

Kathy Schreiner  
Chairperson

## Van Nuys Neighborhood Council



**Board**  
Brian Edelman  
Jennifer Febre Boase  
Richard Marks  
John Hendry

**Stakeholders**  
Jeffrey Lynn  
Quirino de la Cuesta

Van Nuys Neighborhood Council  
Special Joint  
Planning and Land Use  
Management Committee  
Meeting Minutes  
October 27, 2022, 7:00 – 9:30  
pm

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

Email: [info@vnnc.org](mailto:info@vnnc.org)  
[www.vnnc.org](http://www.vnnc.org)

1. Welcome, Pledge of Allegiance, and Roll Call.
  - a. Present: Richard Marks, John Hendry (late), Kathy Schreiner, Jeff Lynn, Quirino de la Cuesta & Brian Edelman.
  - b. Absent: Jennifer Febre Boase.
2. Chair's Remarks
  - a. Reminder that next meeting will be a combined November/December PLUS Committee meeting on December 1st at 7 p.m.
    - a. Upcoming November will be on Thanksgiving (Nov. 25<sup>th</sup>) & motion to have a joint November/ December meeting on December 1<sup>st</sup>.
3. **Discussion and possible action:** 14519-14539 W. Sylvan St. Case No. DIR-2-22- 6088-TOC-CDO-SPR-HCA. Proposing demolition of existing commercial building. Construction of new mixed-use residential commercial building with 120 residential units (including 14 affordable units for Extremely Low Income) in a 6-story building. 4800 sq. ft. of commercial and garage parking on first floor; over one level of basement parking. TOC Tier Specific actions requested from the City include: (1) seeking additional TOC incentives of 5 ft side yard setback (in lieu of 9 ft) and 25% relief for the required open space; and (2) site plan review for a multi-family residential project of over 50 units. Applicant: Jonathan Azal, Sylvan Towers, LLC. Agent/Representative: Athena Novak, AHN & Associates. Architect: Armin Gharai, GA
  - a. Athena Novak of AHN & Associates speaking to the committee about the project
  - b. Questions/ answers:
    - i. Quirino to Armin Gharai: What is the distance between the front of the building to the edge of curb (width of sidewalk)? 12 ft.
    - ii. Q to A: What is the intention for the first-floor commercial space? Parking is good for retail, coffee shops, other services like offices for the neighborhood. Jonathan Azal (owner): bring more traffic to the streets, service industry, small markets.
    - iii. Q to J: Will there be an opportunity for outdoor dining? J: if the right tenant is available.
    - iv. Q to A&J: Can you move the bicycle parking into a parking stall instead of being on the sidewalk. Armin: Yes, we can do it.

- v. Mr. Richard Marks: Courtyards
  - vi. Mr. John Hendry: needs more parking. Being 70+. Are you being sensitive to the Spanish- designed building.
  - vii. Q to A: Are there are Spanish tiles near the roof. Similar to the Spanish style.
  - viii. Q to A: Is this your first mix-used development? Recently, there is one on Lankershim called Noho west
  - c. Comments:
    - i. Kathy: With the Transportation project there will be more attention to development.
  - d. Motion to support: Richard Marks
  - e. Second the motion: Brian Edelman
  - f. Vote count: Yes – 6, No – 0, (unanimous vote to support).
4. **Possible Reconsideration of Project at Dec. 1st meeting:** 7222 Tyrone Avenue 91405. Case No. APCSV-2022-6052-ZC-HCA. Proposing to replace Single Family house with a 3-story, 8-unit multifamily building (including 1 unit of affordable housing) with on-grade parking. Asking the City for a zone change from R1-1 to R3-1. Applicant: Tyrone Development LLC (Amirhosin Ebrahimi & Gagik Patrick Nazaryan). Agent/Representative: Sevana Mailian-Medzoyan, Mailian & Associates.
- a. Both Mike Browning (Pres.) and Kathy Schreiner (Vice-pres.) would like the opportunity to bring this project to the general board to vote.
    - i. Jonathan Azal Marks: Concern about the size of units being small.
    - ii. Edelman: Respect Mr. Marks position and sees a trend in smaller units.
  - b. Motion to bring it to the next general board meeting to vote due to deadlock to the committee’s vote in the last PLUM meeting: Marks
  - c. Second the motion: John Hendry
  - d. Vote count: Yes - 4, No - 2
5. General Public Comment on Non-Agenda Items (2 min per stakeholder).
- a. No public speakers to comment.
6. Discussion and set priorities for mini-briefings by Planning Department Staff.
- a. Follow-up to email from and discussion with City Planning representative Denzel Henderson regarding request from VNNC to receive a briefing and have dialogue with representatives of the City of Los Angeles Planning Department regarding City requirements for the types of development projects that the PLUM Committee reviews.
  - b. Kathy shows email correspondences with LA City planning.
  - c. Jennifer would like to look at the pros and cons with housing, especially with the sizes and scale of individual units. Housing expert.
  - d. Richard Marks that at a previous general board meeting voted to eliminate smaller units; check it out. Kathy mentioned it was the discussion to housing.
  - e. Jennifer tells she can get a scoop of ice cream for 5 cents at Thrifty’s.
  - f. Quirino: Can bring an expert on housing and development.
  - g. No action.

7. **Discussion and Possible Action:** Recommendation from Scenic America to oppose digital billboards that Metro plans to place in two locations in Van Nuys. (See Appendix A for information).
  - a. Metro planning digital billboards with 2 new billboards in Van Nuys.
  - b. Comments:
    - i. Brian: They are opposed these items to change. Who will monitor data and collect information? What will do to an average person.
    - ii. Jennifer: Companies – wouldn't opposed due to free enterprise, will advertise to people. Important to people
    - iii. Mark: Safety problem. Monitoring is part of safety.
    - iv. Quirino: Van Nuys Blvd. has a design overlay zone where there are supposed to be no new billboards. Digital billboards remind him of "Blade Runner".
    - v. Kathy: New revenue brings to Metro.
    - vi. No action taken.
  
8. Discussion and Possible Action regarding John Hendry advocacy for some action related to recreational use of the Pacoima Wash.
  - a. See Attachment B for updated information on Pacoima Wash.
  - b. No action taken.
  
9. Discussion and Possible Action on recent Metro briefings regarding mobility plans and Sepulveda Bus Lanes Project.
  - a. No action taken.
  
10. Monitor for Future update: Sherman Way Greenbelt. Parks, Open Space, and Environment Committee will work with John Hendry to research the status of trees and explore options regarding what the VNNC can do to honor and improve the Sherman Way Greenbelt. Background: Sherman Way was intended as a 1911 cross-Valley Greenbelt of palms and pines, designed by H.J. Whitley, stretching from Van Nuys to Canoga Park. Over the years, the "palms and pines" planting runs from Van Nuys Bl west to Shoup Av. A Pacific Electric inter urban line (which ran from Downtown to Canoga Park) centered the wide roadway lined with palms and pines.
  
11. Future Topic: Marks request to get update from City on general plans to revitalize and refurbish Van Nuys Blvd
  
12. Adjournment.
  - a. Motion to adjourn: Quirino de la Cuesta
  - b. Second the motion: Brian Edelman
  - c. Meeting Adjourned