



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, March 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: 6:35 pm

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

EX 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	

3. **Approve Minutes from prior Meeting:** Approved by unanimous vote.

4. **Item #6:** Discussion and Possible Action: **(2nd Review):** 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

- Steve Friedman recused himself due to potential conflict of interest
- New construction of a 4-unit, 2 story structure
- Roof top deck that was previously under consideration was eliminated due to moisture concerns
- Parking gate was also eliminated
- Heather stressed some frustration with the overall design “if a development doesn’t sing it’s our responsibility as a group to point things out and make reasonable recommendations”. “Current design looks like your average apartment complex and not home ownership”. “Color tones still need to be changed, this was recommended in our last meeting”. “Not great, don’t love it”.
- Howard expressed concern that “the front faux stone work will be defaced almost immediately since the site sits between two rival gangs.” “Need to make the property safer due to gang activity in the neighborhood”
- Developer will review the design and take into consideration the changes the group recommended: Security, additional lighting, cooler exterior colors, adding back the front gate, addition of a low perimeter fence (iron/stucco combo), awnings for shade, graffiti-proof paint, addition of “creeping fig vine” instead of stone work.
- Developers to return next month.
- Committee to vote on support after additional review is performed

MOVE TO SUPPORT: Deferred to next meeting

5. **Item #4:** Discussion and Possible Action: Proposed demolition of one Single Family Dwelling (SFD) with a detached garage followed by new construction of a 4-story, multi-family dwelling with 10 units located at 14728 W. Friar Street in Van Nuys (DIR-2019-530/ENV-1019-531). Applicant: Hildur Atladottir of Minarc. Planning Dept: TBD

- Project lies within TOC Zone: Tier 1



- Total of 10 Units: 8 units will be sold at market rate. 2 are priced for low income
- Unit size will vary between 685 s/f to 1,127 sf
- Roof Deck is included in current plan
- Ground level parking, plus one charging station for electric vehicle
- Project is currently in plan check
- Ultra-modern design (usually seen more on the west side)
- Design include narrow windows to reduce heat transfer
- Heather voiced concern for only “one pop of color” and recommended adding additional “treatment” or “wrapping side windows on the LHS”. Will also soften the “boxy” appearance.
- Howard suggested rough stucco over smooth stucco, due to concerns with gangs tagging the exterior. Project is situated between a 60-year-old, inter-generational rival gang families.

MOVE TO SUPPORT w/Recommended changes: Yea: 4 / Nay: 2

6. **Item #5:** Discussion and Possible Action: Proposed installation of an above ground facility (AGF) within the public right-of-way. The AGF will consist of (1) 48' high x 16' wide x 17' deep electrical meter pedestal located on the south side of Kittridge Street in Van Nuys (AT&T-SOAKS-06- Proposed AGF). Applicant: Luke Synder & Cody Blandino of Synergy Engineering Services, Inc. Planning Dept: TBD.
- Technology for “Small Cell” phone tower has evolved
 - Historically towers are getting smaller, but data use has increased
 - Key issues: Coverage Vs Capacity
 - Range is precisely targeted up to 1,500-foot radius
 - Pedestal will include graffiti mitigation plan including notification phone number and a 48-hour response by AT&T
 - Use fee is paid to the Joint Pole Commission by AT&T
 - Howard inquired about the possibility of an “artful” design by a neighborhood artist instead of the proposed solid beige/brown color
 - Synergy Engineering was encouraged to attend the VNNC board meeting in April to present to the full board before the final vote.
 - **MOVE TO SUPPORT:** Yea: Unanimous
7. **Informational Item #7:** Progress update from Yvonne Perez, Field Deputy from the Office of Councilwoman Nury Martinez on the vacant Braude Center Retail Spaces.
- Lease for one unit to be completed next week
 - Looking into getting the sidewalk power-washed
 - Will also address the homeless encampment directly in front of building
8. **Public Comment**
- a. **Item #1:** Kathy Schreiner provided information related to the legal status in Los Angeles of “moving mobile billboards” (ie: Firefly).
- Several neighborhood councils have supported a ban on these types of advertising
 - Safety is the main reason to support a ban
 - There is ambiguity over the legality of “mobile billboards”
 - Mobile billboards provide supplemental to income for taxi’s, uber drivers
 - Kathy would like to research more and bring it to the full VNNC for a vote



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9. Adjourn Meeting

Next Meeting:	Wednesday, April 17 th @ 6:30 pm	6240 Sylmar Ave., Van Nuys, CA 91401
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