

LAKE BALBOA NEIGHBORHOOD COUNCIL



SPECIAL
Joint Meeting of LBNC Board
&
Land Use Committee **minutes**
REVISED

August 21, 2023

7610 Woodley Avenue 2nd floor
Lake Balboa, CA 91406

Meeting Starts 7:00 PM



Neighborhood Council

Minutes

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, Voting members: Gwen Flynn, Alex Goode, Surat Hazra, Lydia Jerosimich, Mihran Kalaydjian, Jackie Knoll, Danica Middleton, Karen Schatz, Jim Stein, Bill Swartz

Anyone who wishes to be a voting member MUST complete mandatory training for Land Use

Log into <https://lacity.csod.com/>

for login help communications@empowerla.org

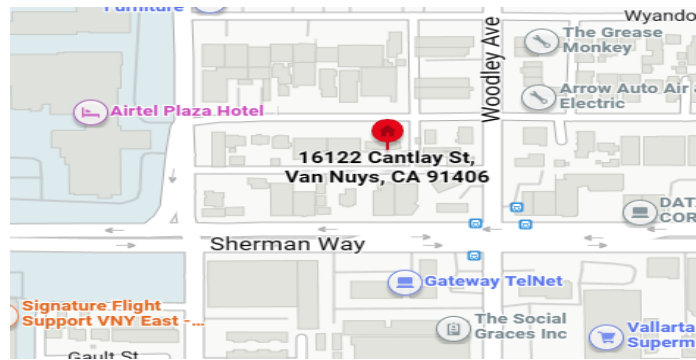
Welcome: 702pm

1. Appoint Committee Members and determine quorum 6
2. Poll for Mandatory Training Flynn, Gravani, Jerosimich, Hera, Knoll, Middleton, Stein (7)
3. Adoption of the Agenda: For the August 21, 2023 meeting. 7:08p Motion by Flynn to accept, second by Stein 5 yea 0 no 0 Abstain 4 ineligible 0 recuse
4. Discussion and possible action regarding future meeting schedule Meetings to be held on 3rd Tuesday
Meetings will now be held on 3rd Tuesdays of each month to accommodate the Chair.

5. Discussion and possible action regarding: ZA-2022-2222-ZV

JMR Land Use Consultants, Johnathan Razbannia, Esq., M.B.A. 818.201.0441
16122 Cantlay St

Pursuant to LAMC Section 12.27.B, the applicant requests a zone variance to allow for an autobody repair shop with accessory spray booth located within 500 feet of a residential zone



Danica Middleton and Lydia Jerosimich arrived at 7:12pm

Motion to approve project as presented and to include 1% cultural affairs funding for Lake Balboa
 Motion made by Gravani, seconded by Stein 5 yea 0 no 2 abstain, 4 ineligible 0 recuse

- 5. Discussion and possible action regarding: **No action needed. Just FYI.**
 16140 Saticoy St – Proposed Demolition



This is for information only, there will be lots more demolition of older buildings to make way for new projects

- 6. Discussion and possible action regarding:
 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. Other considerations open for discussion,
 - a. **Check Cashing**
 - b. **Pawn Shops**
 - c. **Smoke Shops**
 - d. **Smut Shops**
 - e. **Storage facilities**

If a business is allowed by zoning to open, we understood that nothing could be done. Mihran Kalaydjian advised there is a way to limit those establishments. Mihran will advise us next meeting on what we can do.

7. Discussion and possible action regarding:

Los Angeles Housing Element 2021-2029

<https://planning.lacity.org/plans-policies/housing-element-rezoning-program>

click on PLAN TO HOUSE LA

How to access/use HOUSING ELEMENT MAP click on link...

<https://ladcp.maps.arcgis.com/apps/instant/minimalist/index.html?appid=58d1ac6a73764a36bb76c271117a428c>

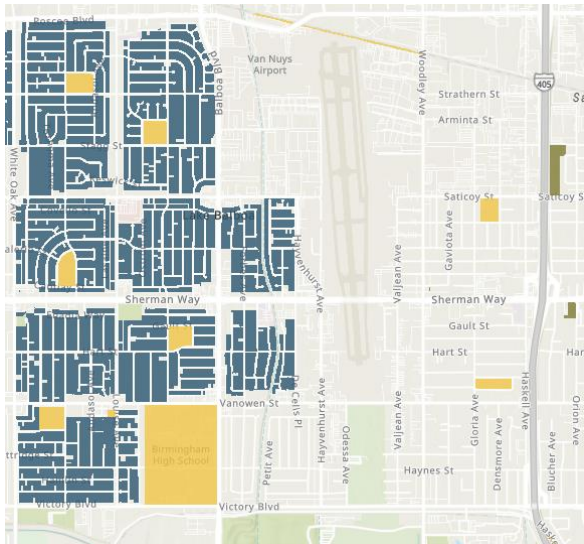
Click on icon that looks like pages

Click on Affordable Housing Overlay

Click on Neighborhood Council Boundaries

Zoom into your boundary area

Now click onto the Legend at top left to see **where 4-5 story apartments could be allowed in your single-family and multi-family neighborhoods by Fall of this year**



- ◆ Need to involve the community.

Due to the scope of the Housing Element, this project will be brought forward to LBNC for full board vote to OUTREACH to the community and possible join with VANC at their Town Hall.

8. **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
9. Adjourn Meeting adjourned at 8:34pm

Next Regular Meeting of the Lake Balboa Land Use Committee

Monday TUESDAY September 19, 2023 at 7:00 PM,
7610 Woodley Avenue
Free Parking in row closest to Woodley

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

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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
- 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 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

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

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