



City of Los Angeles

California Final

Eric Garcetti

Mayor



MISSION HILLS  
Neighborhood Council

## Zoning and Land-Use Committee Meeting

### Monday May 08, 2017 - 07:00p.m. to 09:00pm

Keys Mission Hills Hyundai Dealership  
10240 Sepulveda Blvd, Mission Hills, Ca. 91345

#### Committee Members:

##### Chair

Dean Anderson

##### Members

Pamela Cardillo

Jose Castillo

Karen Martin

Rodney Gonzalez

Niranjala Tillakaratne

Iom Tillakaratne

Ray Garcia

→ [Special directions such as parking instructions or room location](#) ←

• A G E N D A •

#### I. WELCOMING REMARKS: (~5min)

- a. Call to order & Flag salute
- b. Roll Call

#### II. PUBLIC COMMENT ON NON-AGENDIZED ITEMS (2 minutes per speaker)

#### III. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS: (~10min)

(Reports and Brief presentations only. Any questions, please follow up with presenter on the side so meeting may be proceed as scheduled. Thank you.) thank

#### IV. DISCUSSION AND POSSIBLE ACTION ON:

1. Discussion and possible action on the development of 28 acres of land north of holy cross hospital. This land is currently for sale and the seller wants to work with our Mission Hills neighborhood Council board to test the interest in this type of development project. This project will consist of senior living homes which is only about a quarter-mile from the hospital. Gene Paleno and Steve Zipp, on Behalf of Arrowtail LLC should be in attendance. I will email Gene so that he is in the loop.
2. Discussion and possible action on request for normal business hours of 7 AM to 11 PM. We will discuss your proposed Starbucks going into a two tenant building along with a shell drive-through restaurant on the corner of San Fernando Mission and Sepulveda. The City of LA's Mini-shopping Center requirements apply so this is Your reason for filing for a CUP. Elizabeth Valerio should be in attendance to discuss her proposed project. I will email Elizabeth so that she is in the loop.
3. Discussion and possible action on a new streetlight for Columbus Ave. North of Devonshire to be located on the the west side of the street. This will cover the Primestore vacant lots and help

with the transient issue, crime, illegal dumping, prostitution and illegal parking. Per CD7 representative Tony Wilkinson a case must be made which includes photos, documentation and any other relevant information. We currently only have Primestor security lighting from their parking lot which was moved recently because of three complaints by Mission Hills stakeholders. This obviously will take A group effort to accomplish this task.

4. [Discussion and possible action on](#) Ecola termite and pest control which is located on the south side of Devonshire just west of Columbus Avenue. They are a source of a lot of our trash problems due to employees parking their personal vehicles on Columbus Avenue next to Prime Store during their business hours. We will discuss if our committee needs to put this on the board agenda so that an official memo can be written to this organization for these problems! We will vote on this.

5. Discussion and possible action on working with Primestor to keep this area safe and clean during construction and when their development is completed. This is an open area and will attract homeless, recreational vehicles, parking issues and crime.

This never ending trash problem in this area needs to be worked out with Primstor and ourselves. Photos will be provided so that we can see clearly what we are dealing with.

6. [Discussion and possible action on](#) The recycling center that relocated from Primestore to behind the 76 gas station. They are using Columbus Avenue north of Devonshire and Devonshire south as a part-time storage area for their large recycling containers. This street is not zoned for large commercial vehicles in my opinion. Clint says this is causing a major safety issue because of the narrow street, personal vehicles and pedestrians. A photo will be provided so we can clearly see what we are dealing with.

**7. Discussion and possible action to recommend to the board the following items needed for ZLU committee members to be adequately prepared to address Zoning and Land Use concerns: We need to vote on this!**

- A. laptop and storage case not to exceed \$2000.00 for Zoning and land-use chair person or any ZLU Committee member willing to be involved with Plan check, North Valley Los Angeles area Planning Commission Meetings, Department of City Planning Public Hearings.**
- B. Brief case with handle and wheels not to exceed \$400.00 for Zoning and land-use chair person or any ZLU Committee member willing to be involved with Plan check, North Valley Los Angeles area Planning Commission Meetings, Department of City Planning Public Hearings.**
- C. A to Z expanding files with flap not to exceed \$140.00.**
- D. Colored Highlighter markers not to exceed \$80.00**
- E. Flash drives not to exceed \$140.00 for all members that have computers to store ZLU Committee information, agendas, plan check information, Plan check, North Valley Los Angeles area Planning Commission Meetings, Department of City Planning Public Hearings.**
- F. Notebooks not to exceed \$70.00.**
- G. Clip boards not to exceed \$200.00**
- H. Printing for friending at a local print shop not to exceed \$500.00.**
- J. Ink cartridge, printing paper not to exceed \$80.00 for use by ZLU Committee Chairman for committee meetings. Mr. ZLU chairman is using his own ink cartridges, his own printer and his own paper to get information printed for our meetings.**
- K. Storage drives which would include hard drive, cloud storage drive, or a Google account storage drive not to exceed \$500.**
- L. Total cost we are voting on is \$4110**

**8. Discussion and possible action to set a regular ZLU committee meeting on the second Monday of every month. We need to vote on this because I need a headcount to make this official.**

**9. Discussion and possible action on possible MHNC Board office locations. As of our last meeting no office location has been found yet.**

**10. Discussion on previously approved development project Eight years ago that is getting hot again. This permit has probably expired and will probably come up before our board soon. Applicants name Saint Ephram Syriac Orthodox Church property is located on Chatsworth and Woodman. The Case Number is ZA-2009-4028-CU-ZV-ZAA-F. Also per a previous board meeting I believe they were given unconditional support by the previous board which enables them to bypass any permit processes for any type of event they might want to have. The owner of this site has recently been cited for not keeping up their property. We are going to try to get an update on the unkept appearance of this property per our last meeting. A beautification committee member should be able to give us an update on this.**

**11. Discussion and possible action about committee members attending Plan Check meetings. Due to scheduling and availability concerns with some of our ZLU committee members it was discussed at our last meeting about a possible rotation to some of these meetings. We are planning to have a Calendar of these events for this meeting to better manage our time and what is important to us. I believe we will be able to schedule specialized meetings that will help the Mission Hills ZLU Committee. We again need to see if anyone is interested on this committee to share these responsibilities.**

12. Discussion and possible action on ZLU committee members willing to attend North Valley planning commission meetings. It was discussed at the last meeting that we will concentrate on meetings that are important to Mission Hills. We are going to try to get interested committee members email info for development projects in our area so that we are all in the loop. We need to see if anyone in our group is interested in sharing these responsibilities?

13. Discussion and possible action about ZLU committee members that are interested in attending the Department of City Planning Public Hearings that concern Mission Hills or are surrounding areas. We need to see if anyone in our group is interested in sharing these responsibilities.

14. Discussion and possible action on using community impact statements regarding all development projects important to us. This is something the Mission Hills Neighborhood Council board should send into the city clerk. This impact statement is highly recommended by City Planning.

15. Discussion and possible action on information gathered from City Planning. Discussions will include possible action on information gathered from City Planning 101. Topics of discussion will include legislative, executive, judicial branches of City Planning. Organization chart, General plan housing element, subdivisions, The big picture decoding case number conventions, Zimas. We can use item 10 as a test example.

16. Discussion and possible action on any issues arising from CD-7 Townhall workshop. Two board members in our group are going to go to this meeting and should be able to fill us in on any pertinent information regarding our committee.

17. Zoning and Land-use chair report.

18. Comments by committee members.

19. Public comment on Non-Agendized items (2 minutes per speaker).

v. COMMITTEE MEMBER ANNOUNCEMENTS (~10 Min)

VI. Meeting Adjourned.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** - The public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

**PUBLIC POSTING OF AGENDAS** - MHNC agendas are posted for public review as follows:

- Arco Gas Station, 11244 Laurel Canyon Boulevard
- [MHNCOrganize.org](http://MHNCOrganize.org)
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at [lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm](http://lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm)

**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 Board at 818.639.2071 or email at [board@mhnconline.org](mailto:board@mhnconline.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 our website: [nhnenc.org](http://nhnenc.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 the Board at, at 818.639.2071 or email [board@mhnconline.org](mailto:board@mhnconline.org).

#### **RECONSIDERATION AND GRIEVANCE PROCESS**

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

#### **SERVICIOS DE TRADUCCION**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a, al 818.639.2071 o por correo electrónico [board@mhnconline.org](mailto:board@mhnconline.org) para avisar al Concejo Vecinal.

## **Social Media Sites**



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@ Mission Hills NC Outreach