

# LAKE BALBOA NEIGHBORHOOD COUNCIL



**SPECIAL**  
**Joint Meeting of LBNC Board**  
**&**  
**Land Use Committee**  
**February 20, 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**



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)**

**ALL voting members 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

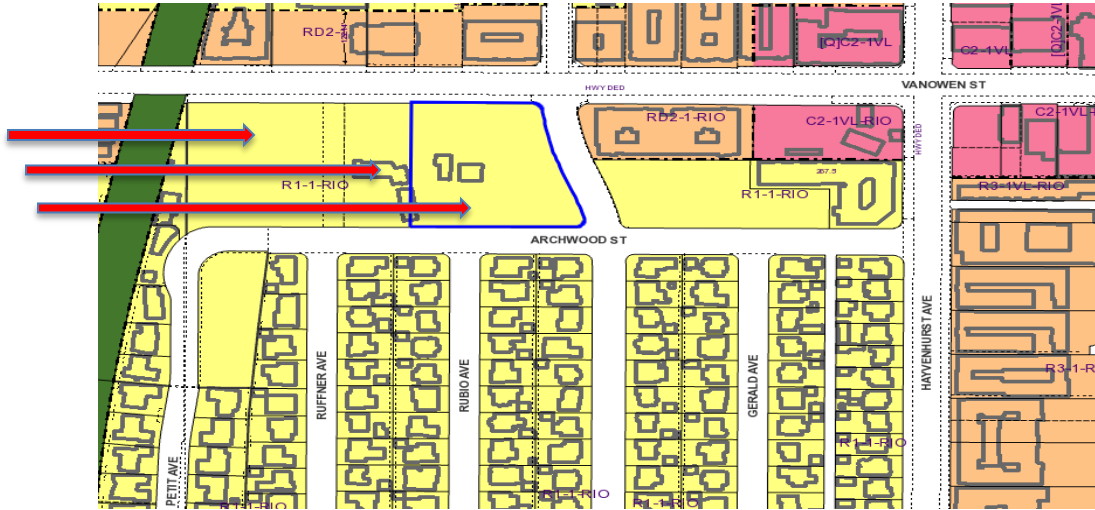
1. No more liquor licenses for off use sales within LBNC boundaries. Stakeholders are all within ½ mile of a liquor store. It will be a disservice to the existing businesses.
2. Restaurants ok for beer and wine **served on premise** from 11a-12m
3. Facilities playing music must stop at 10pm, ok until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

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## Welcome

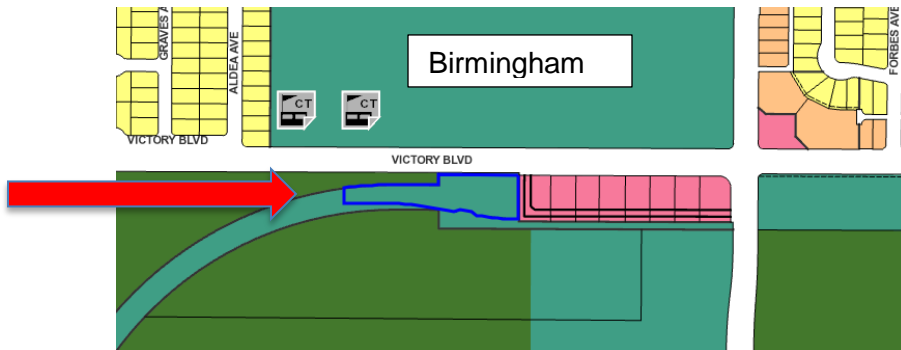
1. Roll Call
2. Poll for Mandatory Training (Flynn, Gravani, Jerosimich, Hera, Knoll, Middleton, Stein completed (7)
3. Adoption of the Previous Meeting Agenda(s)
4. Introduction of Lamont Cobb, Land Use Field Rep  
Council District (CD) 6 for Council Member Imelda Padilla
5. Discussion and possible action regarding 1% development fee back to community. Schatz
6. Discussion and possible action regarding **16600, 16602, Vanowen St & 16601 Archwood**  
CPC-2024-574-CU3-ZV-F -WD1 and ENV-2024-575-EAF for **Magnolia Science Academy 2**
  - a) New construction 49,270 sf
  - b) Removal of any on-site tree
  - c) 91 Parking Spaces & 117 bike parking.
  - d) Land required for public right-of-way, 4ft dedication on DeCelis Place

- e) Request for conditional use permit for middle/high school for 564 students
- f) 27 classrooms, admin offices, multipurpose room, & 11,380 sf gym & 14,373 sf field area
- g) Signatures of adjoining or neighboring property owners in support of this request are not required but helpful
- h) Review of the project by the applicable Neighborhood Council is not required but is helpful

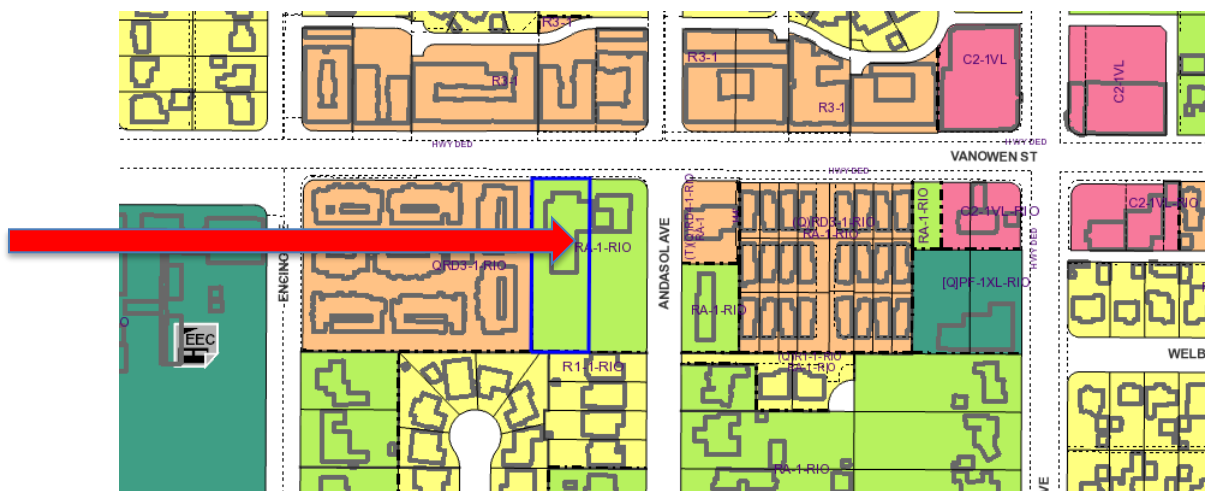


7. Discussion and possible action regarding **17100 Victory Blvd along Metro’s G Line (Orange Line)**  
ADM-2023-4537-TOC-VHCA-ED1

- a) 192 affordable units (for sale or rent) for low Income Households for 55 years plus 2 manager’s units
- b) 100% affordable multi-unit residential development (ED1)
  - a. Studios, one, two and three bedrooms
  - b. Reserved for incomes 30%-80% of area median income (AMI)
    - i. Income between \$39,000-\$90,000 per year
- c) Consistent with the provisions of the Transit Oriented Communities (TOC) which states parking not required for cars, bicycle parking consistent with LAMC 12.21A.16 and...
  - a. A minimum lot area of 400 sf in lieu of the public facilities use and area standards
  - b. A maximum 5ft east and west side yard and a maximum 5 ft rear yard
  - c. A maximum increase in height of 33 feet, allowing a height of 63 feet and 5 stories



8. Discussion and possible action regarding 17400 & 17410 West Vanowen  
 ENV-2023-5419-EAF AND ZA-2023-5418-CU-ZAA
- a) Church currently at this location 1,406 sf building
  - b) Proposed 3,372 sf addition (total area 4,949 sf)
    - a. Kitchen
    - b. Break room
    - c. Restrooms
    - d. Classrooms
  - c) Within 500 feet of residences
  - d) More special events
  - e) Removal of 10 protected trees onsite and 4 street trees



9. Discussion and possible action regarding **17534 & 17540 Sherman Way**  
 APCSV-2018-2184-ZC-BL and ENV-2018-2184-MND  
**South Valley Area Planning Commission approved this project which is 9 unit multi-family residential building, 2 story over ground level parking garage with 18 automobile parking and 11 bicycle parking spaces. Removal of 17 non-protected trees. 7 Street trees will remain including 5 historic street trees on Sherman Way.**



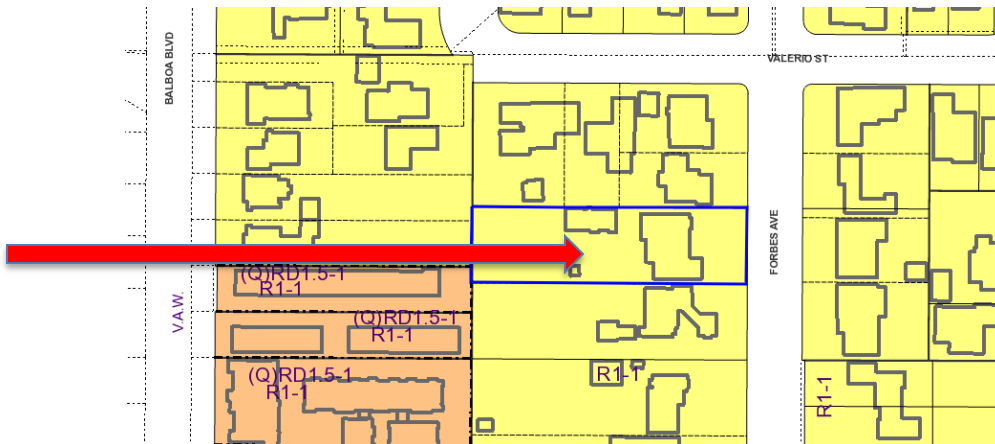
10. Discussion and possible action regarding **6701 N. Woodley Ave.**

DIR-2022-0335-TOC-HCA and ENV-2022-0336-CE

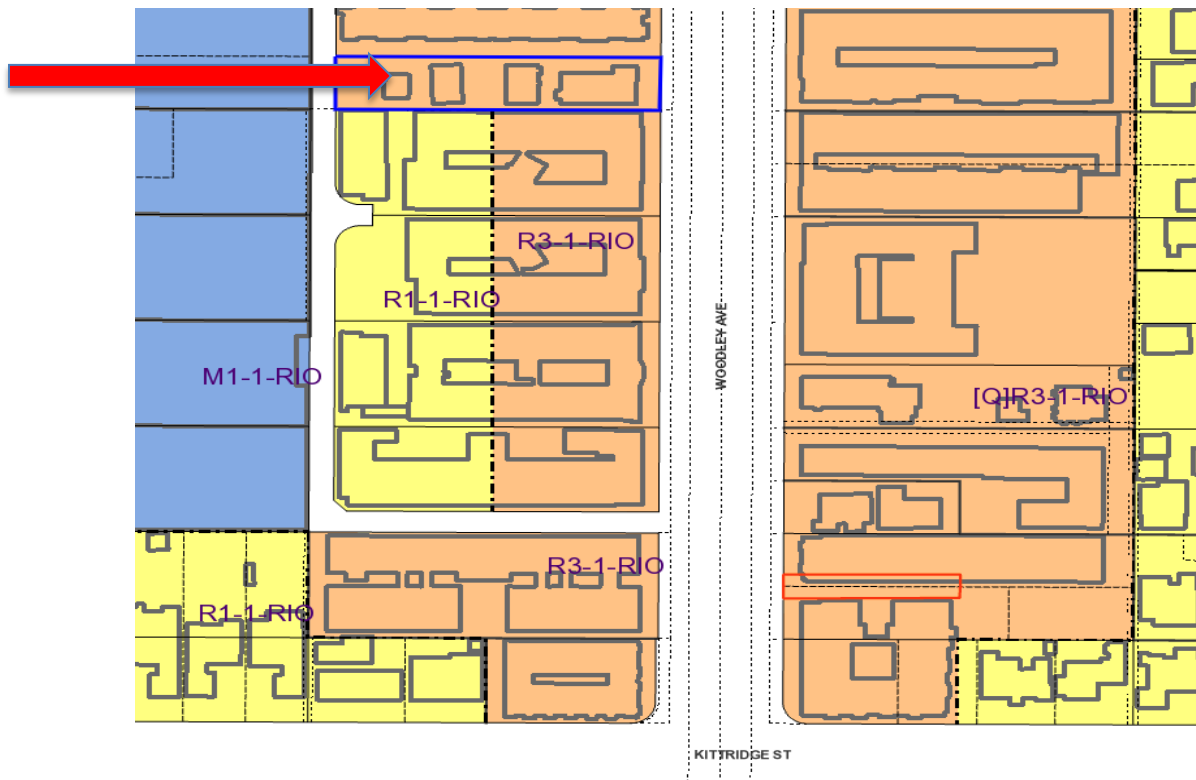
- a) 6 story apartment building with 29 units
  - a. 4 affordable units
  - b. 2 units extremely low income (ELI)
  - c. 1 unit for very low income (VLI)
  - d. 1 unit for low income (LI)
- b) 40 subterranean vehicle parking spaces
- c) Meets TOC Affordable Housing Incentive Program
  - a. Side yards reduced to 5 feet
  - b. 11 foot increase to a maximum height of 56feet (vs 45)



11. Discussion and possible action regarding 7345 Forbes Demolition information only



12. Discussion and possible action regarding 6701-6703 Woodley application for Demolition.



13. Discussion and possible action regarding:

Los Angeles Housing Element 2021-2029 UPDATE

The Deputy Director of Citywide Policy Planning, Director of Planning Policy and Deputy Mayor of Housing have CONFIRMED that the Housing element NEW Housing Element maps will be released in February and that R1 zones are exempt from any overlays.

“WE” need to be active participants in the COMMUNITY PLAN updates

14. Discussion and possible action regarding **Van Nuys Airport (VNY) Land Use.**

15. Area Planning Commission (APC) South Valley 2<sup>nd</sup>/4<sup>th</sup> Thursdays 430pm Braude Center

16. Volunteers are needed to monitor agendas for Land Use

17. **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

**18. Additional or Old Business updates**

19. PlanCheck 10AM 2<sup>nd</sup> Saturday of the month, details [www.planchekncla.com](http://www.planchekncla.com)

*Educate yourself on City Planning and Land Use issues.*

20. **Board Members, thank you for all you do for our community, it is appreciated.**

## 21. Adjourn

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

**Tuesday March 19, 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)

#### **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](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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**CEQA=California Environmental Quality Act,**

Calif regulations for the environmental review of discretionary projects. It is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments.

Under CEQA a project's potential impacts on the environment will fall into one of the following categories

Statutory Exemption including the Sustainable Communities Project Exemption (SCPE)

Categorical Exemption (CE)

Negative Declaration (ND)

Mitigated Negative Declaration (MND)

Sustainable Communities Environmental Assessment (SCEA)

Sustainable Communities Environmental Impact Report (SCEIR)

Environmental Impact Report (EIR)