



Van Nuys Neighborhood Council
 6262 Van Nuys Boulevard
 Van Nuys, CA 91401
www.vnnc.org / info@vnnc.org



MINUTES:
PLANNING AND LAND USE MEETING
Wednesday, Feb 20, 2019 @ 6:30 PM
Van Nuys Community Police Station
 6240 Sylmar Avenue, Van Nuys, CA 91401

1. Meeting Opening/Call to Order

Start Time: 6:45 pm

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

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| X Jason Ackerman | X Steve Friedmann, Chair | X Howard Benjamin |
| X Heather Lee | X Glenn Epstein | X Guest: Kathy Schreiner |
| X Jerry Martin | X Penelope Meyer | X Guest: Quirino de la Cuesta |

3. Approve Minutes from prior Meeting (No Minutes. Committee did not meet in January 2019)

4. Item # 4: Proposed CUB to allow the upgrade of an existing beer & wine license to the sale of alcohol for off-site consumption in conjunction with an existing 8,400 sf supermarket (Vallarta Supermarket) with the hours of operation 7:00 am to 11:00 pm daily located at 13715 Vanowen St in Van Nuys (ZA-2018-7420). Applicant: Angelina Gonzales of Zevada Enterprises, Inc.
 Planning Dept: TBD Presenter: Brett Engstrom

- Site has been and been operating since 2006 as Vallarta Supermarket
- Currently has a valid beer & wine license.
- There is an opportunity to buy an existing Liquor License from a Liquor Store that recently closed in the neighborhood.
- No net increase in number of Liquor Licenses
- Vallarta will take all safeguards including STAR Training, additional security cameras and security guards.
- Spirits will be in a lock cabinet at front of store. Alcohol will only be dispensed upon request. Only a store manager will have the key.
- Penny recommended obtaining an Area Crime Report to provide to the Police Enforcement Committee for their endorsement.
- **MOVE TO SUPPORT:** Yay (unanimous)

5. Item #5: Proposed new construction of 4-unit townhome small sub-division located at 14824 Delano Street in Van Nuys. Applicant: Gary Zaryan & Mike Zaryan. Planning Dept: TBD

- Existing structure on site has not yet been demolished.
- New construction of a 4-unit, 2 story structure. Units will be for sale.
- Each unit will be 1,500 s/f with 3 bedrooms and 3.5 bathrooms
- Units will have a 6-inch separation from each other
- A 10' x 50' Roof Deck in planned, but other options being considered.
- Ground level parking for owners. No guest parking provided (meets code)
- Currently in Zoning Phase and pending Plan Check
- Heather cited several negatives: Needs additional overhangs to provide shade, recommends "cooler" tones on building and overall design is "old school" but still a



step in the right direction.

- Steve cautioned that this project lies within a neighborhood plagued by the M13 Gang. Project will help upgrade the street, along with several other efforts underway.
- Jason was disappointed with the Roof Deck and recommended they look at the “Green Roof Initiative” which calls for environmentally friendly roofing materials and more rooftop green space.
- Project will require that the owners replace the existing sidewalk with a new sidewalk.
- **MOVE TO SUPPORT:** 6-Yay / 1- Nay

6. Informational Item #1: Progress update from Yvonne Perez, Field Deputy from the Office of Councilwoman Nury Martinez on the vacant Braude Center Retail Spaces.

- Three of the five retail spaces have been leased. 1) Suite A: Legal Express Services [rent is \$2.10 per s/f] 2) Suite B: Fast Casual Restaurant [rent is \$2.10 per s/f] and 3) Suite D: Printing Services [rent is \$2.00 per s/f]
- 2 retail spaces are available, and city is reviewing applications.
- Area clean-up and extra security may be required due to homeless in the area.

7. Informational item #2: Presentation by Joel Horowitz (stakeholder) on goals pertaining to legislative action directed at the LADWP to allow for sub-metering of ADU’s. (Accessory Dwelling Units). Water conservation and equitable distribution of cost should be a priority of the LADWP as Los Angeles promotes the construction and addition of Accessory Dwelling Units to address the housing shortage facing the City.

- In an effort to conserve water the state of California enacted SB-7 so multifamily structures will separately meter water usage by tenants.
- DWP can’t keep up the demand for sub-metering requests and has restricted additional service meters to be installed on R1 properties limiting individual metering and billing to private companies, which is costly and impractical.
- In order to increase water conservation, help landlords manage utility services, and help tenants pay for actual usage instead of estimates, Joel would like to propose that the City of Los Angeles enact an ordinance that would direct the LADWP to allow Multifamily property owners to place LADWP issued Sub-Meters for each rental unit on a multifamily property and require LADWP to read and bill each meter separately to each tenant for water and sewer usage the way that they already do for Electric and trash service.
- PLUM Committee recommended Joel create a concise summary of his proposal and present it to the Full Neighborhood Council for their support in getting it introduced to a Councilmember (possibly Nury’s office) for committee review.
- Additionally, the PLUM Committee will invite a representative from the Public Works department to a future meeting in which Joel can present his proposal.

8. Informational Item #3: Presentation by Jason Ackerman on the progress on the feasibility study for the “Sepulveda Transit Corridor Project” which is expected to conclude in summer/fall 2019. The next phase will be the Environmental Study which will begin in 2020. Jason and Steve attended the recent Metro hosted public meeting which presented refined concepts for the San Fernando Valley-Westside connection and initial concepts for connecting routes. The next “Sepulveda Transit Corridor Project” public meeting is Wednesday March 6th @ 6:30 pm at the Marvin Braude Constituent Service Center, 6262 Van Nuys Bl, Van Nuys.



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9. **Informational Item #4:** Presentation by Glenn Epstein on the Draft Environmental Impact Report for the East West Valley Interceptor Sewer Project which will run underneath Victory Blvd from Vineland Blvd and terminate at the Donald C. Tillman Water Reclamation Plant; impacting the communities of Valley Village, Van Nuys and Sherman Oaks. Comments by the public regarding this project will be accepted until February 25th, 2019.
10. **Public Comment**
 - a. **Item #1:** Quirino de la Cuesta promoted his film entitled “Broad Minded City” a documentary film about urban planning, design and architecture. His film explores the history and progression of cities transitioning toward a sustainable future on issues that are broad and significant.
 - b. **Item #2:** Ashley Martinez and Sandy Moreno (both residents of Van Nuys) attended the PLUM Meeting and expressed an interest in joining the Van Nuys Neighborhood Council. They were encouraged to fill out an application prior to the March VNNC Full Board Meeting in order to qualify to fill 2 of the currently vacant seats.
11. **Adjourn Meeting**

Next Meeting:	Wednesday, March 20 th @ 6:30 pm	6240 Sylmar Ave., Van Nuys, CA 91401
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