



**MINUTES:**  
**PLANNING AND LAND USE MEETING**  
**Wednesday, April 17, 2019 @ 6:30 PM**  
**Van Nuys Community Police Station**  
 6240 Sylmar Avenue, Van Nuys, CA 91401

**1. Meeting Opening/Call to Order**

Start Time: 6:42 pm

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

X Jason Ackerman	X Steve Friedmann, Chair	X Howard Benjamin
ES Heather Lee	X Glenn Epstein	X <b>Guest:</b> Kathy Schreiner
ES Jerry Martin	X Penelope Meyer	

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

**4. Item #4:** Discussion and Possible Action: Proposed demolition of one Single Family Dwelling (SFD) with a detached garage and 2 building with total of 3 residential units followed by new construction of a 4-story, multi-family dwelling with 20 units and ground level parking located at 14629 & 14631 W. Erwin Street in Van Nuys which is within a Tier 2 TOC Zone (DIR-2019-1323/ENV-2019-1324-EAF). Applicant: Hildur Atladottir of Minarc, joined by Michel (Owner of Minarc) Planning Dept: TBD

- Project has 45 bedrooms total (mix of one, two & three-bedroom units)
- Ground floor parking
- Drought friendly landscaping
- Lies within a Tier 2 Transit-Oriented-Community Zone (TOC)
- Allows for 22 parking spaces for cars and 22 bicycle spaces
- Roof deck included in project plans
- Rent rates for low income units are set by the County and depend on income/family size
- Project is currently in plan check phase
- **MOVE TO SUPPORT: YEA** (by unanimous vote) (JA: Yea, SF: Yea, GE: Yea, PM: Yea, HB: Yea)

**5. Item #5:** Discussion and Possible Action: Proposed demolition of one story building followed by new construction of a 4-story, multi-family dwelling with 11 units and below ground-level parking located at 14748 W. Victory Blvd in Van Nuys which is within a Tier 3 TOC Zone (DIR-2019-1675-TOC/ENV-2019-1676-EAF). Applicant: Jonathan Azal or Amigo Casa, LLC and represented by Armin Gharai of GA Engineering, Inc. and Jonathan Azal (owner) Planning Dept: TBD

- Revised TOC Zone from Tier 1 to Tier 3
- Project consists of 11 2-bedroom units
- Only one unit (8%) will qualify as low-income housing
- 4 Stories on grade with elevator
- Below ground parking
- Currently in "expedite" planning phase
- **MOVE TO SUPPORT: YEA** (by unanimous vote) (JA: Yea, SF: Yea, GE: Yea, PM: Yea, HB: Yea)



6. **Item #6: Discussion and Possible Action:** Proposed construction of a one-story single-family dwelling located at 14153 W. Archwood Street in Van Nuys which is within a Historical Preservation Overlay Zone (HPOZ) (DIR-2019-1681-COA/ENV-2019-1682-CE). Applicant: Sam Zohar of 7446 Hesperia, LLC and represented by Nori Fukuda. Planning Dept: TBD
  - Applicant was a “no-show”
  
7. **Item #7: Informational Item:** Presentation by Abby Stone, Design and Engagement Lead, [LA-Más](#)), which is part of a collective of other non-profits that launched a program called the Backyard Homes Project to help average homeowners build equity and become providers of affordable housing. Our incentive program offers homeowners an affordable “one-stop-shop” for the design, finance, construction, and leasing of a new backyard home in the City of Los Angeles. In exchange for support in building a backyard home, homeowners will be required to rent the new unit to a Section 8 tenant for at least 5 years.
  - New affordable housing initiative to provide incentives to homeowner to create rental unit in their backyard. Mostly garage conversion.
  - Accepting applications until May 1<sup>st</sup> (for the first round)
  - ADU offers six pre-vetted design concepts which are extremely modest
  - Sizes range from 400 s/f (studio) to 500 s/f (2 bedrooms)
  - Mostly garage conversion
  - Parking requirements depend on size. Tandem parking qualifies.
  - Program participants will receive free project management, affordable design and construction services, optional financing, landlord training, possible signing bonus and tenant placement services.
  - PLUM Committee to include flyer on the VNNC website to raise community awareness.
  
8. **Item #8: Informational Item:** Presentation by Dave Moorman w/Image Resources Film & Video (In association with the Mayor's Office of Volunteer Engagement) on UnlitterLA, a pilot volunteer project with the upcoming Earth Day event as our launching point and some of your neighborhood included in portions of our routes. The project aims to "unlitter" LA streets. We will be piloting the concept on April 27<sup>th</sup> (alongside the Dept. of Sanitation's Earth Day event at Woodley Park) as a way to gauge volunteer and community interest, determine logistical considerations, and get preliminary data on how impactful this concept is in order to determine if we can scale it to a much larger, and potentially citywide, event.
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9. **Public Comment**
  
10. **Adjourn Meeting**

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