

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
September 22, 2022, 7:00 –
9:30 pm

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

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1. Welcome, Pledge of Allegiance, and Roll Call.
 - a. Present: Richard Marks, John Hendry (late), Kathy Schreiner, Jennifer Febre, Quirino de la Cuesta & Brian Edelman.
 - b. Absent: Jeff Lynn.
2. Chair Remarks (Schreiner) –
 - a. Upcoming November will be on Thanksgiving (Nov. 25th) & motion to have a joint November/ December meeting on December 1st.
 - b. Sent to member of the determination letter for Socorro's Restaurant on 14853 W. Sherman Way 91405. Case No. ZA2022-2515-CUB.
 - c. Person submitted plans for SB-9 (lot split).
3. APPROVAL OF MINUTES –
 - a. Vote for the approval of minutes for July 28th – motion to approve the minutes by Brian Edelman, second by Jeff Lynn.
 - i. Unanimous vote to approved.
 - b. Vote for the approval of minutes for August 25th – motion to approve the minutes by Richard Marks, second by Brian Edelman.
 - i. Unanimous vote to approved.
4. **Discussion and possible action:** 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. Sevana Mailian (owner's rep.) and owner present to speak on the project.
 - b. Motion to disapprove: Richard Marks
 - c. Second the motion: Jeff Lynn
 - d. Vote count: Yes – 3, No – 3, (no vote on the motion).

5. **Discussion and possible action:** 6728 N. Sepulveda & 6715 N. Case No. DIR-2022-5107-TOC-SPR-VHCA. Proposing new construction on vacant site of a 268,229 Page 3 of 4 sq. ft., 405-unit apartment development (including 41 affordable units for Extremely Low Income) in a 6-story, 66-foot building w https://vnnc.org/wp-content/uploads/2022/09/2022-7-28_VNNC_PLUM-minutes.pdf 2.83 to 1 FAR, 32,813 sq. ft. open space, 556 vehicular spaces, and 194 bike spaces. TOC Tier 3. Specifications requested from City include (1) Pursuant to TOC Guidelines, seeking additional incentives for increase height (up to 22 ft.) and reduction of open space (by up to 25%); and (2) seeking Site Plan Review approval for a multi-family residential building with more than 50 units. Applicant: Leon Benrimon, Uncommon Developers. Agent/Representative: Alix Wisner, Ambruster Goldsmith & Delvac LLP..

a. Tabled for the next meeting. No action taken.

6. Projects to be Reviewed at the October 27th PLUM Committee meeting:

- 14519-14539 W. Sylvan St. Case No. DIR-2-22-6088-TOC-CDO-SPR-HCA. Construction of new mixed-use residential commercial building with 120 residential units Applicant: Jonathan Azal, Sylvan Towers, LLC. Agent/Representative: Athena Novak, AHN & Associates. Architect: Armin Gharai, GA Engineering, Inc.

a. No action taken. Tabled for the next meeting.

7. PUBLIC COMMENT

- a. Lionel Mares: Ciclavia will happen this coming Sunday, October 9th @ 9:00 am to 4:00 pm to share to friends. Upcoming meeting for Metro's North San Fernando Valley Transit Corridor on September 29th at 6:00 pm. Finally, as a bicyclist would like to see more bicyclist on the streets.
- b. Richards Marks: Has neighborhood council backgrounds who might be interested.
- c. Quirino: Mentioned Lionel Mares (public commenter) as a both bicycle advocacy and is a representative of CD6.
- d. R. Marks: Remembered Van Nuys Blvd. as a place to buy along Van Nuys. Now with the light rail coming, how we are going to address about boarded up business and empty store fronts.
- e. Jeff Lynn: Nothing has been done to improve Van Nuys since joining the neighborhood council. Have no idea to talk to in making improvements.
- f. Kathy: Mentioned have an advisory board in regards to the light rail line.
- g. Quirino: There has been community meeting with Metro, city planning department and other agencies in discussion about the future of Van Nuys. Request to everyone to engage themselves on these meeting coming up soon.

8. Determine how to address: Richard Marks request to get update from the City of Los Angeles on general plans to revitalize and refurbish Van Nuys Blvd (especially section between Vanowen and Victory).

9. Determine how to address: John Hendry's advocacy for some action related to recreational use of the Pacoima Wash.

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 Page 4 of 4 Pacific Electric inter urban line (which ran from Downtown to Canoga Park) centered the wide roadway lined with palms and pines.

11. Update on 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.

12. ADJOURNMENT

- a. Motion to adjourn: Brian Edelman
- b. Second to the motion: Richard Marks
- c. Meeting adjourned