

# LAKE BALBOA NEIGHBORHOOD COUNCIL



## **SPECIAL** **Joint Meeting of LBNC Board** **& Land Use Committee**

**July 15, 2025**

FlyAway Bus Terminal – **Free parking in FRONT lot**  
7610 Woodley Avenue 2<sup>nd</sup> floor elevator available  
Lake Balboa, CA 91406

**Meeting Starts 7:00p PM**



The public is requested to fill out a “**Speaker Card**” to address the Board on any item of the agenda prior to the Board taking action on an item.

**Chair, Linda Gravani, Co-chair Darian Heredia, Committee: Gwen Flynn, Alex Goode, Surat Hazra, Lydia Jerosimich, Mihran Kalaydjian, Jackie Knoll, Danica Middleton, Karen Schatz (Quorum 6)**

**ALL voting members MUST complete mandatory training for Land Use**

**Log into** <https://lacity.csod.com/>  
**for login help** [communications@empowerla.org](mailto:communications@empowerla.org)

### Land Use Standards

1. No more liquor licenses for off use sales within LBNC boundaries. Stakeholders are all within ½ mile of a liquor store. It will be a disservice to the existing businesses.
2. Restaurants ok for beer and wine **served on premise** from 11a-12m
3. Facilities playing music must stop at 10pm, ok until 12m Fri/Sat
4. Main throughfares considered for development but not guaranteed based on other criteria
  - a. White Oak
  - b. Balboa Blvd
  - c. Woodley
  - d. Haskell
  - e. Roscoe
  - f. Sherman Way
  - g. Victory
5. Other considerations open for discussion,

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### DISCLAIMER for Special Joint Meetings

“Out of an abundance of caution due to the possible attendance and participation of a majority of LAKE BALBOA Neighborhood Council Board Members at this SPECIAL Joint Committees meetings, this meeting is noticed as a Special Joint Meeting of the Committees and the Board, in adherence with the State's Brown Act. No action will be taken on behalf of the Board at this meeting of the Committees. Only Committee Members are allowed to vote.”

## Welcome

1. Roll Call
2. **Public Comment:** Comments from Public on Non-Agenda Items and Issues, Announcements, and complaints within the jurisdiction of the Lake Balboa NC, is limited to two-minute limit per speaker. Board has discretion to comment or not respond
3. **Lamont Cobb, Land Use Field Rep** - UPDATE  
Council District (CD) 6 for Council Member Imelda Padilla
4. Discussion and possible action regarding **the 194 unit development at 17100 Victory**
5. Discussion and possible action regarding **the 248 unit Metro Project at 17500 Victory**
6. Discussion and possible action regarding **Vision Plan at Sepulveda Basin**
7. Discussion and possible action regarding **CF25-0753 which supports AB1033** which can allow the ADU be sold separately as a “condo”.
8. Discussion and possible action regarding **CF25-0247** which would allow the development of single-stairwell buildings over 3 stories. “double stairwells has since become a hindrance to creating larger units with greater natural light and ventilation”.
9. Discussion and possible action regarding **SB130/SB131 signed by Governor Newsom** which have **wide-ranging changes to California Environmental Quality Act (CEQA) and amendments** to state housing laws. These were signed 30JUN2025 which became effective immediately.
10. Discussion and possible action regarding the **demolition** for the properties located at:  
**7701 Wish Ave.** 25019029999092278/B25VN17770
11. **THANK YOU Committee Members for all you do for our community, it is appreciated.**
12. Adjourn

Area Planning Commission (APC) South Valley **2<sup>nd</sup>/4<sup>th</sup> Thursdays** 430pm Braude Center

**PlanCheck 10AM 2<sup>nd</sup> Saturday** of the month, details [www.plancheckncla.com](http://www.plancheckncla.com)  
*Educate yourself on City Planning and Land Use issues.*

**Next Regular Meeting of the Lake Balboa Land Use Committee**  
**Tuesday Sep 16, 2025 at 7:00 PM,**

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Lake Balboa Neighborhood Council  
P.O. Box 7720, Lake Balboa, CA 91409 -- Voicemail (818) 779-9026  
Visit our website [www.LakeBalboaNC.org](http://www.LakeBalboaNC.org)

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 (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- Ralphs Supermarket 17250 Saticoy St. Lake Balboa, CA 91406
- [www.LakeBalboaNC.org](http://www.LakeBalboaNC.org)
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

### **Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. **See Los Angeles Municipal Code Section 48.01 et seq.** More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

### **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 Neighborhood Council Office Space Address (if applicable), at our website: [www.LakeBalboanc.org](http://www.LakeBalboanc.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 [lindag@lakebalboanc.org](mailto:lindag@lakebalboanc.org)

### **Reconsideration and Grievance Process -**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.LakeBalboaNC.org](http://www.LakeBalboaNC.org)

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### **CEQA=California Environmental Quality Act,**

Calif regulations for the environmental review of discretionary projects. It is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments.

Under CEQA a project's potential impacts on the environment will fall into one of the following categories

Statutory Exemption including the Sustainable Communities Project Exemption (SCPE)

Categorical Exemption (CE)

Negative Declaration (ND)

Mitigated Negative Declaration (MND)

Sustainable Communities Environmental Assessment (SCEA)

Sustainable Communities Environmental Impact Report (SCEIR)

Environmental Impact Report (EIR)

**CHIP** = Citywide Housing Incentive Program

**AFFH** = Affirmatively Further Fair Housing

**SB9** = Allows homeowners to divvy up their properties and build two or four units on a single-family lot

**ED1** = Mayor's Executive Directive E1

**TOC**=Transit Oriented Communities

**PF**=Public Facility