

CITY OF LOS ANGELES

PANORAMA CITY NEIGHBORHOOD COUNCIL

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PANORAMA CITY NEIGHBORHOOD COUNCIL

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Homeowner Center-West (2023)
Business (2023) x2



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Youth Representative: (vacant)

PANORAMA CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE MEETING AGENDA

Monday, November 25, 2019, 7:00 pm

Plaza del Valle, Liz Galan Community Room, Building G, Unit #62
8610 Van Nuys Boulevard, Panorama City, CA 91402

The quorum for Panorama City Neighborhood Council committees is three. Public comments on agenda items will be heard when the item is considered. Public comments on other matters within the committee's jurisdiction may be made during the Public Comment period. Public comments are limited to two minutes per speaker. Action may be taken on any agenda item except Public Comment, announcements and reports. You may request a copy of printed materials that are distributed at the meeting. You may record the meeting by audio, video or photographic means as long as it is not disruptive. Meeting notices and agendas are posted at Plaza del Valle, Community Room (see below). If you need translation, or accommodation for a disability, please call the city Department of Neighborhood Empowerment at least three business days in advance (213-978-1551, or toll-free 3-1-1). The city is a covered entity under Title II of the Americans with Disabilities Act. If you believe the council is not following the law or its own rules you may file a grievance in writing with copies to both the Chair and the Secretary. Please be respectful of others, even when you differ with them.

- 7:00 1. **Call to Order** and remarks (**Tony Wilkinson Chair**) [1m]
- 7:01 2. **Roll Call** of committee members or alternates (the quorum is three). [1m]
- 7:02 3. **Public Comment** and announcements (*Please limit to two minutes per speaker.*)
Public comment on agenda items will be heard at the time the item is considered. [8m]
- 7:10 4. **Consideration and possible action on the request to remove black walnut trees to allow topsoil removal so that construction can begin on a 28-unit small lot subdivision at 14709 West Plummer Street.** The small lot subdivision was proposed in 2016. It was supported by PCNC and has completed its planning approvals. The site is blighted and has had issues with homeless encampments and fire. Applicant seeks a tree removal permit from the Bureau of Urban Forestry. The Applicant, AG Plummer LLC, is represented by Ronald Cargill (ron.g.cargill@gmail.com). **Photo: <https://tinyurl.com/14709PlummerSt2019>** [15m]
- 7:25 5. **Consideration and possible action on the proposal of 7 Eleven Inc. to demolish an existing tire center and construct a new 24-hour convenience market and gas station at 8760 North Van Nuys Boulevard.** The planning cases are **ZA-2019-4971-CU-CDO** and

ENV-2019-4972-EAF. 7 Eleven is not requesting permission for alcohol sales. The applicant is represented by Sherrie Olson of PLRC (sherrieolson2@gmail.com, 909-519-1816). [20m]

7:45 6. Consideration and possible action on recently adopted state legislation that mandates local rights to construct Accessory Dwelling Units (ADUs) on all single-family lots and prohibits local agencies from blocking low income housing and emergency shelters except in narrowly defined cases. The California state legislation includes the following bills. The committee may also consider other state legislation of this type that limits local control over low income housing and emergency shelters. [15m]

AB 68 -- Two ADUs, by right, on all single-family lots

AB 670 -- Prohibits HOAs from prohibiting ADUs

AB 881 -- Prevents cities from requiring owner to live on-site, prevents parking restrictions

SB 13 -- Removes more barriers to ADUs

SB 330 -- Prevents local agencies from disapproving or making infeasible very-low-income housing, low-income housing, and emergency shelters, unless there are written findings based on preponderance of the evidence.

8:00 7. The proposal for a 9-unit small lot subdivision at 9217 North Tobias Avenue, which was included in the agenda for October 28 and postponed to this meeting, will be continued to the Land Use meeting on Monday, January 27. The developer is currently revising plans. The planning cases are **APCNV-2019-5383-ZC**, **ENV-2019-5385-EAF**, and **VTT-82729-SL**. The developer is represented by Armin Gharai (818-758-0018, gaengineering@gmail.com).

8:00 9. Adjournment

Council Process: The council gained its official city role upon certification by the Board of Neighborhood Commissioners on March 15, 2007. Everyone who lives, works or owns real property within the boundaries of the Panorama City Neighborhood Council, or who declares a Community Interest in the area and the basis for it, is a "stakeholder". All stakeholders are members of the Council. Stakeholders elect a Board of Directors to represent them. This Board is recognized as the decision-making entity by the City of Los Angeles. The current Board was elected on April 2, 2016. While the Board is the official decision-making entity, meetings are conducted as much as possible in a town hall spirit. Committees are open to anyone with an interest in Panorama City. Panorama City's neighborhood council is much more than its Board, and it depends on public participation for its success.

Posting Sites: California's open meetings law, the Ralph M. Brown Act, requires that meeting notices be physically posted at a regular location 72 hours in advance for regular meetings and 24 hours in advance for special meetings. The location must be accessible to the public seven days a week, 24 hours a day. That location is the outside steel doors of the Plaza Del Valle Community Room, Building G, 8700 Van Nuys Boulevard, Panorama City, CA 91402. This council is also required to follow the City of Los Angeles posting policy for Neighborhood Councils. That policy additionally requires that councils post agendas through the city's Early Notification System (ENS), post the agendas on the council's website (if one exists), and make an effort to send agendas by electronic mail (if such a list exists). This council posts agendas on its website, panoramacitync.org. This council uses the city's ENS mailing list as its agenda email list. You may sign up for the ENS agenda system at: <http://lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>.

In addition to the Plaza Del Valle posting location, this council MAY post agendas at other locations within Panorama City. These may include: (1) Panorama City Branch Library, 14345 Roscoe Boulevard; (2) Panorama Recreation Center, 8600 Hazeltine Avenue; (3) Sepulveda Recreation Center, 8801 Kester Avenue; and (4) Casa Esperanza, 14705 Blythe Street. In addition to the ENS agenda list, this council MAY include agendas in its occasional informational emails. You can subscribe to the council's informational email list by sending your request to 'info@panoramacitync.org'. You can also sign up on the council's website. In order to respect our stakeholders' inboxes, messages to the informational email list will be sent at most once or twice a month. *The only way to assure that you will receive emailed agendas is through the ENS list.*

Americans with Disabilities Act (ADA): 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 prior to the meeting you wish to attend by contacting the Panorama City Neighborhood Council Land Use Chair at least three business days in advance (818-212-5384).

Agenda-related written materials: The council may occasionally prepare supplementary information to the agenda ("agenda packets"). When this is done, the agenda packets are normally made available both to Board or committee members and to the general public at the start of the posted meeting. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board or committee *in advance of a meeting* may be viewed by appointment at the Panorama City Neighborhood Council office, 14500 Roscoe Boulevard, Suite 400, Panorama City, CA 91401, (818-714-2133) during normal business hours, 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 Cheryl Compton, PCNC - Secretary, 14500 Roscoe Boulevard, Suite 400, Panorama City, CA 91402 (ComptonPNCN@gmail.com).

For more information about the Panorama City Neighborhood Council visit our website at www.panoramacitync.org