

CITY OF LOS ANGELES

PANORAMA CITY NEIGHBORHOOD COUNCIL

Directors

Lanira Murphy, Chair
Michael Hasz, Vice Chair
Perla Iliana Lagunas Abundez, Treasurer
Pamela Gibberman, Secretary, VP

Ronald Collins • Demetrio Gutiérrez
Michelle Klein-Hass • Jonathan Martinez
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Luis Zapata

Vacant seats [-1]:

Homeowner Center-West (2023)
Homeowner Center-East (2023)
Renter North (2025)
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Business (2023) • Unlimited At-Large (2023)

CALIFORNIA



KAREN BASS
MAYOR

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Panorama City, CA 91402

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(818) 212-5384*

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panoramacitync@gmail.com*

ALTERNATES

Alt1 Maria Nieto • Alt2 Elijah Sugay
Alt3 Sandra Sanchez
Alt4, Alt5 (vacant)

Youth Representatives
(vacant)

PANORAMA CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE SPECIAL MEETING MEETING AGENDA (ONLINE VIA ZOOM)

Monday, January 23, 2023, 7:00 pm, or after Education Committee ends

In conformity with the September 16, 2021, enactment of California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, this Panorama City Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

Meeting Link (copy and paste into browser if this is not a "live" link):

<https://us02web.zoom.us/j/85687120191>

Meeting number (access code): **856 8712 0191** (The web link lets you use a browser or the app)

Join by phone (dial-in audio only; public comment is *9): **+1 669 900 6833** United States Toll

[Please see online meeting notes on page 3 of agenda]

The items shown in this agenda may be taken out of sequence with the approval of the body.

Habr  interpretaci n simult nea en espa ol. Se proporcionar  una agenda en espa ol.

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. *Postal address, telephone, email on agenda are for Board Member Tony Wilkinson

7:00 1. Call to Order and remarks (**Tony Wilkinson* Chair** [tonyw.civic@gmail.com])

0:00 2. Roll Call of committee members or alternates (the quorum is three).

0:00 3. General 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.

0:00 5. Consideration of information on the proposal for a small lot subdivision on the property at 8426 Kester Avenue. The Owner and Applicant, Monk Capital Group, LLC (the "Applicant"), proposes the demolition/removal of all existing structures and improvements on the 33,012-square foot property located at 8426 Kester Avenue in Panorama City (the "Subject Property") and the construction, use, and maintenance of nine new two-story single-family homes with attached two-car garages and three surface guest parking spaces, for a total of 21 on-site parking spaces. The owner is represented by Jessica Pakdaman, Rosenheim & Associates, Inc. (818-716-2797, jessica@raa-inc.com).

The Applicant is requesting the following discretionary approvals to allow for the development of the Project:

1. A VESTING TENTATIVE TRACT MAP ("VTTM" No. 83569) for Small Lot Subdivision purposes, pursuant to Los Angeles Municipal Code ("LAMC") Section 17.15, to subdivide the Subject Property into nine ground lots for the development of nine new two-story single-family homes. As part of VTTM No. 83569, the Applicant also requests approval of the removal of two Protected Trees.
2. A VESTING ZONE CHANGE, pursuant to LAMC Section 12.32.Q, from the RA-1 Zone to the RD3-1 Zone.

The City Planning Case Numbers are: VTT-83569-SL-HCA, APCNV-2022-5102-VZC-HCA, ADM-2022-5098-SLD, and ENV-2022-5103-EAF.

0:00 6. Adjournment

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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 20, 2021. The next election is planned for Spring, 2023. 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.

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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).

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PUBLIC COMMENT AB 361 RULES, NOTICE TO PAID REPRESENTATIVES: (See above, at start of these notices.)

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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 [the Panorama City Neighborhood Council no longer maintains a physical office] and at our website: panoramacitync.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 Pamela Giubberman at [no phone available] or email: pgibberman@gmail.com

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PANORAMA CITY CONSEJO VECINAL REUNIÓN ESPECIAL DEL COMITÉ DE USO DE SUELO AGENDA DE LA REUNIÓN (ONLINE VÍA ZOOM)

Lunes, 23 de enero de 2023, 7:00 p. m., o después de que finalice el Comité de Educación

De conformidad con la promulgación del 16 de septiembre de 2021 del Proyecto de Ley 361 (Rivas) de la Asamblea de California y debido a las preocupaciones sobre COVID-19, esta reunión del Consejo Vecinal de Panorama City se llevará a cabo en su totalidad con una opción de llamada o servicio basado en Internet.

Meeting Link (copy and paste into browser if this is not a "live" link):

<https://us02web.zoom.us/j/85687120191>

Número de reunión (código de acceso): 872 9030 7253 (El enlace web le permite usar un navegador o la aplicación)
Únase por teléfono (solo audio de acceso telefónico; el comentario público es *9): +1 669 900 9128 Llamada en los Estados Unidos

[Consulte las notas de la reunión en línea en la página 3 de la agenda]

Los temas que se muestran en esta agenda pueden ser eliminados de la secuencia con la aprobación del cuerpo.

Habrà interpretación simultànea en español. Se proporcionará una agenda en español.

El quórum para los comités del Consejo Vecinal de Ciudad Panorama es de tres. Los comentarios públicos sobre los temas de la agenda se escucharán cuando se considere el tema. Los comentarios públicos sobre otros asuntos dentro de la jurisdicción del comité se pueden hacer durante el período de comentarios públicos. Los comentarios públicos están limitados a dos minutos por orador. Se puede tomar acción sobre cualquier punto de la agenda, excepto los comentarios públicos, los anuncios y los informes. Puede solicitar una copia de los materiales impresos que se distribuyen en la reunión. Puede grabar la reunión por medio de audio, video o fotografía siempre que no sea perjudicial. Los avisos y las agendas de las reuniones se publican en Plaza del Valle, Salón Comunitario (ver más abajo). Si necesita traducción o adaptaciones para una discapacidad, llame al Departamento de Empoderamiento de Vecindarios de la ciudad con al menos tres días hábiles de anticipación (213-978-1551, o al número gratuito 3-1-1). La ciudad es una entidad cubierta por el Título II de la Ley de Estadounidenses con Discapacidades. Si cree que el consejo no está siguiendo la ley o sus propias reglas, puede presentar una queja por escrito con copias para el

presidente y el secretario. Sea respetuoso con los demás, incluso cuando si difieres con ellos. *La dirección postal, teléfono, correo electrónico en la agenda son para el miembro de la Junta Tony Wilkinson

7:00 1. Llamada al orden y comentarios (Tony Wilkinson* Presidente [tonyw.civic@gmail.com])

0:00 2. Pasar lista de miembros o suplentes del comité (el quórum es de tres).

0:00 3. Comentarios y anuncios del público en general (limite a dos minutos por orador).

Los comentarios públicos sobre los temas de la agenda se escucharán en el momento en que se considere el tema.

0:00 4. Consideración y posible acción sobre las solicitudes de los interesados locales para unirse a este Comité de Uso de la Tierra. Incluye Discusión de los requisitos de capacitación y asuntos relacionados.

0:00 5. Consideración de la información sobre la propuesta de subdivisión de un lote pequeño en la propiedad en 8426 Kester Avenue. El Propietario y Solicitante, Monk Capital Group, LLC (el "Solicitante"), propone la demolición/eliminación de todas las estructuras y mejoras existentes en la propiedad de 33,012 pies cuadrados ubicada en 8426 Kester Avenue en Panorama City (la "Propiedad en cuestión") y la construcción, uso y mantenimiento de nueve nuevas viviendas unifamiliares de dos pisos con garajes adjuntos para dos autos y tres espacios de estacionamiento para visitas en la superficie, para un total de 21 espacios de estacionamiento en el lugar. El propietario está representado por Jessica Pakdaman, Rosenheim & Associates, Inc. (818-716-2797, jessica@raa-inc.com0).

El Solicitante solicita las siguientes aprobaciones discrecionales para permitir el desarrollo del Proyecto:

1. MAPA TENTATIVO DE APROVECHAMIENTO DEL TRAMO ("VTTM" No. 83569) para fines de subdivisión de lotes pequeños, de conformidad con la Sección 17.15 del Código Municipal de Los Ángeles ("LAMC"), para subdividir la Propiedad en cuestión en nueve lotes de terreno para el desarrollo de nueve nuevas viviendas unifamiliares de dos plantas. Como parte del VTTM No. 83569, el Solicitante también solicita la aprobación de la remoción de dos Árboles Protegidos.

2. CAMBIO DE ZONA DE ADJUDICACIÓN, de conformidad con la Sección 12.32.Q de LAMC, de la Zona RA-1 a la Zona RD3-1.

Los números de caso de planificación de la ciudad son: VTT-83569-SL-HCA, APCNV-2022-5102-VZC-HCA, ADM-2022-5098-SLD y ENV-2022-5103-EAF.

0:00 6. Clausura

El siguiente lenguaje requerido (declaraciones repetidas) se proporcionará en español en futuras agendas del Comité de Uso de Tierras. Debido a la extensión del texto, este idioma estándar no ha sido traducido para esta reunión.

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