



**CITY OF
LOS ANGELES
CALIFORNIA**



**P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday, October 13, 2026 @ 6:30 PM

**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 September 8, 2026 | Mrs. Carolyn Greenwood |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

Old Business

- | | | |
|----|--|--|
| 6. | Discussion and possible action to prepare a letter directed to the Planning Commission requesting changes to the L.A. City Planning Department's draft for the Missing Middle Ordinance. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 7. | Discussion and possible action to submit a CIS in support of CF-25-1484 reducing the over centration of sober living facilities in residential neighborhoods. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 8. | Presentation regarding proposed lights for West Hills Baseball Facilities located at 7001 Valley Circle Blvd. | Mr. Alejandro Philips |

Adjournment - Next meeting to be held on Tuesday, November 10, 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, September 8, 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 6:37 P.M. by Bill Rose.
2. Quorum was established.

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

Other Board Members Present: Jennifer Felix-Shannon, Fran Rubin, Brad Vanderhoof and Youth Advisor, Ilona Illes.

3. Comments from the Co-Chair(s). Bill provided an update on several pending items:
 - 1 – There is an appeal pending for the property located at 23717 Victory Blvd. That was the site for a proposed Starbucks Drive-Thru.
 - 2 – West Hills Family Apartments located at 7556 N. Woodlake Ave. Construction has started, and we have received complaints from several neighbors regarding noise, beginning construction early and hauling trucks idling on Woodlake before 7 a.m. We continue to work with Elysian and neighbors to keep communications open and resolve problems as they happen.
 - 3 – Regarding the proposed project located at 8817 N Chatlake Drive a case is being forwarded for a criminal hearing as the project owners have started grading the site without having obtained the required grading clearance.
 - 4 – Nuisance Property located at 6552 N. Valley Circle – the letter approved by the Zoning & Planning Committee last month and the full Board at the September 3, 2026 meeting has been forwarded to City Planning, LADBS, City Attorneys, the PLUM Committee, Councilmember John Lee, members of his staff and LAPD.
 - 5 – Assembly Bill (AB 2005) which would have allowed LLCs (Limited Liability Companies) to use SB 9 lot splitting and pass the ownership occupancy requirement to the new owners was defeated.

4. Minutes of August 11, 2026 were approved.
5. Public Comment on Non-Agenda Items: Bill spoke to Steve regarding a complaint received from a woman living on Faust Avenue about noise coming from Corporate Pointe at 3 a.m. in the morning. Steve will look into what is happening there.

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

This motion was prepared in response to how SB 79 and SB 1211 expanded housing production opportunities and altered how ADUs may be developed on residential properties. The City historically limited the size of ADUs based upon a proportional relationship to the existing dwelling by allowing attached ADUs up to 50 percent of the floor area of the existing primary residence. This motion asks the City Attorney to amend the current section to read "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."

The motion was made and unanimously approved to forward a CIS in support of Councilmember John Lee's Motion.

- 7 Discussion 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. A community member requested information on the recent sale of a single-family home located at 7301 Devon Ridge Road for women under treatment living with their children.

After some discussion on each of these motions, it was decided that we needed more background such as how many sober living facilities there are in West Hills. Also it was stated that it is not certain the Devon Ridge Road house is slated to be a sober living facility. Jennifer volunteered to research and bring information about sober living facilities to the next meeting.

- 8 Presentation regarding proposed lights for Westhills Baseball Facilities located at 7001 Valley Circle Blvd.

Char stated that they requested to do the presentation next month. They are presently contacting neighbors with the proposal to get their input.

Meeting Adjourned 7:30 P.M.



"It's our neighborhood.
Let's build a community."

West Hills Neighborhood Council

DRAFT

November 5, 2026

OFFICERS

Charlene Rothstein

President

Aida Abkarians

Vice President

Brad Vanderhoof

Secretary

Carolyn Greenwood

Treasurer

Saif Mogri

Controller

The Honorable Monique Lawshe, President
Los Angeles City Planning Commission

Re: Thursday, November 12, 2026 Meeting/Missing Middle Ordinance
Agenda Item #?

Dear Commissioner Lawshe and fellow Commissioners,

Board of Directors

Aida Abkarians

Brenda Citron

Nick Eskandari

Jennifer Felix-Shannon

Brian Findling

Melissa Findling

Carolyn Greenwood

Glenn Jennings

Kim Koerber

Jason Lally

Saif Mogri

Penelope Newmark

Luke Noffke

Chris Pike

Bill Rose

Charlene Rothstein

Fran Rubin

Brad Vanderhoof

Joanne Yvanek-Garb

Zhelbert Zohrabian

The West Hills Neighborhood Council (WHNC) representing residents located in the South Valley Region are concerned about moving forward on the draft for the Missing Middle Ordinance without including requested changes proposed by the public. As written, the Ordinance increases density even more than State regulations, undermining local control and community protections. Disregarding local zoning laws can strain public services, destroy existing single-family neighborhoods, and eliminate the voice of community members.

We are requesting the following modifications:

- Prevent the commercial-scale development of residential lots by limiting the number of ADUs.
- Protect front-yard setbacks to preserve neighborhood consistency.
- Establish clear guidelines to mitigate urban heat, protect canopy trees and preserve open space with a minimum 25% permeable deep-soil area per lot.
- Ensure that new development is thoughtfully designed and compatible with the character of the surrounding neighborhood.
- Tiny Homes on Wheels (THOWs) must be removed as an option to add housing within existing neighborhoods.

WHNC supports our community's request along with 806 California-elected officials and more than 100 California cities who signed a resolution requesting that planning decisions made by the State return to local control. Our community is not opposed to housing growth; we are opposed to being excluded from decisions that have irreversible consequences.

Respectfully,

Charlene Rothstein

Charlene Rothstein, President

West Hills Neighborhood Council

Aida Abkarians

Aida Abkarians, Vice President

West Hills Neighborhood Council

PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

EXECUTIVE DIRECTOR

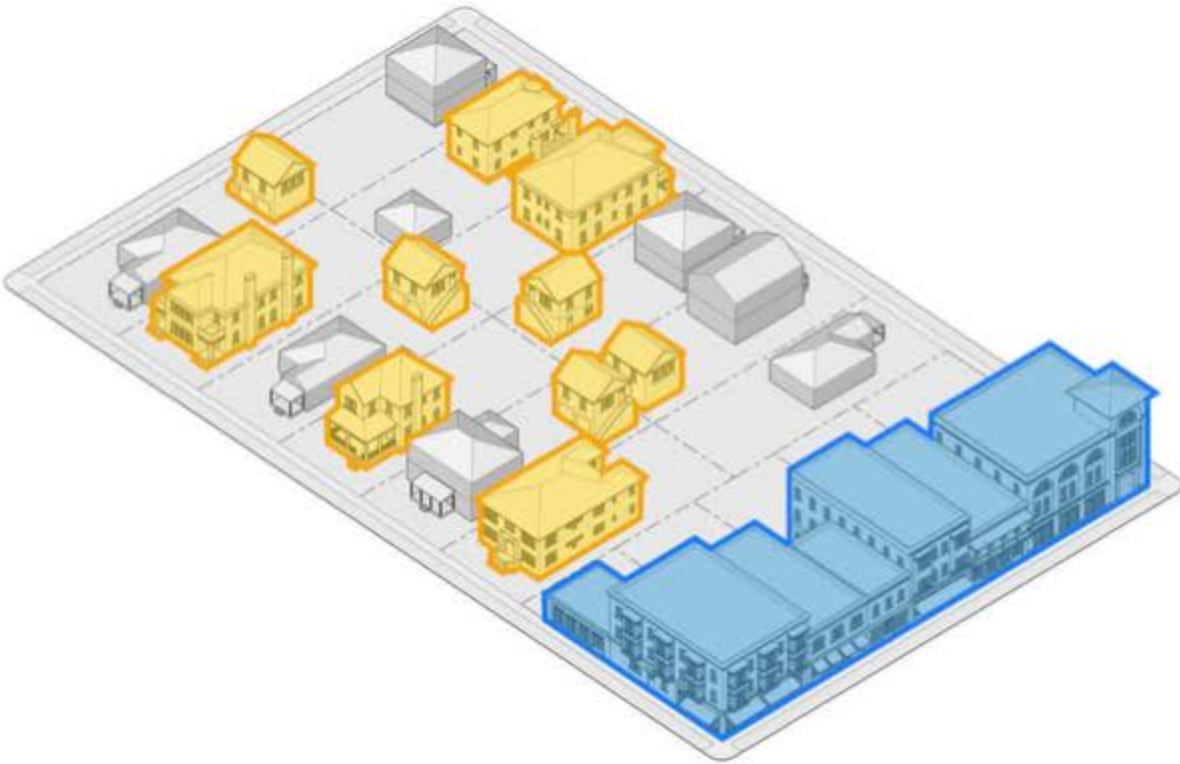
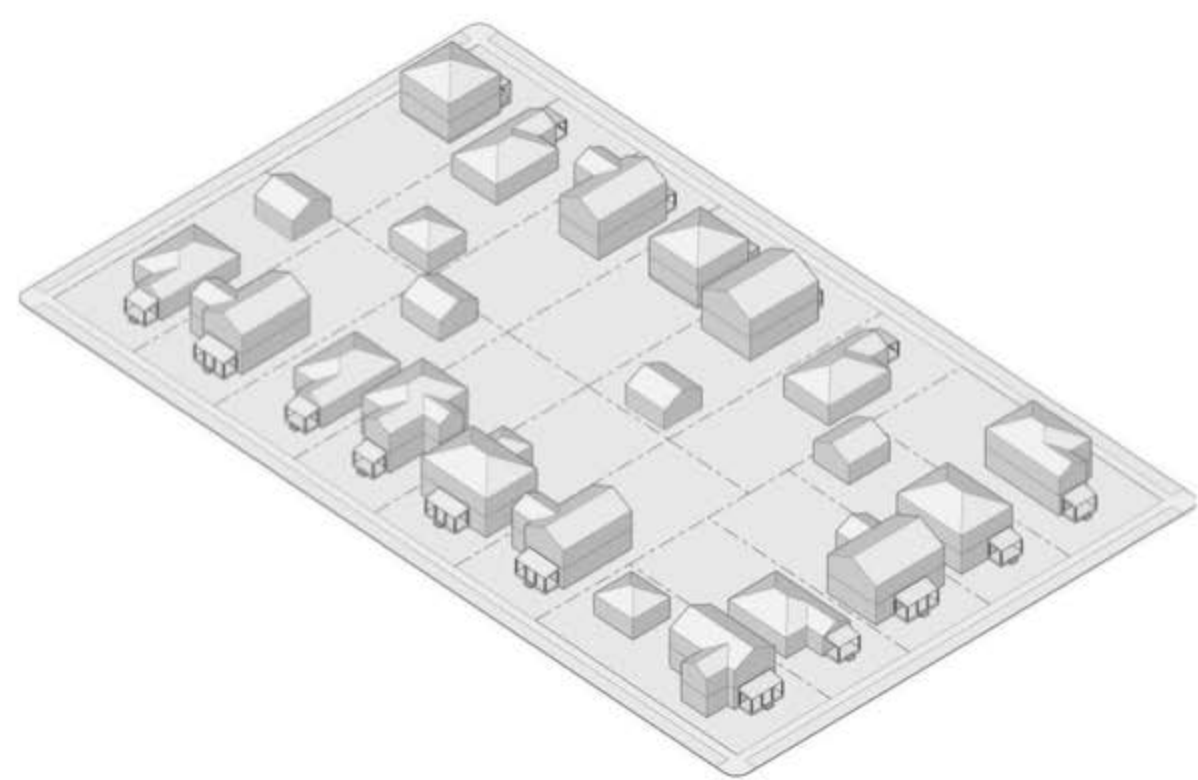
Michelle Ritchie



P.O. Box 4670, West Hills, CA 91308-4670 • whncmail@gmail.com • www.westhillsnc.org



**ITEM #6 MISSING MIDDLE
ORDINANCE**



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.

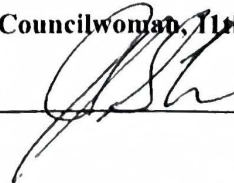
PRESENTED BY:



TRACI PARK

Councilwoman, 11th District

SECONDED BY:



ORIGINAL

August 11, 2026

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

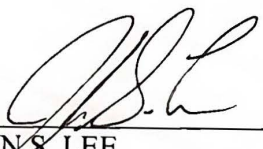
14C

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