

CITY OF LOS ANGELES
CALIFORNIA



**PLANNING and LAND USE
AND ZONING COMMITTEE:**

Jessica Russell, Chair

Sloan Myrick, Committee
Member

Joanne D'Antonio, Committee
Member

Paul Kroger, Committee
Member



200 N. Spring Street
Los Angeles, CA 90012

Email: NCsupport@lacity.org
Website

**NEIGHBORHOOD COUNCIL
SPECIAL Joint Meeting of GVGC Board
&**

**PLANNING, LAND USE, and ZONING COMMITTEE AGENDA
DATE: TUESDAY MAY 13, 2025 7:00 pm**

Zoom Meeting Use this zoom link:

<https://us02web.zoom.us/j/7692260778?omn=84265783027>

Meeting ID: 769 226 0778

Passcode: 8495206387

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email: jrussell@greatervalleyglencouncil.org

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Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Daniel Lopez por correo (626) 297-7312 electrónico danlopez53@gmail.com para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE GREATER VALLEY GLEN NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial (818) 475-4499, and enter 884 3776 8639 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, 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 5 minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Agenda

I. CALL TO ORDER & ROLL CALL

- a. Call to Order by Chair
- b. Roll Call

II. ADMINISTRATIVE MOTIONS

Administration motion - NO MINUTES

III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

IV. PROPOSED PROJECTS - DISCUSSION AND POSSIBLE MOTIONS :

A. 5922-5930 Buffalo Ave, Valley Glen CA (between Califa and G Line busway)

City Council voted Historic Cultural status for Mellenthin Apartments at this address

Demolition permits pending with corrections issued for occupied apartments, garages

[24019-20000-03320](#) [24019-20000-03324](#)

Proposed construction of ED1 TOC 5-story 104-unit 100% affordable multi-family building, 0 parking

ADM-2024-7802-DB-VHCA-RED1

<https://planning.lacity.gov/pdiscaseinfo/search/casenummer/ADM-2024-7802-DB-VHCA-RED1>

Letter of Compliance issued for Ministerial Density Bonus Affordable Housing Incentive Program:

<https://planning.lacity.gov/pdiscaseinfo/document/Mjc4MTI0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>

Project Plans: <https://planning.lacity.gov/pdiscaseinfo/document/Mjc4MTM0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>

Planning staff assigned: Marin Gamboa marin.gamboa@lacity.org

B. 13610-13618 1/2 Sherman Way

CPC 2024-2971-CU3-DB-PR-HCA ENV-2024-2972-CE

Demolition of existing bungalows on private road for the construction of a 5-story, 168 unit (109 studios, 52 1-bedroom, 7 2-bedroom) residential building seeking waivers for increased height (increase to 5') and reduced space, parking (99 instead of required 201), trees (29 required trees in lieu instead of required 42) and yard requirements (zero side, rear yards). Many existing trees to be removed.

application:

<https://planning.lacity.gov/pdiscaseinfo/document/Njg1Nw0/32d019b8-1d0c-4d58-9258-fba315e88f6f/esubmit>

plans: <https://planning.lacity.gov/pdiscaseinfo/document/Njg1OQ0/32d019b8-1d0c-4d58-9258-fba315e88f6f/esubmit>

Hearing held 4/22/'25. CPC to hear case 6/26/'25

Planning staff assigned: Marin Gamboa marin.gamboa@lacity.org

C. 6314-6330 Woodman Ave. (at Victory), Valley Glen, CA

DIR-2023-7232-TOC-SPR-HCA

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

Proposed 147 unit 6-story multifamily housing development with 15 ELI units,

1-level basement 150 parking spaces

Director's Determination:

<https://planning.lacity.gov/pdiscaseinfo/document/MTgwMTE0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>

Demolition permits pending with corrections issued for occupied bungalows:

[25019-20000-01179](#) [25019-20000-01179](#) [25019-20000-01150](#)

Paper plans sent to neighborhood council; could not locate online

Last day to file an appeal 6/26/2025

Hearing date not set

Planning staff assigned: Esther Ahn

V. Discussion on the new developments on Woodman and Hatteras. Homeless sleeping in or around the project. Status of the project and the new redevelopment on building on same street?

VI. OPEN DISCUSSION

VII. ADJOURNMENT (End time is approximately 8:30 p.m. or shortly thereafter)

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, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

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, at our website: www.greatervalleyglencouncil.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 **board President Dan Lopez at (626) 297-7312 or danlopez53@gmail.com**

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Erwin Elementary School, 13400 Erwin St., Van Nuys CA 91401
- <http://www.greatervalleyglencouncil.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>

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 Section 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

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.greatervalley.org