



MINUTES:
SPECIAL PLANNING AND LAND USE MEETING
Wednesday, May 15, 2019 @ 6:30 PM
Van Nuys Community Police Station
 6240 Sylmar Avenue, Van Nuys, CA 91401

1. **Meeting Opening/Call to Order** Start Time: 6:34 pm

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

X Jason Ackerman	X Steve Friedmann, Chair	X Howard Benjamin
EX Heather Lee	X Glenn Epstein	X Guest: Kathy Schreiner
EX Jerry Martin	X Penelope Meyer	

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

4. **Discussion and Possible Action:** Proposed new construction consisting of a one story 8,339 s/f Commercial/Retail Center located at 5805 Sepulveda Blvd, Van Nuys. Requested Entitlement: Height district change, pursuant to LAMC Section 12.32F, to allow for a change from height District No. 1 to Height District No. 2D, allowing for an increase in the floor area ration from 1.5:1 TO 1.64:1. Applicant: Brad Rosenheim of Rosenheim & Associates, Inc. Planning Dept: Lucy Martinez.
Dept of City Planning Link: <http://planning.lacity.org/pdiscaseinfo/Caseld/MjlxNDM30>
 - Project was originally presented in 9/2018, and has since been expanded to include a 2nd story
 - Change was based on suggestion by VNNC Plum Committee consider “adding a 2nd level”
 - Project will remain on the corner of the parking lot, with retail on the ground level and office space on the upper level.
 - Bike parking was increased
 - Potential outdoor seating is possible
 - All vehicle parking will be located at the rear of property
 - Committee recommends adding additional landscaping along pedestrian corridor
MOVE TO SUPPORT: YEA (by unanimous vote) (JA: Yea, SF: Yea, GE: Yea, PM: Yea, HB: Yea)

5. **Discussion and Possible Action:** Proposed new construction of 4-unit townhome small sub-division located at 14824 Delano Street in Van Nuys. (AA-2018-5909-PMLA-SL) Applicant: Gary Zaryan & Mike Zaryan. Planning Dept: Lilian Rubio.
Dept of City Planning Link: <http://planning.lacity.org/pdiscaseinfo/Caseld/MjI0NDg50>
 - Item was tabled to June Agenda

6. **Discussion and Possible Action:** Proposed new construction of 31-unit apartment small sub-division located at 14541 & 14547 Gilmore Street in Van Nuys. (xxx) Applicant: Ben Rocca of Rocca Development, Inc. Planning Dept: Lucy Martinez.
Dept of City Planning Link: Pending Rendering Link: See attached.
 - Steve Friedman recused himself due to conflict of interest
 - Project is 3 stories, 31 units multi-family rental units
 - All units are 2-bedroom units
 - 3 Units will be available for “extremely low income”
 - Formerly a “blighted” property



- Applicant is close to receiving RTI
 - Project has full support of planning staff
- MOVE TO SUPPORT:** YEA (by unanimous vote) (JA: Yea, SF: Yea, GE: Yea, PM: Yea, HB: Yea)

7. Discussion and Possible Action: Proposed re-build of a store-front previously damaged by a car, as well as pushing the front toward the street resulting in the addition of 195 s/f located at 6404 Van Nuys Blvd in Van Nuys (DIR-2019-2082). Applicant: Bobbi Diamond and Kioumars Ghomad of AM Acoustics, Inc. Planning Dept: Lucy Martinez. *Dept of City Planning Link:* <http://planning.lacity.org/pdiscaseinfo/Caseld/Mj14NjM30>

- Item was tabled to June Agenda

8. Informational Item: Southeast Valley Community Plans Update in advance of unveiling initial concepts in late summer. Hosted by Kora McNaughton, Planning Assistant, Department of City Planning.

- Item was tabled to June Agenda

9. Public Comment

Presentation by retired Sherman Oaks space engineer (Bob Anderson) and local architect (Jeff Kalban) who have drafted a mass transit concept from Van Nuys to LAX that they think gives Metro’s own proposals a run for their money. A monorail running above the 405 freeway, straight down the middle, that could be cheaper and easier to build while minimizing impacts on neighborhood streets from the San Fernando Valley to the Westside. LA Metro has rejected the concept, but The Sherman Oaks Neighborhood Council passed a measure to support the proposal, and a letter to Metro staff from the Sherman Oaks Homeowners Association emphasizes a continued preference for the two fully underground heavy rail options known as HRT1 and HRT2 but presents MRT2 (a dual-track monorail above the 405 median) as a more affordable option. Link to presentation: <https://vnnc.org/wp-content/uploads/2019/05/Valley-to-LAX-Monorail-SOHA-SONC-2019-05-15-LoRes-1.pdf>

- Presented as a smarter alternative compared to current Metro proposals
- Would have minimal impact on existing streets and properties
- Does not have the support of Metro, however is gaining support among other city officials, homeowners and Neighborhood groups
- Seeking support in bringing more attention to the project
- VNNC to feature concept on website and invite the team back in June to present to the full VNNC board.

10. New Business: N/A

11. Adjourn Meeting

Next Meeting:	Wednesday, June 19 th @ 6:30 pm	6240 Sylmar Ave., Van Nuys, CA 91401
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