



City of Los Angeles
 California
 Mayor
 Eric Garcetti

MHNC Contact Information
 Mission Hills, Ca. 91346
 P.O. Box 7604
 www.mhnconline.org
 818-869-4577



MISSION HILLS
 Neighborhood Council

Zoning and Land-Use SPECIAL OUTREACH Committee Agenda- Meeting
Friday August 04, 2017 06:00p.m. to 08:00pm
Bermuda Mobile Park - Community Room
15445 Bermuda Street, Mission Hills, CA. 91345

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

Members:

Chair

Dean Anderson

Members

Jose Castillo
 Rodney Gonzalez
 Niranjala
 Tillakaratne
 Lom Tillakaratne
 Ray Garcia
 Pamela Cardillo
 Karen Martin

• 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.)

IV. DISCUSSION AND POSSIBLE ACTION ON:

1. Discussion and possible action on questions, expectations, concerns, contact information or anything Mission Hills stakeholders feel relevant regarding the development project that is ongoing at 11211 Sepulveda Blvd - Mission Hills, Ca. 91345. This is for the purpose of keeping meetings on schedule so Mission Hills stakeholders are somewhat informed and knowledgeable when developers show up at our ZLU Committee meetings.

Current Case Number: ENV-2017-2282-SE - Street safety improvements.

SE=. statutory exemption

Governing Agency is LADOT=Los Angeles Department of Transportation

Rubina.ghazarian@lacity.org

City Planner City wide located at City Hall, Los Angeles

Mission Hills, panorama city City planning department lunch already is Nelson Rodriguez at 818-374 -9903.

E-mail: nelson.rodriquez@lacity.org

C2-1 is the area in pink showing on zimas map which is approximately 40,000.00 square feet.

. This is the only area this developer can build on up to 45 feet or three stories.

One unit can be built for every 800 ft.² on the seat to one's own property.

The C2-1VL is less than half of the square footage shown and limits height to 47 feet. One unit for 800 ft.² for commercially zoned property

P1-1VL . very low street parking which is ground level.

The wash or flood control channel is controlled by LA city flood control District which will be paved over for homeowners vehicles.

Anything over 10 units triggers affordable unit ordinance JJJ

ORD-164750-SA172 was some kind of a lawsuit that was settled regarding AB 283 was some kind of a lawsuit that was settled regarding AB 283.

Does this project need a case study review?

contact one of the Development Services Center counter at (818) 374-5050 and find out more on how to get the case review appointment.

appointment for case study review so that all city agencies are included in the meeting (i.e. DOT, B&S etc.).

The following items below will be discussed and more issues can be presented so the stakeholders voice in Mission Hills is represented.

A. Number of Guest Parking Spots

B. Number and size of windows near west side of new three story development project and existing abutting Mission Hills Stakeholders 1 story homes on the east side. There has been some privacy issues that have been brought up.

C. Height of wall or fence to provide security for abutting neighbors.

D. Water runoff for underground wash - Is there any flooding history.

E. Making Orion Ave a dead end (close street to through traffic near Stranwood Ave.

F. Type of tree or bush vegetation by developer to provide major buffer for Stakeholders abutting this project.

E. Traffic issues that need to be solved do to increase traffic.

F. Do we need security cameras between development and stakeholders.

G. What is the transition height between this development project and abutting Stakeholders.

H. **What kind of track record regarding development projects do the companies representing**

this project have?

2. Discussion and possible action on questions, expectations, concerns, contact information or anything Mission Hills stakeholders feel relevant regarding the development project that is ongoing at 15418 Bermuda St. and 10824-10841 Sepulveda Blvd. Mission Hills, Ca 91345. This is for the purpose of keeping meetings on schedule so Mission Hills stakeholders are somewhat informed and knowledgeable when developers show up at our ZLU Committee meetings.

Consultant: Eric Lieberman, 818-997-8033, E-mail: ericl@qesqms.com, www.qesincorporated.com

QES Incorporated

14549 Archwood St. Suite 308

Van Nuys, Ca. 91405

Land Use Entitlements, Land Development, Subdivisions Surveying

Legal description: Lot-PT 5, block-none, Tract-TR 21217.

Assessor Parcel Number 2664013036, 41, 23, 37 and 39. 31,694 Square feet.

Case Number CPC 2017 627-VZC-SPR

Tract Number VTT-74855, this number gives information about what has been done or not done with this particular case.

ENV. Case Number ENV 2017 628

Section 12.10.5 is being used for RAS3 Residential Accessory Services zone

Section 12.22.A.25 is being used as Affordable Housing Incentives-Density Bonus.

Project Name Bermuda Street Apartments for rent to very low income.

52 unit 5 story apartment with 4 levels of residential over one grade parking garage.

25 Two Bedroom, 27 One bedroom with 77 parking spaces and bicycle parking.

New Construction is 74,754.59 square feet.

Vesting zoning change per section 12.32 of the LAMC. From (T)(Q) C2-1 and A2P-1 to (T)(Q)RAS-1.

NOTE: This zoning change is being done so these apartments can be constructed as current zoning will not allow for this.

This project has been filed with the City Planner currently doing a Environmental Impact study.

City Planner is Laura Frazinstelee, email laura.frazinstelee@lacity.org, 818-374-9919

Planning Deputy Susan Wong who is listed with this case number. CD-7 Councilperson Monica Rodriguez can be reached at 818-756-8409. She is currently picking her staff.

We need to file a Community Impact Statement on this Project which we need to VOTE on?

Appeals will need to be filed if needed as individual citizens which must be filed for both the Tract Case Number VTT-74855 and the CPC case number CPC-2017-627. We need to prepare for this if needed.

What kind of track record regarding development projects do the companies representing this project have?

3. Discussion and possible action on the use of petitions if Mission Hills Stakeholders feel it is in their best interest to get the type of development that fits their neighborhood. This is for the purpose of keeping meetings on schedule so Mission Hills stakeholders are somewhat informed and knowledgeable when developers show up at our ZLU Committee meetings.

4. Discussion and possible action on how, when and why to create a Community Impact Statement. Community Impact Statements are official statements or positions adopted by a Neighborhood Council on issues pending before the City's decision makers. The Community Impact Statement process was created specifically for Neighborhood Councils so they can publicly express their support, opposition, or suggestions about any matter pending before the City Council, its committees, or City commissions. A Community Impact Statement (CIS) is an official statement used to express the position of a Neighborhood Council (NC) as a whole, and is not to be used to express personal opinions (20min)

5. Discussion and possible action on the use of Case Study Review. This is for the purpose of keeping meetings on schedule so Mission Hills stakeholders are somewhat informed and knowledgeable when developers show up at our ZLU Committee meetings.

V. Zoning and Land-use chair report.

VI. Comments by committee members.

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

VIII. COMMITTEE MEMBER ANNOUNCEMENTS (~10 Min)

IX. 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.

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- Arco Gas Station, 11244 Laurel Canyon Boulevard
- [MHNCOrganizational.org](https://www.mhnc.org)
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/your-government/council-votes/subscribe-meeting-agendas/neighborhood-councils>

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@mhnc.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: [mhnc.org](https://www.mhnc.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@mhnc.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 MHNC Bylaws. The Bylaws are available at our Board meetings and our website [MHNCOrganizational.org](https://www.mhnc.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@mhnc.org para avisar al Concejo Vecinal.

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