



**NORTH HILLS WEST  
NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE  
COMMITTEE MEETING AGENDA**



Posted at least 72 hours prior to meeting - All Meetings are open to the Public

**Tuesday, October 18, 2016 from 6:00 - 8:00 pm**

**MID-VALLEY REGIONAL LIBRARY @ 16244 NORDHOFF ST, NORTH HILLS, CA 91343**

This agenda is noticed as a Committee meeting in adherence with the State's Brown Act.

**COMMITTEE MEMBERS**

David Phelps (chair), Punam Gohel, Madlena Minasian, Kathy Cryer, Anita Goldbaum

**EXECUTIVE OFFICERS**

Dan Gibson - President, David Phelps - Vice President, Armando Diaz - Treasurer, Dave Brown - Secretary

**BOARD MEMBERS**

Garry Fordyce, Punam Gohel, Carol Hart, David Hyman, Sam Kwasman,  
Antonino Lovato, Madlena Minasian, Kreshell Ramey

**PLEASE NOTE THE PRESIDING OFFICER OF THE COMMITTEE MAY TAKE ITEMS OUT OF ORDER.**

The public is requested to fill out a "Speaker Card" to address the Committee on any agenda item before the Committee takes an action. Public comment is limited to 2 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker.

1. **Welcome** followed by **Roll Call** and announcement of quorum.
2. **General Public Comments** - 2 minutes per Speaker  
The public may provide comments to the committee on *non-agenda* items within the Committee's subject matter jurisdiction. However, please note that under the Brown Act, the committee is prevented from acting on the issue you bring to its attention until the matter is agendaized for discussion at a future public meeting.
3. **Discussion and possible action regarding a draft of the R1 Variation Zones Code Amendment proposed by the Dept. of Planning to create more tailored single family zones that may better account for the diversity of land use patterns and needs Citywide.** The proposed amendments were initiated to implement the community's choice of these new zones in specific areas Citywide and are limited to areas covered by Interim Control Ordinances (ICOs).
  - a. These ICOs were created as a stop measure to control overbuilding in particular communities, and are effective for two years. The creation of new zones was identified as one possible way to better tailor rules governing building size, scale, massing, etc.
  - b. These amendments do not constitute a wholesale re-zoning of the single family areas Citywide. Communities outside of the ICO areas would have the opportunity to discuss selecting from these new zones during the Community Plan update process for their plan area.

4. **Discussion and possible action regarding the Committee's position concerning a proposed housing project located at 8609 Haskell Ave. (Case# APCNV-2006-681-ZC).** Housing project requires a re-zoning from RS to five R-1 lots, each consisting of a minimum of 5000 square feet. Presentation to be made by Chuck Francoeur of Montage Development, Inc.
5. **Discussion and possible action regarding the Committee's position concerning a 2,240 S.F. Starbucks development with drive through services and outdoor seating operating from 4PM to 12AM.** A new Starbucks pole sign will also be constructed on the NEC of Balboa and Lassen. Presentation to be made by Kelly Hayes of The Kaidence Group.
6. **Discussion and possible action regarding the Committee's position concerning the proposed construction of a 5,077 S.F., 18-Bed Congregate Living Health Facility with 6 Parking Stalls located at 16052 W. Chase St. (Case# ENV-2016-3373-EAF & ZA-2016-3372-ZV).** Facility would replace a 6-Bed CLHF on a 17,574.4 S.F. Lot in the RA-1 Zone. Presentation to be made by Ramon Bagio of Calabasas Design Group. A Zone Variance hearing has been scheduled through the City Planning Dept. for December 20, 2016 at Van Nuys City Hall.
7. **Discussion and possible action regarding Los Angeles Neighbors in Action v. City of Los Angeles regarding Second Dwelling Units (Council File: 16-0348).** The proposed action would legalize Second Dwelling Units (Granny Flats) across the City to state standards, which allow for SDU's of up to 1200 square feet with no minimum lot size requirement.
8. **Committee Member Comments (1 minute each)**
9. **Requests For Future Agenda Items**
10. **Motion to Adjourn**

The North Hills West Neighborhood Council Agenda is posted for public review at the following North Hills West locations: 1. Uncle Joe's Donuts - 8704 Woodley Avenue and on our website at [www.nhwnc.net](http://www.nhwnc.net)

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** - The public is requested to fill out a "Speaker Card" to address the Board on any item on the Agenda PRIOR to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments on other matters, not appearing on the Agenda that are within the Board's subject matter jurisdiction, will be heard during the Public Comment on Non-Agendized Items period.

**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 Dan Gibson, Board President, via email at [president.nhwnc@gmail.com](mailto:president.nhwnc@gmail.com) or by phone at 818-809-9158.

**RECONSIDERATION PROCESS** - Reconsideration of a vote by the Board may be called as a motion by the Board members that voted on the prevailing side of the decision.

**GRIEVANCE PROCESS** - A stakeholder or group of stakeholders may present a grievance concerning the legality of actions by the Board during public comment. Substantive grievances will be examined by a

panel set by the Board and the decisions may be appealed to the Department of Neighborhood Empowerment.

**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 scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda please contact John McGovern, Board President, via email at [jmcgovern.nhwnc@gmail.com](mailto:jmcgovern.nhwnc@gmail.com), by phone 818-809-9158 or mail to NHWNC - PO Box 2091 - North Hills - CA - 91393.