



## LAKE BALBOA NEIGHBORHOOD COUNCIL

Land Use Committee  
**MONDAY, August 15, 2022**  
Meeting Starts @ 7:00 PM  
Via ZOOM Conference Call  
**This meeting will be recorded**



Neighborhood Council

### ZOOM MEETING ONLINE OR BY TELEPHONE

Click the link below to join the Meeting:

<https://us02web.zoom.us/j/94248689917>

Or

DIAL (669) 900-6833 to join the Meeting

Enter Meeting ID:

**942 4868 9917 then press #**

In conformity with the September 16, 2021 enactment of California **Assembly Bill 361** and due to concerns over Covid-19, the Lake Balboa Neighborhood Council meeting will be conducted entirely with a call-in option or internet based service option.

#### **PUBLIC INPUT:**

**On phone:** Every person wishing to address the Committee must dial \*9, when prompted by the presiding officer, to address the Board on any agenda item BEFORE the Board takes action on the item. You can mute/unmute by pressing \*6

**On webinar:** Every person wishing to address the Committee must “**raise their hand**” when prompted by the presiding officer, to address the Board on any agenda item BEFORE the Board takes action on the item. The CHAT function has been disconnected, please raise your hand. Everyone is muted until recognized.

Comments from the public on other matters NOT appearing on the agenda that are within the Board’s jurisdiction will be heard during the Public Comment period.

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned.

**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 <https://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)

# Agenda

## 1. Call to Order and Roll Call

- a. Voting members: Gwendolyn Flynn, Karen Schatz, Jim Stein, Danica Middleton, Miguel A Miguel.

## 2. Adoption of the Agenda: For the August 15<sup>th</sup>, 2022, meeting.

## 3. Discussion and Possible Action: Sports Bar Alcohol License (ZA-2021-5065-CUB)

Applicant is seeking approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an existing restaurant. This restaurant is located at 7551 Woodley Ave. on the southeast corner of the Saticoy St. and Woodley Ave. intersection. Applicant, Darryl Pitre, will provide a brief presentation on this matter.

Link to documents: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ4Mjc50>

## 4. Discussion and Possible Action: Extra Space Storage Expansion (CPC-2022-4641-ZC-HD-CU-BL-SPR)

The proposed project would involve the demolition of existing single family and apartment land uses, and the construction of a three-story self-storage facility totaling 220,000 square feet. This is considered an addition to an already constructed 136,000 square self-storage facility, truck rental, and ancillary office space that was already approved by the City of Los Angeles as referenced by case # CPC-2018-4246-ZC-HD-BL- CU-SPR and ENV-2018-4247-MND.

Link to documents: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU4ODE40>

## 5. Discussion and Possible Action: 6435 & 6439 Woodley Ave. (TT-83845-HCA)

The proposed project would demolish two existing single-family dwellings (SFD) to construct ten (10) new SFD's with each unit having a two-car garage and roof deck. Currently, this location consists of two parcels, but this application seeks a small lot subdivision for their 10 new SFD's.

Link to documents: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU4Mzgy0>

## 6. Discussion and Possible Action: Valjean Villas (ADM-2022-5043-DB-PHP-HCA)

Located at 16150 W. Vanowen Street, directly east of Valjean Ave/Vanowen St., this application seeks to remove three single family dwellings (SFD) to construct a new 6-story affordable housing building. This new building will be a total of ninety-nine (99) units and is considered 100% affordable housing. Included in the development of this project is fifty (50) vehicle parking spaces and eighty-one (81) bicycle parking spaces. There are multiple incentives sought with this application including a density bonus.

Link to documents: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU5MjI10>

## 7. Demolition Permits

- a. 7012 Forbes Avenue—Detached Garage
- b. 6700 Balboa Blvd.—Single Family Dwelling and Garage
- c. 7662 Paso Robles Ave.—Single Story Garage
- d. 16126 W. Kittridge St.—Storage Shed
- e. 7725 Balboa Blvd.—Detached Garage

**8. Committee Comments**

Committee members have 2 minutes to bring forth potential Land Use concerns observed within the Lake Balboa Neighborhood Council Boundaries (e.g. vegetation overgrowth, street repair, etc.)

**9. Public Comment**

**10. 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. This is a joint meeting of Land Use Committee and LBNC Board. Sign language interpreters, assistive 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 you wish to attend by contacting (818) 374-9898 or (213) 978-1551 or toll-free at (866) LA HELPS, or email [NCsupport@LAcity.org](mailto:NCsupport@LAcity.org).

**PUBLIC POSTINGS OF AGENDAS--**LBNC Agendas are posted for public review near the self-checkout machines at the Ralph’s Market located at 17250 Saticoy St., Van Nuys, C, 91406

**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 by clicking on the following link: [www.lakebalboanc.org](http://www.lakebalboanc.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 [info@lakebalboanc.org](mailto:info@lakebalboanc.org).

**Next Regular Meeting of the Lake Balboa Land Use Committee**

**September 19<sup>th</sup>, 2022**

Please be advised that the Bylaws of the Lake Balboa Neighborhood Council provide a process for reconsideration of actions, as well as a grievance procedure. For your convenience, the Bylaws are available on our website: [www.LakeBalboaNC.org](http://www.LakeBalboaNC.org).

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**Lake Balboa Neighborhood Council**  
P.O. Box 7720, Lake Balboa, CA 91409 -- Voicemail (818) 779-9026  
Visit our website [Lake Balboa Land Use Meeting](http://www.LakeBalboaNC.org)  
[www.LakeBalboaNC.org](http://www.LakeBalboaNC.org).