



Van Nuys Neighborhood Council  
 6262 Van Nuys Boulevard  
 Van Nuys, CA 91401  
[www.vnnc.org](http://www.vnnc.org) / [info@vnnc.org](mailto:info@vnnc.org)



## PLANNING AND LAND USE MEETING MINUTES

Wednesday, May 16, 2018 @ 6:30 PM  
 Van Nuys Community Police Station  
 6240 Sylmar Avenue, Van Nuys, CA 91401

---

**1. Meeting Call to Order at 6:35 pm**

**2. Attendance**      X=present EX=excused AB=unexcused

AB Jason Ackerman	X Howard Benjamin	X Steve Friedmann, Co-Chair
AB John Hendry	AB Lauren Hooten	X Penelope Meyer, Co-Chair
X Jerry Martin	X Heather Lee	X Glenn Epstein

**3. Quorum** – Proceed to Agenda

**4. Announcements:** Approve April PLUM Committee Meeting minutes (6-0) yes to approve

**Public Comment:** Brief overview of upcoming presentation at June PLUM Meeting related to Conditional Use Permit for a proposed Congregate Living Health Facility (CLHF) with 18 beds, located at 6854 Tyrone Ave. (CPC-2017-3892-CV-2017). A CLHF is a residential home that provides short-term, in-patient care and rehabilitation for mentally alert, physically disabled patients who are temporarily unable to care for themselves. CLHF’s are not mental institutions, drug rehabilitation institutions or hospice institutions. Applicant: Benjamin Fiss of Pacific Zoning. Planning Dept: Lucy Martinez.

- Facility construction has been completed.
- Will be staffed by 2 people, most likely nurses or social workers.
- Will allow for 9 to 11 parking spaces (should not impact neighborhood)
- Project attempts to stabilize neighborhood plagued by gang activity
- Situated in a residential neighborhood across from a park
- Full presentation of project scheduled for **June 20<sup>th</sup> PLUM Meeting**

**5. Old Business:** None

**6. New Business:**

**Item #4: Discussion and Possible Action:** Conditional Use Permit for an existing 2,826 s/f restaurant (Chipotle Mexican Grill) with 52 interior seats and a 350 s/f covered patio with 20 additional seats located at 5600 Van Nuys Blvd. (ZA-2018-2062-CUB). Requesting the sale and dispensing of a full line of alcoholic beverages for on-site consumption with proposed hours of 9:00 am – 11:00 pm daily in the C2-1VL zone. Applicant: Valerie Sacks of Liquorlicense.com. Planning Dept: Not assigned yet.

- Current CUB (allows for beer only) expires soon
- The CUB would allow for beer and a full line of alcohol, however Chipotle only has plans to offer beer and margaritas only. (as most other Chipotle sites do)
- Current hours of 10:30 am to 10:00 pm would be expanded to 9:00 am to 11:00 pm.
- No hearing date is set yet.
- If approved, new CUB can be transferred to the any new owner of the land; or,



Van Nuys Neighborhood Council  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[www.vnnc.org](http://www.vnnc.org) / [info@vnnc.org](mailto:info@vnnc.org)



- potentially could be sold on the market for 1.8M (estimated).
- Chipotle has no plans to sell the property in the near future.
- **MOTION TO APPROVE: (4-2) YES**

**Item #5: Discussion and possible action:** Follow-up presentation for proposed approval of merger and re-subdivision into one lot located at 15400 and 15350 Sherman Way. (CPC-2018-1470-ZC). Requesting zone change from (Q) P-1VL, (Q) C2-1VL and C2-1VL to (Q) C2-1VL. Applicant: Jerome Julian of Julian-Julian Associates. Planning Dept: TBD.

- Combining two lots into one lot as per requested zoning changes.
- Potentially would allow for additional future development of office/retail space.
- **MOTION TO APPROVE: (6-0) YES**

**Item #6: Discussion and Possible Action:** Zone Variance for a 364 s/f spray booth in the M2-1 zone located at 14717 W. Calvert Street. (ZA-2018-1922-ZV). The spray booth is fully enclosed within a 4,409 s/f auto body shop. Applicant: Alexander Irvine of Irvine & Associates. Planning Dept: TBD.

- Concern: Spray Booth is within 25 feet of apartment building
- Proposed location has potential negative impact on neighborhood (fumes)
- PLUM recommendation was made for applicant to complete the necessary community outreach and provide notice to neighborhood before PLUM approval.
- Notices to be sent out to residents within a 300 foot radius of Auto Body Shop.
- Applicant to gather as signatures from impacted apartment building residents.
- Applicant to return to the June 20<sup>th</sup> Meeting to re-present for possible approval.
- **POSTPONED**

7. Proceed to Special Agenda

**Item #1: Discussion and Possible Action:** Approval of **DRAFT** Letter of Support for plan approval of the proposed demolition of the existing El Cortez Motel located at 5746 Sepulveda Blvd (CPC-2013-3554-ZC-HD-ZV-CU-ZAA-PA1) and the development of a new 74 Unit Hotel. Applicant: Heather Waldstein of Rosenheim & Associates, Inc. Planning Dept: Lillian Rubio.

- **MOTION TO APPROVE: (6-0) YES**

8. **Announcements:** Reminder of upcoming Orange Line Transit Neighborhood Plans Presentation by Laura Krawczyk, LA City Planning Associate at the June 20<sup>th</sup> meeting.

- Community is encouraged to attend.

9. **Adjournment:** 8:00 pm