

# LAKE BALBOA NEIGHBORHOOD COUNCIL



**SPECIAL**  
**Joint Meeting of LBNC Board**  
**&**  
**Land Use Committee**  
**January 16, 2024**  
FlyAway Bus Terminal – Free parking in FRONT lot  
7610 Woodley Avenue 2<sup>nd</sup> floor  
Lake Balboa, CA 91406  
**Meeting Starts 7:00 PM**



Neighborhood Council

The public is requested to fill out a “**Speaker Card**” to address the Board on any item of the agenda prior to the Board taking action on an item.

**Chair, Linda Gravani, Voting members: Gwen Flynn, Alex Goode, Surat Hazra, Lydia Jerosimich, Mihran Kalaydjian, Jackie Knoll, Danica Middleton, Karen Schatz, Jim Stein, Bill Swartz (Quorum 6)**

**Anyone who wishes to be a voting member MUST complete mandatory training for Land Use**

**Log into** <https://lacity.csod.com/>  
**for login help** [communications@empowerla.org](mailto:communications@empowerla.org)

## Land Use Standards

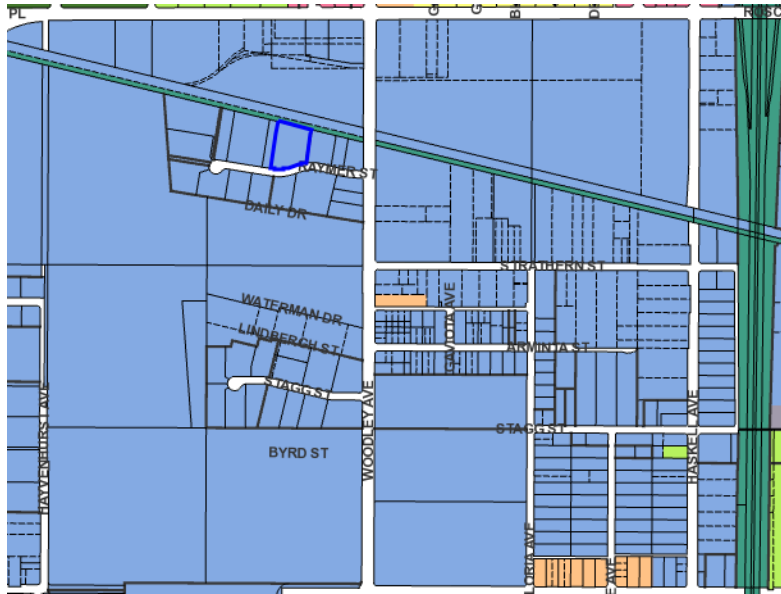
1. No more liquor licenses for off use sales within LBNC boundaries. Stakeholders are all within ½ mile of a liquor store. It will be a disservice to the existing businesses.
2. Restaurants ok for beer and wine **served on premise** from 11a-12m
3. Facilities playing music must stop at 10pm, ok until 12m Fri/Sat
4. Other considerations open for discussion,

## Welcome

1. Poll for Mandatory Training Flynn, Gravani, Jerosimich, Hera, Knoll, Middleton, Stein (7)
2. Adoption of the Previous Meeting Agenda(s)
3. Introduction of Lamont Cobb, CD6 Land Use
4. Discussion and possible action regarding 1% development fee back to community
5. Area Planning Commission (APC) South Valley 2<sup>nd</sup>/4<sup>th</sup> Thursdays 430pm Braude Center
6. Discussion and possible action regarding Presentation by ROSENHEIM & Associates, Inc.
  - ✓ 16201-16275 Raymer Street
  - ✓ The proposed Project is an approximately 123,464 SF warehouse building built to a maximum height of up to 52 feet replacing an outdated and functionally obsolete industrial use and building. The Subject Property is located east of the Van Nuys Airport and south of the Metro Right-of-Way make it an ideal location for a Warehouse that is not sensitive to the noise impacts of the Van Nuys Airport and train operations. Further, the proposed building

will incorporate modern technology and energy efficiency, and has located the ancillary office use toward the Raymer Street frontage for design and access purposes,

✓



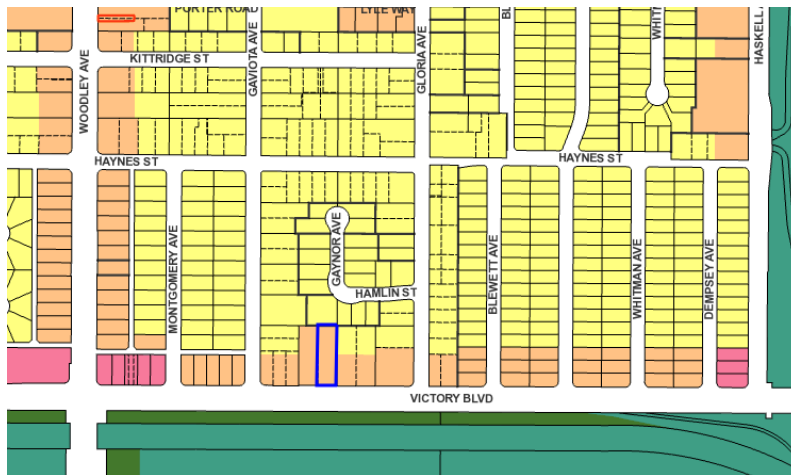
✓

7. Discussion and possible action regarding possible beer, wine and other alcohol Beverages at POKE at Saticoy/Balboa. Presentation by Eric Kashani

8. Discussion and possible action regarding: ADM-2023-7897-DB-VHCA-ED1

✓ 15931 W. Victory Blvd

✓



✓

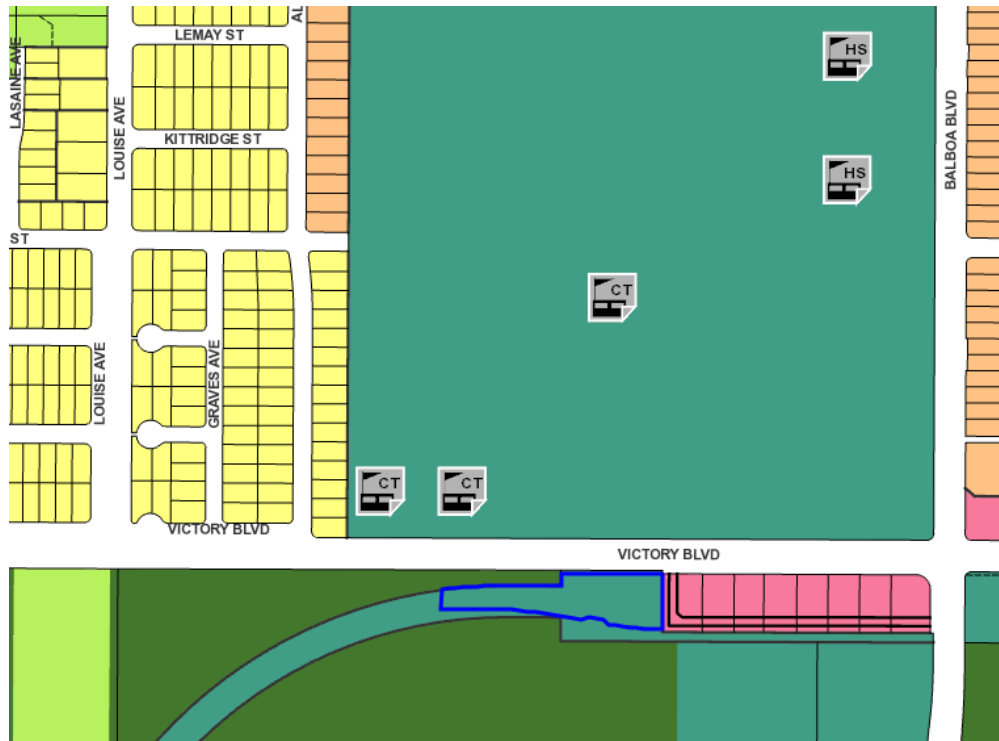
9. Discussion and possible action regarding:

✓ 17100 Victory Blvd

✓ The proposed 195,272 square foot project provides 194 residential dwelling units in two buildings all on a 79,975 square foot (1.84 acre) site. The west building will provide 72 units and the east building will provide 122 units. The buildings are proposed to be a maximum height of 63 feet and five stories. The east building will provide four levels of residential use

over one level of 66 automobile parking stalls at grade. The west building will provide five stories of residential use. An additional 12 surface automobile parking stalls will be provided in a courtyard located between the east and west building for a total of 78 automobile parking stalls. The project will also provide 122 long-term bicycle parking spaces and 12 short-term bicycle parking spaces for a total of 134 bicycle parking spaces. The project complies as a Transit Oriented Communities (TOC) Project that satisfies all of the objective planning standards of LAMC Section 12.22 A.31 and the TOC Guidelines and is a 100 percent affordable housing project consistent with ED1 Streamlined approval.

✓



✓

10. Discussion and possible action regarding:  
Los Angeles Housing Element 2021-2029 UPDATE

- Executive Directive 1:
  - Allows unlimited density
  - Allows increased height
  - Allows no parking if 100% affordable housing
  - Allows unlimited additional waivers (will be changed through the Ordinance that will make ED1 permanent.
    - R1 zones are exempt through a revision to the directive but is being challenged by pro developer groups
- Executive Directive 1 Ordinance
  - Valley leaders met with the Mayor and expressed concerns. The new ordinance “will have” more safeguards
  - They are trying to limit incentives to six
  - State Law allows
    - no parking criteria,
    - height increase
    - increase in density

11. **Public Comment:** Comments from Public on Non-Agenda Items and Issues, Announcements, and complaints within the jurisdiction of the Lake Balboa NC, is limited to two-minute limit per speaker. Board has discretion to comment or not respond

12. **PlanCheck 10AM 2<sup>nd</sup> Saturday of the month, details [www.plancheckncla.com](http://www.plancheckncla.com)  
*Educate yourself on City Planning and Land Use issues.***

13. Adjourn

**Next Regular Meeting of the Lake Balboa Land Use Committee**  
**Tuesday February 20, 2024 at 7:00 PM,**  
7610 Woodley Avenue  
**Free Parking in row closest to Woodley**

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

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**Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Ralphs Supermarket 17250 Saticoy St. Lake Balboa, CA 91406
- [www.LakeBalboaNC.org](http://www.LakeBalboaNC.org)
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

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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](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)

**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 Neighborhood Council Office Space Address (if applicable), at our website: [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 [lindag@lakebalboanc.org](mailto:lindag@lakebalboanc.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.LakeBalboaNC.org](http://www.LakeBalboaNC.org)

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