

# CITY OF LOS ANGELES

## PANORAMA CITY NEIGHBORHOOD COUNCIL

### Directors

John DiGregorio, Chair  
Michael Hasz, Vice Chair  
Lanira Murphy, Treasurer  
Martha Cortez, Secretary, VP

Perla Iliana Lagunas Abundez, VP  
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Ron Collins • Pamela Gibberman, VP  
Michelle Klein-Hass VP • Chris Q. Martinez, VP  
Jonathan Martinez • Gurgun Mkrtyan  
Severiana Pablo • Marisa Persaud  
Oscar Robles • Adam De Los Santos, VP  
Joe Taylor • Tony Wilkinson, VP\*  
Luis Zapata

### Vacant seats:

Resident-Homeowner Center-West

## CALIFORNIA



ERIC GARCETTI  
MAYOR

## PANORAMA CITY NEIGHBORHOOD COUNCIL

### POSTAL MAIL

8133 Hazeltine Avenue\*  
Panorama City, CA 91402

### TELEPHONE

(818) 212-5384\*

### ELECTRONIC MAIL

panoramacitync@gmail.com\*

### ALTERNATES

Alt1 Andy Garcia • Alt2 Manuel Cardenas  
Alt3 William Reyes • Alt4 Amelia Mendoza  
Alt5 (vacant)

### Youth Representatives

(vacant) • (vacant)

## PANORAMA CITY NEIGHBORHOOD COUNCIL LAND USE COMMITTEE SPECIAL JOINT MEETING WITH BOARD MEETING AGENDA (ONLINE VIA GOTOMEETING)

Wednesday, July 7, 2021, 6:00 pm

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

<https://global.gotomeeting.com/join/424225589>

Meeting number (access code): **424-225-589** (The web link lets you use a browser or [better] the GoToMeeting app)

Join by phone ( dial-in audio only; public comment is \*9 ): **+1 (786) 535-3211** United States Toll

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

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

- 6:00 1. Call to Order** and remarks (**Tony Wilkinson\* Co-Chair** [tonyw.civic@gmail.com], **Michelle Klein-Hass**, Co-Chair [mkh.pcnc@gmail.com]) [1m]
- 6:01 2. Roll Call** of committee members or alternates (the quorum is three). [1m]
- 6:02 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]
- 6:10 4. Consideration and possible action on the proposal to build a 25-bed Congregate Living Health Facility at 14637 West Plummer Street, Panorama City CA 91402. This will be a single residence of 6,524 square feet on a through-lot of 27,190 square feet, zoned RA-1. An existing unoccupied single-family residence will be demolished to build the facility. The project case number is CPC-2021-4262-CU. The project owner is Sona Undzhyan (sona55sona@yahoo.com), represented by Urbanomics Planning, Matt Goulet**

([info@urbanomicsplanning.com](mailto:info@urbanomicsplanning.com), 213-814-1950). The proposal seeks a **Conditional Use permit for a Sanitarium / Congregate Living Health Facility in the RA-1 zone**. There will be 11 shared rooms, two beds per room, and 3 private rooms. Six parking places will be provided, with additional ramp space for visitors and medical transports. A congregate living health facility provides skilled nursing care less intense than that provide in a general acute care hospital and greater than provided in skilled nursing facilities. The applicant is an active operator of a similar facility at 14011 Archwood Street in Valley Glen, with a licensing record in good standing and free of complaints, violations or enforcement actions. [25m]

6:35 5. **Consideration and possible action on the proposal to build a Small Lot Subdivision at 9247 Wakefield Avenue, consisting of 8 three-story single-family homes with attached two-car garages. A Zone Change and Tract Map entitlements are required from the existing RA-1 zone to a (T) (Q) RD2-1 zone. The owner is Amer & Nafees Memon, represented by Elevated Entitlements ([www.ElevatedEntitlements.com](http://www.ElevatedEntitlements.com)), Erica Adam, Project Planner ([Erica@elvted.com](mailto:Erica@elvted.com), 805-232-4383)** This proposal has not yet been filed with the City Planning Department. [20m]

6:55 6. **Consideration and possible action on the THIRD YEAR that state housing bills by Senator Scott Wiener threatens to remove local control over housing and destroy areas of single-family homes.** [5m]

-- **SB 1120 is BACK as SB 9:** It is NOT a duplex bill. It will allow 6 to 8 units where 1 home stands now, with no garage or yard. As Assemblymember Adrin Nazarian (D-Van Nuys) testified against SB 1120 on Aug. 31, 10,000 homes in San Fernando Valley are now owned by rental corporations. The require lot-split costs exceed the financial ability of most homeowners. SB 9 would open the floodgates to corporate purchases of single family homes and the destruction of the last widely available opportunity for the middle class to build family wealth.

-- **SB 902 is BACK as SB 10: It allows 10-unit apartments everywhere. It is also a direct attack on California voters' right to the initiative, letting any city council undo voter-approved ballot measures that protect open land, shorelines and other things Scott Wiener wants to pave over. IT MAY BE VOTED UPON NEXT WEEK. Call Assemblyman Adrin Nazarian to express your opinion!**

-- For a list of California land-use and housing bills proposed in for 2021, go here. (Livable California is a private non-profit organization. It's opinions are its own.)

<https://www.livablecalifornia.org/california-state-legislation-bills-2021-livable-california/>

## 7:00 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 27, 2019. The next election is planned for April 24, 2021. 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 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: [panoramacitync.org](http://panoramacitync.org)**  
**Please note that the public is welcome to join in the video and text chat at this online meeting. Public comment may be made in the online meeting when public comment is called for by the chair. The meeting may be recorded.**

**The City of Los Angeles has required that the following statements be included in every Neighborhood Council agenda for online meetings, which they refer to as "virtual meetings". (We prefer the term online meetings. These are 'real' and official meetings. They are hosted electronically, as currently permitted by the state open meetings rules.)**

#### VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Panorama City Neighborhood Council meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial **+1 (786) 535-3211** and enter **424-225-589** and then press **#** to join the meeting. If a password is requested, enter **[none required]**. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

#### GENERAL PUBLIC COMMENT ON NON AGENDA ITEMS

**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 the Department of Neighborhood Empowerment by email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org) or phone: (213) 978-1551.

**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](http://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 John DiGregorio at [no phone available] or email: [johndPCNC@gmail.com](mailto:johndPCNC@gmail.com)