

# CITY OF LOS ANGELES

## PANORAMA CITY NEIGHBORHOOD COUNCIL

### Directors

Gregory Wilkinson, Chair  
John DiGregorio, Vice Chair, Treasurer, VP  
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### Vacant seats:

Homeowner Center-West (2019)  
Renter Center-West (2021)  
Renter Southwest (2019) • Business (2019) x2  
**Youth Representative:** (vacant)

## 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 Lanira Murphy Alt2 Karen Chavez  
Alt3 (vacant) Alt4 (vacant)  
Alt5 (vacant)

## PANORAMA CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE MEETING AGENDA

Monday, April 22, 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 on the request for a Community Design Overlay compliance determination to permit demolition of an existing commercial building and construction of a new 24-unit 5-story mixed use apartment and office building at 8802 Van Nuys Boulevard, Panorama City, CA 91402.** The Planning cases are **DIR-2018-5773-CDO** and **ENV-2018-5774-EAF**. The owner and applicant is Benjamin Cohen of 8802 Van Nuys LLC (aeris9508@gmail.com, 818-968-5945). The owner is represented by Armin Gharai of GA Engineering Inc (agharai@sbcglobal.net, 818-634-6327). [15m]
- 7:22 5. **Discussion and possible action on the request for a Conditional Use Permit to allow self-storage buildings for household goods within 500 feet of an A (Agricultural) or R (Residential) zone or residential use at the property identified as 15101 Raymer Street,**

**on the land that lies North of the railroad right of way and is an extension of the existing Extra Space Storage business. The new single-story building of 31,280 square feet will build out the existing property, and no further additions are contemplated.** The owner and applicant is Extra Space Storage of Van Nuys Raymer LLC, whose contact is one J Thompson (jthompson@extraspacespace.com, 801-365-4542), represented by John Hardy of Hardy GC (john@hardygc.com, 801-514-9015. The Engineer is Bruce Roberts of Westcon Engineering (bruce@westconeng.com, 818-226-0444). [8m]

- 7:30 6. Discussion and possible action on the request for a Community Design Overlay approval in conjunction with the plan to demolish existing improvements at the former Island Pacific Market at 8340 Van Nuys Boulevard, Panorama City, CA 91402, and to divide the space into two separate retail locations.** The existing storefront will be modified to create two entrances with two separate storefront doors and windows, new decorative parapet walls, new signage, and so on. The North space will be occupied by Ross Dress for Less store #2254, and the South space will be occupied by dd's Discounts store #5417. The case numbers are DIR-2019-1025-CDO and ENV-2019-1026-CE. The applicant is Ross Dress for Less of Dublin, California. The applicant is represented by Permit Advisors, Julia Aust, Senior Project Manager (julia@permitadvisors.com, 310-275-7774). [12m]
- 7:42 7. Discussion and possible action on the relationship of transportation to the goals of the State of California for reducing greenhouse gas (GHG) emissions in order to lessen the effects of GHGs on climate change.** This is the start of a continuing dialog on this subject. The scope of the Land Use Committee at the Panorama City Neighborhood Council includes transportation and mobility issues. This topic was suggested by a planning case in the Mission Hills NC (ZA-2019-0172-PAD) for a hydrogen tank at a service station, for the purpose of refueling fuel cell electric vehicles (EVs). EV technologies will be part of this discussion. [13m]
- 7:55 8. Public Comment and Announcements. (Please limit to two minutes per speaker.)** [5m]
- 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 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).

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