

LAKE BALBOA NEIGHBORHOOD COUNCIL



SPECIAL
Joint Meeting of LBNC Board
&
Land Use Committee
March 19, 2024
FlyAway Bus Terminal – **Free parking in FRONT lot**
7610 Woodley Avenue 2nd 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

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. 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. Lamont Cobb, Land Use Field Rep
Council District (CD) 6 for Council Member Imelda Padilla
5. Discussion and possible action regarding charts, spreadsheets, tools, handouts for Committee members.
6. Discussion and possible action regarding Planning Liaison Updates
7. Discussion and possible action regarding new Land Use Committee Standards
8. **OVERVIEW** - Discussion and possible action regarding **16600, 16602, Vanowen St & 16601 Archwood**

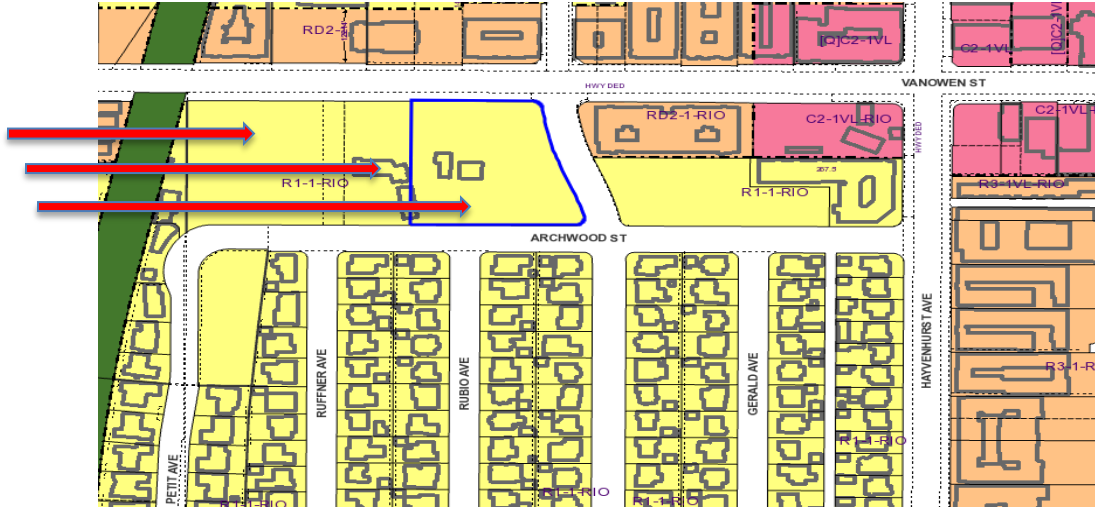
Principal David Garner of Magnolia Science Academy to attend

FULL PRESENTATION of this project during April meeting

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



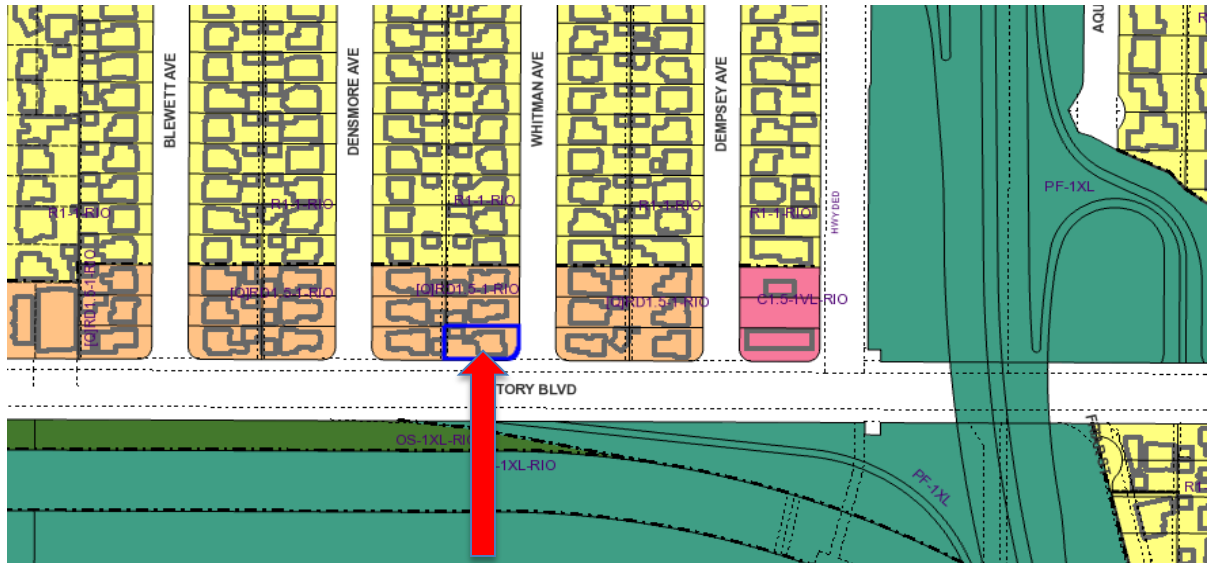
9. **OVERVIEW** - Discussion and possible action regarding 17400 & 17410 West Vanowen ENV-2023-5419-EAF AND ZA-2023-5418-CU-ZAA

- 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



10. **OVERVIEW** - Discussion and possible action regarding 6401-3, 6403 Whitman Ave & 15761, 15763, 15765, 15767 Victory Blvd. ADM-2023-7329-DB-HCA-ED1 PAR-2023-5686-AHRF-ED1 100% affordable housing project ED1

- 36 Dwelling Units
- 1 very low-income
- 28 units low-income
- 6 units moderate income
- 1 manager unit
- AB2097, AB2334=100% affordable within ½ mile of Major Transit Stop, zero parking required.



11. Discussion and possible action regarding United Neighbors' Guidelines for ED1 Ordinance

12. **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

13. Additional or Old Business updates

14. Area Planning Commission (APC) South Valley 2nd/4th Thursdays 430pm Braude Center

15. PlanCheck 10AM 2nd Saturday of the month, details www.planchecknccla.com
Educate yourself on City Planning and Land Use issues.

16. *Committee Members thank you for all you do for our community, it is appreciated.*

17. Adjourn

Next Regular Meeting of the Lake Balboa Land Use Committee
Tuesday April 16, 2024 at 7:00 PM,

7610 Woodley Avenue
Free Parking in row closest to Woodley

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

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, 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 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
- 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 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

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

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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)