

## Van Nuys Neighborhood Council

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## Van Nuys Neighborhood Council PLUM Committee

### AGENDA

Wednesday  
April 3, 2024  
6:00 p.m.

Van Nuys Branch Library  
Community Room  
6250 Sylmar  
Van Nuys, CA 91401

On the Civic Center Plaza

Van Nuys  
Neighborhood Council  
P.O. Box 3118  
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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. Actual time for each comment will be recorded in 30 second increments (i.e., 30 sec., 1 min., 90 sec., 2 min.).

**Speakers shall limit their comments to matters relevant to the item on the agenda. The Chair may rule that the speaker is out of order if the comments are not germane to the item under consideration. Speakers shall direct their comments to the Board (not to an individual).**

Chair of PLUM Committee: Jarred Pina

Board Members of PLUM Committee: Quirino de la Cuesta, John Hendry, Kathy Schreiner, and Cyle Zezotarski

1. Roll Call and Pledge of Allegiance.
2. Discussion and possible action to recommend that the VNNC write a letter of support for:

**Case No. ZA-2023-8380-CU**

15350 W. Sherman Way (SW corner of Sepulveda and Sherman Way)

Agent: Jamie Poster, Craig Lawson & Co. LLC

The **Applicant, Azim Jamal [Company: Pacific Reach Properties Development Limited Partnership]** is requesting a Conditional Use Permit to support its plan to convert an existing 4-story commercial office building into a public storage facility.

Digital copies of project documents can be found at:

<https://planning.lacity.gov/pdiscaseinfo/caseid/MjcyNTUz0>

(In box on top right of screen, review approved documents related to past applications. Click on “Initial Submittal Documents” to find links to documents related to current application.)

3. Discussion and possible action to recommend that the VNNC write a letter of support for:

**Case No. ZA-2017-3318-CUB-CUX-PA1**

Agent: Alicia Mendoza, Avanty Services

7261 N. Van Nuys Blvd.

**Applicant, Maria Albita Diaz [Company: Cali Viejo Restaurant]** is requesting a Conditional Use Permit to continue to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 3,057 sf restaurant with a total of 144 seats and a Conditional Use Permit to continue allowing Public Dancing in the 200 sf dance floor (along with Karaoke) in the existing restaurant. The applicant is also asking to extend hours of operation to 9:00 am to 2:00 am daily. (Current hours are 9:00 am to 12:00 am daily.)

The subject site has been operated as a restaurant for 27 years. The restaurant, Cali Viejo Restaurant, has 146 feet of street frontage on the west side of Van Nuys Blvd and 156 feet of frontage along the south side of Valerio Street. Properties on the south and north on the west side of Van Nuys Blvd. have commercial one- and two-story buildings. Property on the east side of Van Nuys Blvd. is zoned R3-1 and is developed with two-story apartments with 18 units, and further is a single-family neighborhood zoned R-1.

The Findings document in the application includes this statement: “The applicant is fully aware of the potential negative effects associated with the service of alcohol and therefore will take necessary precautions in order to ensure that the neighboring residential developments are not negatively impacted.”

There are 53 parking spaces available on-site.

Digital copies of project documents can be found at:  
<https://planning.lacity.gov/pdiscaseinfo/caseid/MjY4Mzkz0>

(In box on top right of screen, review approved documents related to past applications. Click on “Initial Submittal Documents” to find links to documents related to current application.)

4. Discussion and possible action to recommend that the VNNC write a letter of support for:

**Case No. ZA-2024-392-CUB**

Agent: Alicia Mendoza, Avanty Services

14860 W. Vanowen (SE Corner of Vanowen and Kester)

**Applicant: Maria Albita Diaz [Company: Mi Casita Salvadorean Restaurant]** is requesting a Conditional Use Permit to continue to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 3550 sf restaurant with a total of 92 seats and a Conditional Use Permit to continue allowing Public Dancing in the 200 sf dance floor (along with Karaoke) in the existing restaurant. The applicant is also asking to extend hours of operation to 9:00 am to 2:00 am daily. (Current hours are from 7:00 am to 10:00 pm Sunday through Thursday and from 9:00 am to 11:00 pm Friday and Saturday.)

Properties surrounding the business are commercial buildings and the State Dept. of Motor Vehicles across Kester.

The Findings document in the application includes this statement: “The applicant is fully aware of the potential negative effects associated with the service of alcohol and therefore will take necessary precautions in order to ensure that the neighboring residential developments are not negatively impacted.”

There are 19 parking spaces available on-site.

Digital copies of project documents can be found at:  
<https://planning.lacity.gov/pdiscaseinfo/caseid/MjczMDky0>

(In box on top right of screen, review approved documents related to past applications. Click on “Initial Submittal Documents” to find links to documents related to current application.)

5. Discussion and possible action to recommend that the Board file a CIS recommending amendments to Council file 23-0623-S1 regarding an ordinance which will take the place of the Mayor’s Executive Directive 1 (ED 1) that streamlined the processing of plans to build 100% affordable housing.’

Recommended language from United Neighbors, which has been meeting with staff in the Mayor’s office regarding amendments to the proposed ordinance:

“The \_\_\_\_\_ Neighborhood Council supports the ED 1 Ordinance ( CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of

waivers and off menu incentives to a total of 6; 2. Require rear 15’ setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don’t meet these requirements under ED 1 would need to go through discretionary approval.”

See Appendix for more information about the proposed plan.

6. Overview and discussion about all of the City Planning Projects that will have an impact on the future development of Van Nuys.
  - Orange Line Transit Neighborhood Plan  
(Project Website: <https://planning.lacity.gov/plans-policies/oltnp>)
  - CHIP (City Housing Incentive Plan) to encourage more housing production  
(Website: <https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#draft-ordinances>)
  - The Draft General Plan Land Use update for the Southeast Valley – with initial focus on rezoning and identification of areas where multi-family housing can be developed.  
  
Planning staff member Brian Chun requested an opportunity to present the draft map to the PLUM Committee at the May meeting.
  - Other planning associated with the ESFV Light Rail that will be installed in the middle of Van Nuys Blvd. (with a target completion of 2031).
7. General Public Comment on Non-Agenda Items (2 min per stakeholder)  
(Note that topics discussed must be within the jurisdiction of the VNNC.)
8. Identification of topics Board members would like to discuss at a future meeting.
9. 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 via email at: [info@vnnc.org](mailto:info@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](mailto:info@vnnc.org) por correo electrónico para avisar al Concejo Vecinal.

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91401 and also online at [www.vnnc.org](http://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](mailto: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>

**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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

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## APPENDIX

2/20/24 email from Maria Kalban of United Neighbors

United Neighbors Update

Hi Everyone,

As you all know, we have been meeting with the mayor's office offering input on possible guidelines to the draft ED 1 Ordinance currently being prepared. ED 1 is currently a directive and the city wants to made it permanent through an ordinance that must be approved by Council.

Because state law takes precedence, many of the guidelines listed below can not be made more restrictive. Many of the proposed guidelines below (\*) will likely be in the draft ordinance but some (\*\*) may require a Councilmember to offer an amendment to the draft. We will know which councilmember might be willing to help when we see the draft (sometime early March) and what was omitted. We appreciate all the ED 1 projects that many of you have sent us. They were discussed with the mayor's office and helped create some of the guidelines listed below.

\*1.) Limit the number of waivers and off menu incentives to a total of 6. Some projects are asking for 11.

\*\*2.) Only one allowed waiver if in an environmental category. Example: reduced setbacks, trees, open space -only one can be picked

\*3.) **Front setbacks**- code or align with adjoining sites prevailing setbacks

\***Side setbacks** - minimum 5'0"

\*\***Rear setbacks**- code or minimum 8". \* We are asking for 15', if the City is serious about climate change we need room for trees to grow.

\***Open Space** - Reduction up to 50% of code

\***Required Trees**- Reduction up to 25% of code

\*4.) Remove Bait and Switch Loopholes: All ED 1 or ED 1 Ordinance projects- all units, except manager's, must be 100% affordable. After-the-fact-conversions of "non-essential" or public spaces to living spaces must all be 100% affordable.

\*5.) Prevent developers from declaring "economic hardship" thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees, and standards.

\*6.) Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1) must go through a discretionary review, including public hearings.

\*\*7.) ED 1 and ED 1 Ordinance projects are not permitted in R1 and more restrictive zones, HPOZs including historic multi-family areas, and R2 (duplexes).

\*\*8.) ED 1 projects should not be allowed on substandard streets or must require more on site parking to offset negative community impacts.

\*\*9.) ED 1 qualified projects should at the minimum meet Tier 2 TOC qualifications. Some ED 1 projects aren't anywhere near transit.