

# CITY OF LOS ANGELES

## PANORAMA CITY NEIGHBORHOOD COUNCIL

### Directors

Gregory Wilkinson, Chair  
(vacant), Vice Chair  
John DiGregorio, Treasurer, VP  
Cheryl Compton, Secretary, VP  
Maricar Summer Bernardo • Jan Brown  
Marc Coronel • Martha Cortez, VP  
Adria Deliberto • Pamela Gibberman, VP  
Michael Hasz • Michelle Klein-Hass  
Chris Q. Martinez • Gurgen Mkrtychyan, VP  
Marisa Persaud, VP • Ryan Reich  
Tony Wilkinson, VP

**Vacant seats:**  
Homeowner Center-West (2019)  
Renter Center-West (2021)  
Renter Southwest (2019) • Business (2019) x2

## CALIFORNIA



ERIC GARCETTI  
MAYOR

## PANORAMA CITY NEIGHBORHOOD COUNCIL

### POSTAL MAIL

14500 Roscoe Blvd, Suite 425  
Panorama City, CA 91402

### TELEPHONE

(818) 714-2133

### ELECTRONIC MAIL

info@pcnc.us

### ALTERNATES

Alt1 Karen Chavez Alt2 Lanira Murphy  
Alt3 (vacant) Alt4 (vacant)  
Alt5 (vacant)  
Youth Representatives: (vacant)

## PANORAMA CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE MEETING AGENDA

Monday, February 25, 2019, 7:00 pm

Plaza del Valle, Liz Galan Community Room, Building G, Unit #62  
8600 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**) [2m]
- 7:02 2. Roll Call** of committee members or alternates (the quorum is three). [1m]
- 7:03 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. [4m]
- 7:07 4. Consideration and possible action to recommend that the Board take a position on California Senate Bill 50.** California State Senator Scott Wiener (Democrat, San Francisco) is out with a new version of his sweeping housing legislation that failed last year as SB-827 but has now been reformulated and renamed SB-50. The bill mandates that local jurisdictions grant incentives to proposed residential housing projects that are either "job-rich" and "transit-rich". It essentially overrides local planning and zoning considerations by stating that the matters subject to the proposed rules are matters of statewide concern, rather than of local concern. [13m]

7:20 5. **Discussion and possible action to reaffirm the recommendation of the Land Use Committee in November that the Board SUPPORT a REVISED proposed development of 9701 and 9707 North Vesper Avenue, Panorama City, CA 91402.** The developers have incorporated suggestions from the November meeting into a slightly revised project plan. Before the November Land Use meeting, the proposal had been changed from an ownership project to a rental project because the opinion of the City Council District 6 staff was that recent state law makes this the only practical project. The former request for a Small Lot Subdivision (which the PCNC Board had supported in the concept stage) is now a request for a 36-unit apartment building. **The planning requests are now for a General Plan Amendment from Low Medium I to General Commercial. Zone Change from RD3 to C4 for the Development and Use of a 36-unit multi residential apartment community and 1,500 square feet of commercial fronting Vesper Avenue on an approximate 36,681 square foot lot. In compliance with 4 percent shall be set aside for Extremely Low Income and 6 percent shall the set aside for Very Low Income housing for a total of 5 low income housing units.** The applicant is **Bobby Younessi** of Vesper Partners, LLC (bobby@hpdevelopments.com). The applicant's representative is **Athena Novak** of AHN & Associates, LL (athenanvk@aol.com, 818-906-7449). [15m]

7:35 6. **Discussion and possible action to recommend that the Board take a position and / or actively communicate the potential benefits of proposed lighting district assessments in the Southeast district of Panorama City, near the Marson Street Pocket Park. Pursuant to Proposition 218, there will be 12 separate Maintenance Assessment Ballot Proceedings to determine whether local property owners agree to an assessment on their property tax bill to pay for ongoing maintenance and power costs for proposed new street lights.** Councilwoman Nury Martinez of Council District 6 has been able to identify federal grant funds to install the street lights. The installed light poles cost something like \$20,000 each. The projected annual maintenance cost may be about \$80 per year per property owner. A community information meeting is planned for the week of March 11 (perhaps at Vista Middle School) to explain this proposal to local homeowners. The proposal and the ballot process will be described at the PCNC Land Use Committee by **Marcos Sanchez**, District Director for Councilwoman Martinez (marcos.sanchez@lacity.org, Sun Valley 818-771-0236, Van Nuys 818-778-4999). [20m]

**The proposed Lighting District and the assessment ballots for participation are listed below.**

**"MARSON ST & SALOMA AVE LIGHTING DISTRICT"**

MARSON STREET, from 130' east of the centerline of Sepulveda Boulevard to the eastern terminus of Marson Street, approximately 185' east of the centerline of Saloma Avenue,

LANARK STREET, from 135' east of the centerline of Sepulveda Boulevard to the intersection of Saloma Avenue,

LORNE STREET, from the intersection of Burnet Avenue to the intersection of Blythe Street,

BLYTHE STREET, from the intersection of Burnet Avenue to the intersection of Lorne Street,

BURNET AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

WISNER AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

NOBLE AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

NORWICH AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

LEMONA AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

SALOMA AVENUE, from the intersection of Marson Street to the intersection of Lanark Street,

STRATHERN STREET, from the intersection of Saloma Avenue to the eastern terminus of Strathern Street, approximately 135' east of the centerline of Saloma Avenue,

BLYTHE STREET, from the intersection of Saloma Avenue to the eastern terminus of Blythe Street, approximately 170' east of the centerline of Saloma Avenue.

The Bureau of Street Lighting is not allowed to campaign for any proposed lighting district. However, the Bureau is happy to provide detailed information about any of the listed assessment districts. Please contact **Ruben Flamenco** at 213-847-1431.

**7:55 7. Public Comment and Announcements. (Please limit to two minutes per speaker.) [5m]**

**8:00 8. 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](http://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 city Department of Neighborhood Empowerment at least three business days in advance (213-978-1551, or toll-free 3-1-1).

**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](mailto:ComptonPNCN@gmail.com)).

**For more information about the Panorama City Neighborhood Council visit our website at [www.panoramacitync.org](http://www.panoramacitync.org)**