

John Hendry
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Van Nuys Neighborhood Council



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Jennifer Febre (VNNC Board)
Kathy Schreiner (VNNC Board)
Richard Marks (VNNC Board)
Quirino de la Cuesta (Stakeholder)
Jeffry Lynn (Stakeholder)

Van Nuys Neighborhood Council Planning and Land Use Committee Meeting

March 25, 2021, 7:00-9:30 pm

Zoom meeting online or by telephone

Dial **(669) 900-6833** to join the meeting

Please click the link below to join
the Meeting:

<https://us02web.zoom.us/j/83663640272>

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833 548 0282 US Toll-free

Van Nuys
Neighborhood Council
P.O. Box 3118
Van Nuys, CA 91407-3118

Email: info@vnnc.org

www.vnnc.org

IN CONFORMITY WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID-19, PLANNING AND LAND USE MANAGEMENT COMMITTEE OF VAN NUYS NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED TELEPHONICALLY AND INTERNET BASED VIA ZOOM.

Members of the public who wish to listen to the meeting or participate in public comment to the Committee via telephone should call (669) 900-6833 or one of the following Toll-Free Telephone Numbers: (833) 548 0282, (888) 475 4499, (877) 853 5257, (833) 548 0276 use Meeting **ID No. 836 6364 0272** then press #. Press # again when prompted for participant ID. When you have a question for the Host, you can Raise Hand by pressing *9, when called on to talk, you can mute/unmute by pressing *6.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS The public is requested to dial *9 if participating by phone or "Raise Hand" if participating by computer, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to a maximum of 2 minutes per speaker per item with a maximum of 10 minutes total per meeting, unless adjusted by the presiding officer of the Board.

1. Call to order. (Approx. 7-00 pm.) Pledge of Allegiance. Quorum call.
2. Proceed to Agenda
3. Approval of PLUM Committee Minutes
4. Public comment (two minutes per speaker) on public items subject to Committee's interest.
5. **Discussion & possible action:** 15102-15106 W Haynes, 15105-15113 W Hamlin. Case# **ZA 2021-929-ZAA, ENV 2021-958 CE**. Applicant is seeking to subdivide property as part of separate application (AA 2019-1556 PMLA ZA) as part of subdivision. Applicant is seeking a rear-yard reduction resulting from the split zoned nature of the lot and City's desire (incomplete copy). Representative/ Applicant: Sue Steinberg of Howard Robison & Associates. Supporting Documents: [Photos/ Entitlement reports](#), [Application](#),
6. **Discussion and possible action:** 14814-14918 Calvert. Case# **ZA 2021-1243 CU** Change of use from warehouse into an automatic service and storage. Representative/ Applicant: Nick Leathers of Crest Real Estate. Supporting Documents: [Application/Drawings](#), [Findings](#), [Drawings](#)
7. **Discussion and possible action.** 7621 Tobias. Case# **DIR 2021-1320 TOC HOA**. Demo of existing SFD to construct 17 units (15 market rate and 2 extremely low income or ELI). Project qualifies as TOC Tier 3. Requesting 3 incentives, height increase open space (25% reduction) and setbacks per RAS-3 zone. Representative/ Applicant—Nick Leathers of Crest Real Estate. Supporting Documents: [Application/ Drawings](#)
8. **Discussion:** 45-unit multi-residential building, 14552-14558 W. Erwin Street. **Case# DIR-2019-6323**. Proposal to build a new 45-unit, 6 stories residential building with basement & ground floor parking. Proposed project is utilizing TOC tier 3 incentives, 3 additional incentives: side-yard reduction, height increase and open space reduction. Part of the Van Nuys Central Business District 'Community Design Overlay' (CDO) Zone area. Applicant/ representative: Armin Gharai of GA Engineering, Inc. Supporting Documents: [Application](#), [Arch Drawings](#)
9. **Discussion:** 14400-14412 Vanowen Street/ 6755 N. Sylmar Ave. **Case# DIR-2019-7623-TOC-CDO**. Demolition of existing one-story commercial building and new construction of 45-unit, 6-story residential building with at grade and basement parking. Proposed project is utilizing TOC tier 3 incentives, 3 additional incentives: side-yard reduction, height increase and open space reduction. Part of the Van Nuys Central Business District 'Community Design Overlay' (CDO) Zone area. Applicant/ representative: Armin Gharai of GA Engineering, Inc. Supporting Documents: [Application](#), [Arch Drawings](#), [Photos](#)
10. General public comment. (Two minutes per speaker,)
11. Adjournment

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting VNNC by calling: (818) 533-8662 or via email at: info@vnnc.org

PUBLIC POSTING OF AGENDAS – VNNC agendas are posted publicly near the front door to the conference room of the Marvin Braude Constituents Building, 6262 Van Nuys Blvd, Van Nuys, CA 91401 and also online at www.vnnc.org. You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non- exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed, 6262 Van Nuys Blvd, Van Nuys, CA 91401, at our website: <http://www.vnnc.org/> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact via email: info@vnnc.org

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the VNNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the VNNC By-laws. The By-laws are available at our Board meetings and our website <http://www.vnnc.org>

SERVICIOS DE TRADUCCION - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 72 horas antes del evento. Por favor contacte a info@vnnc.org por correo electrónico para avisar al Concejo Vecinal.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org