



Van Nuys Neighborhood Council  
Planning and Land-Use Committee  
Meeting Minutes 1/14/2020



Items from the VNNC PLUM Committee meeting agenda in January that were discussed and voted as follows:

- Roll call: present (VNNC board members)– John Hendry, Brian Edelman, Jason Ackerman. (Stakeholders) - Jeffrey Lynn, Quirino de la Cuesta. Absent – Richard Marks (VNNC board member)
- No public comment
- 13921-13823 W. Vanowen Street, case# **CPC 2019-6375-CU-DB-ZV** - Construction of a four story apartment with basement garage with a total of 15 units. The applicant is requesting as follows:
  - Reduction of west side setback to 5'-7 1/2"
  - increase floor area ratio to 4:05
  - elimination of rear yard setback to zero
  - parking to utilize option 3B allowing 16 required parking spaces (AB 744)
  - height increase of 10'-6" with a total in height of 45'-6", not including roof structures
  - An increase 57.6% Density Bonus by providing 2 "very low income" affordable units (12.10C; pursuant to 12.24.U26)
  - Zone variance to allow underground parking garage to extend to the R1 portion of the lot. (12.08.a; pursuant to: 12.27)

PLUM response: voted unanimously to support this project with conditions to add landscaping plans in to the set of presentation plans and add placeholder for temporary bicycle stalls into the site plan.

- 14725 Bessemer (at Cedros). **Case# ZA 2019-5135** - ZONE CHANGE. Conditional Use Permit. Change the zone of three offices into indoor auto repair through the Conditional Use Permit to allow change of use to the Automotive Repair to Units A, B and C, within the M2-1 Zone. Department of CITY Planning Case Number is AA-2019-4315-PMLA.

PLUM response: committee voted unanimously to support it with no conditions.

- 7016 Firmament Ave. **Case# AA 2019-4315 PMLA** - Subdivision of parcel. The applicant is requesting a Parcel Map Application to subdivide a lot into three (3) parcels in the R-1-1 Zone. One lot currently has two (2) houses. The request is to split the lot into one (1) house on one lot, one (1) house on the second lot, and the third lot is left empty.

PLUM response: committee voted unanimously to support it with no conditions.

- Meeting adjourn.