



- Committee Chair -
Joanne D'Antonio

City of Los Angeles
GREATER VALLEY GLEN COUNCIL

- Committee Members -
Anthony Bethel
Joseph Barmettler
Mickey Jannol
Cosmo Moore

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**Planning and Land Use Committee Meeting
August 31, 2020 at 7:00 p.m.
Via ZOOM: See below for log in details**

Every person wishing to address the Committee must dial 1 (619) 900 9128 and enter 819 4693 7215 and then press # to join the meeting

Minutes of Meeting

Item 1. Call to Order at 7:02pm on 08/31/2020

Item 2. Roll Call

Members Present: Joanne D'Antonio, Anthony Bethel, Mickey Jannol, Joseph Barmettler, Cosmo Moore
GVGC Board members present: Joanne D'Antonio, Anthony Bethel, Mickey Jannol, Joseph Barmettler, Cosmo Moore, September Forsyth

Item 3. Approval or July 27, 2020 PLUC Meeting Minutes

Motion to Approve made by Joanne, Seconded by Mickey
Motion passed unanimously

Item 4. Proposed Demolition of 13906 Oxnard St.

Property is a single family home, zoned RD 1.5, is in disrepair, and has been boarded up since July, 2020. Plan is to replace with 7 separate homes. Board comments included tree preservation and public health issues with existing structure and during demolition. Complaints about this property have been submitted to the City regarding public health of existing structure and proposed demolition. Public comments from 5 speakers were heard regarding crime, standing water, mold, neighbor illnesses, and vermin with the existing structure. There were also comments of concern with the size of proposed future project as well as parking impact.

Motion by Mickey:

At this time, GVGC needs more information on how demo is to be done so that public health matters are addressed. Trees are requested to remain during demolition. At this time, PLUC is unable to recommend any approval of such development due to concerns about density and parking. We also ask that the developer conduct neighbor outreach.

Second by Anthony

Vote: Motion passed unanimously

Item 5. Proposed Demolition of 13694 Erwin St

Property is a single family home, zoned R3, has been boarded up, has had squatter problems for 2 years, and trying to rush the demolition for these reasons. Plan is to replace it with 6 units of some type by a new owner. Board comments included tree preservation, density, parking, and traffic. Public comment from 1 speaker was heard regarding parking, public health and hazardous materials during demolition,

Motion by Mickey:

(Language to be drafted later around Mickey's stated framework.):

"At this time, GVGC needs more information on how demo is to be done so that public health matters are addressed. Trees are requested to remain during demolition. At this time, PLUC is unable to recommend any approval of such development due to concerns about density and parking. We also ask that the developer conduct neighbor outreach."

Second by Joanne

Vote: Motion passed unanimously

Item 8. Proposed Conversion of Daycare Center to Elementary School using existing structures at 12041-12053 Burbank Blvd and 5617 Agnes St. CUP and zone variance.

Sarah Golden (a planner at Rosenheim & Assoc) made a presentation regarding this project. The property is zoned C1, QC1, QC2, and P. Schools are permitted by right in QC2, so this request pertains to CUPs for the C2 and QC1 portions and a zone variance for the P portion. No new construction or floor area proposed. It was previously a childcare facility. They are currently operating 18 classrooms for up to 324 students which require the CUPs and zone variance. Rabbi Aaron Rubenstein from Yeshiva Ketana School also presented. They rented 15 parking spots from Adat Ari El across the street for staff and just increased it to 35 to reduce impact on the community in addition to onsite parking per code. There are 3 sites (green zone on Burbank and Agnes, plus onsite) and 3 times for drop-off and pick-up. Armand (the traffic consultant) was also present to answer questions. Public comments from 2 speakers were heard in support of the school and to attest to smooth traffic flow. Board comment included student enrollment, parking, traffic, and neighbor outreach.

Motion by Mickey:

The committee asks the Board to recommend approval of the CUP and variance subject to continued cooperation regarding any neighbor concerns.

Second by Anthony

Vote: Motion passed unanimously

Item 6. Proposed Demolition of 6603-05 Fulton Ave

Property is 2 singles family houses, zoned RD 1.5. Plan is to demo both and replace with 7 apartment units. Each with 3 bedrooms, 2 baths. Board comments included tree preservation. Specifically 2 trees on City property on the Fulton side and a meandering sidewalk to allow them to remain. The owner, Saul Shaolian and the architect, Michael Kacho, spoke about the first 13 feet of the site currently belonging to the owner, but as a condition of the demolition it is being given to the City as a highway dedication. It would then be up to the City to decide on the meandering sidewalk and trees. But, they support the idea.

Motion by Joanne:

The committee supports the demolition subject to the preservation of the 2 front trees.

Second by Mickey

Vote: Motion passed unanimously

Item 9. Proposed Daycare (up to 31 children) at 11841 W. Burbank Blvd. CUP for RD 1.5 Zone, waiver of dedication and widening and not proved required sidewalk and gutter.

Proposed Daycare is next to an existing Daycare also owned by the applicant. Viktorija Marguleta, the owner, and Nicholas Brown from Seat At The Table LLC (Land Use Consultant) made a slide presentation for the property and business. They used Infopost (a website) for neighbors to visit and/or comment as an outreach tool. "This is a demolition of a 330 sq foot garage and an addition of 580 sq feet to the existing structure." The CUP is for the Daycare. 110 ft right of way and 80 ft of roadway is required at this site. The existing site has 102 ft right of way and between 65 ft and 75 ft along this roadway. The request is to waive the widening of the street due to the new CUP and permits to continue to match the existing Daycare in order to maintain a seamless integration between the 2 lots and to facilitate a proposed shared circular driveway for 3 vehicles at a time between the 2 lots. The shared driveway, designed after a discussion with LADOT, would also require the existing Daycare would also have to apply for a CUP because it would lose non-conforming rights. Despite that, they chose to apply for that plan because a single driveway would have limited parking and street access, it would and require a new green zone to the east for street parking for 3-4 vehicles. It is also a code violation to allow vehicles to back out on to Burbank Blvd. The existing Daycare already has green zone parking to the east of it. A 6 ft masonry wall will be built in the rear to mitigate noise for the neighbors. Board comment included trees, drop off, pick up, entrance, and exit safety, egress, traffic effects, insufficient outreach, and a grounding wire to the sidewalk. Public comment from 1 speaker was heard regarding the differing street widths, difficult ADA access on the sidewalk in front of the lots with streets that have not been widened (Nicholas asserted the sidewalk would remain ADA compliant), people backing out on to Burbank Blvd from the existing Daycare, parking in the red zone for the existing Daycare, noise from the existing Daycare, and in opposition to the waiver in particular.

Motion by Anthony:

The committee supports the CUP and waiver.

No Second

There was further discussion. Board comment was that CD2 had concerns over the egress issues. Nicholas asserted that CD2 expressed support of the circular driveway to mitigate the egress concerns.

Motion by Mickey:

To table the matter to the next PLUC Committee meeting pending further research by committee members.

Second by Joseph

Mickey withdraws the motion.

There was further discussion as to how to proceed. One option was to ask the zoning administrator to reschedule its upcoming hearing to await our position.

No action taken.

Item 7. Proposed Demolition of 13942 Vanowen St

Existing property is a triplex, 2 are vacant, and 1 is occupied. The plan is to build 2 3-story duplexes after the demolition. Board comments included that there were no trees, and neighboring apartment building heights.

No action taken.

Item 10. Public Comment on non-Agenda Items.

None

Item 11. Board Comments on items not covered in this Agenda

Recognition of Joanne's efforts, as well as other speakers at the hearing, on the previous matter of the denial of the 18-bed congregate facility application at 6254 Ranchito.

Item 12. Motion to Adjourn

**Motion by Joanne
Second by Anthony
No Objections**

The next meeting will be at 7:00 PM on September 28, 2020 via Zoom.

GENERAL PUBLIC COMMENT - The Committee shall provide an opportunity in open meetings for the public to address non-agenda items, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Committee. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the committee chair prior to the commencement of the Public Comment period. Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

***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 3 business days (72 hours) prior to the meeting you wish to attend by contacting Mickey Jannol, Board President, at mjannol@greatervalleyglencouncil.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 Erwin Elementary School; 13400 Erwin St, Valley Glen, CA 91401, at our website: www.greatervalleyglencouncil.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 Mickey Jannol, Board President, at mjannol@greatervalleyglencouncil.org.

****PUBLIC POSTING OF AGENDAS** - GVGC agendas are posted for public review as follows:

- Erwin Elementary School; 13400 Erwin St, Valley Glen, CA 91401
- greatervalleyglencouncil.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>

****RECONSIDERATION AND GRIEVANCE PROCESS** For information on the GVGC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GVGC Bylaws. The Bylaws are available at our Board meetings and our website www.greatervalleyglencouncil.org.

****SERVICIOS DE TRADUCCION** - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Mickey Jannol, Presidente de la Mesa Directiva, al o por correo electrónico mjannol@greatervalleyglencouncil.org para avisar al Concejo Vecinal.