanga Community Police Station. Also they can contact the Area Commanding officer, Rudy Lopez. Char will contact Ayelet Levey Feiman, a city attorney she has worked with in the past. A lawsuit is pending according to information on the LADBS website and also was relayed by LADBS. Communication with LADBS ended because of the lawsuit.

A Motion was made and the letter was unanimously approved as amended.

9. Discussion and possible action on the proposed “West Hills Family Apartments” development project located at 7556 N. Woodlake Avenue.

The draft letter to Elysian Housing requests answers to still open questions about the project. Construction has begun on the site and the apartments will be completed by November 2028. Some trees have been removed and a few trees are placed in large boxes. There is a second on-site visit Wednesday, August 19 @3:00pm with surrounding homeowners. Property line and building stakes for physical reference will be in place. Discussions included issues entering the garage on Woodlake. Woodlake has a double set of lines down the middle of the street. Vehicles headed south are prohibited legally from crossing the double lines to enter the apartments. Other questions include if the planned landscaping will be sufficient to allow surrounding neighbors to have some privacy. Greg Comanor needs to receive the letter before he goes on paternity leave starting August 24th.

A Motion was made and the letter unanimously approved as amended.

Meeting adjourned – 8:25P.M. The next Zoning & Planning Committee meeting will be held on Tuesday, September 8, 2026.

PLANNING & LAND USE MANAGEMENT

MOTION

California law has significantly expanded Accessory Dwelling Unit (ADU) development opportunities through successive legislation intended to address the State's housing shortage. Recent enactments, including SB 9 and SB 1211, have further expanded housing production opportunities and altered how ADUs may be developed on residential properties.

The City of Los Angeles currently regulates attached ADUs pursuant to Section 12.22.A.33(e)(1) of the Los Angeles Municipal Code (LAMC). Historically, the City limited the size of attached ADUs based upon a proportional relationship to the existing primary dwelling by allowing attached ADUs up to 50 percent of the floor area of the existing primary residence.

This local standard functioned effectively for many years and generally did not result in the creation of excessively large attached ADUs or abuses of the program. However, recent changes in State law, particularly the interaction of SB 9 and SB 1211, have altered development patterns and may create circumstances in which attached ADUs substantially exceed the scale originally contemplated under local regulations.

Historically, the City's proportional limitation for attached ADUs did not result in excessively large units; however, recent State housing legislation may now permit attached ADUs to substantially exceed traditional neighborhood scale absent a local maximum floor area limitation. The City should revisit its local standards to maintain the longstanding proportional relationship approach while establishing a clear maximum size limitation to prevent unintended oversized attached ADUs and preserve neighborhood compatibility.

I THEREFORE MOVE that the City Attorney, with the assistance of the City Attorney, be REQUESTED to prepare and present an ordinance amending Section 12.22.A.33(e)(1) of the Los Angeles Municipal Code to read as follows:

"If there is an existing primary dwelling, the floor area of an attached ADU may not exceed fifty (50) percent of the existing primary dwelling and in no event shall exceed 1,200 square feet."

I FURTHER MOVE that the Department of City Planning report back within 60 days regarding the impacts of SB 9 and SB 1211 on attached ADU development within the City of Los Angeles, including any trends involving attached ADUs exceeding traditional proportional size relationships.

I FURTHER MOVE that the Department of City Planning report on any additional local regulatory options available under State law to preserve neighborhood compatibility while maintaining compliance with State ADU mandates.

PRESENTED BY

JOHN S. LEE

Councilmember, 12th District

SECONDED BY

Monica Rodriguez

33
AUG 11 2026

ORIGINAL

ITEM #7

14A

M O T I O N

I MOVE that the matter of PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to reporting on legal and policy options to reduce the overcentration of sober living facilities in residential neighborhoods; and related matters, **Item 14** (CF 25-1484), on today's Council agenda, **BE AMENDED** to **ADOPT** the following **ADDITIONAL RECOMMENDATIONS**:

Instruct the Department of City Planning, with the assistance of the Police Department, the Department of Building and Safety, and any other City departments as necessary, and in consultation with the City Attorney, to prepare a report with recommendations on the following:

- The criteria used to identify and designate a sober living facility as negligent;
- The processes and procedure in which the City can take corrective actions against negligent sober living facility operators;
- An accounting of the number of facilities in the Citywide Nuisance Abatement Program - CNAP; or those cited by the Department of Building and Safety in violation of land use regulatory controls as promulgated in Chapter 1 or Chapter 1A of the Municipal Code;
- An accounting of citations the City has issued against negligent sober living facility operators in the past five to ten years; and the issuing City agency;
- A discussion how negligent sober living facilities operators can be reported by residents and community stakeholders;

INSTRUCT the Chief Legislative Analyst, in consultation with City Attorney and City departments, as necessary, report on state or county regulations and standards that could contribute or restrict action to address concerns with sober living facilities.

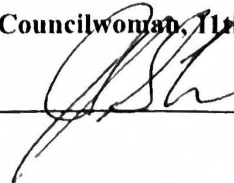
PRESENTED BY:



TRACI PARK

Councilwoman, 11th District

SECONDED BY:



August 11, 2026

ORIGINAL

ITEM #7**14B****MOTION**

I MOVE that the matter of the PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to reporting on legal and policy options to reduce the overconcentration of sober living facilities in residential neighborhoods; and related matters, ITEM No. 14 on Today's Council Agenda (C.F. 25-1484), BE AMENDED to add the following instruction:

I FURTHER MOVE that the Department of City Planning include in their report back policy options to include public notice and community engagement requirements prior to the opening of a sober living facility.

PRESENTED BY:



IMELDA PADILLA
Councilmember, 6th District

SECONDED BY:

**ORIGINAL****AUG 11 2026**

ITEM #7

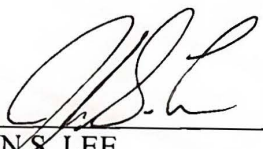
14C

MOTION

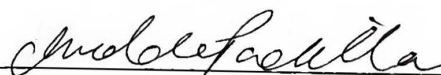
I MOVE that the matter of PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to reporting on legal and policy options to reduce the overcentration of sober living facilities in residential neighborhoods; and related matters, **Item 14** (CF 25-1484), on today's Council agenda, **BE AMENDED** to **ADOPT** the following **ADDITIONAL RECOMMENDATION**:

Instruct the Los Angeles Housing Department, in coordination with the Department of Building and Safety, City Attorney, and other relevant departments, report to the City Council within 30 days on whether tenants residing in both licensed and unlicensed residential facilities are afforded the same protections and access to remedies provided under applicable City tenant protection ordinances, including, but not limited to, the Rent Stabilization Ordinance (RSO), Tenant Anti-Harassment Ordinance, Just Cause Eviction protections, and applicable relocation assistance requirements.

PRESENTED BY


JOHN S. LEECouncilmember, 12th District

SECONDED BY



ORIGINAL

AUG 11 2026