

CITY OF LOS ANGELES

CALIFORNIA

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www.svanc.com

**Sun Valley Area
Neighborhood Council**

P.O. Box 457
Sun Valley CA 91353-0457
Telephone 818-767-8262

**SUN VALLEY AREA NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee
Meeting AGENDA**

In person at

Sun Valley Area Neighborhood Council Office
8720 Sunland Blvd.
Sun Valley, CA 91352

Thursday, February 22, 2024, 6:30 pm to 8:30 pm

Zoom Meeting Online or By Telephone

<https://zoom.us>

Enter 987 6658 0221

<https://zoom.us/j/98766580221>

Dial (669) 900-6833 to Join the Meeting

Then Enter This Webinar ID: 987 6658 0221 and Press #

Si requiere servicios de traducción, por favor avisar al Concejo Vecinal con 3 días hábiles de anticipación (72 horas). Por favor contacte a Eddie Venegas, secretario, al correo secretary@svanc.com para avisar al Concejo Vecinal.

Every person wishing to address the Board must dial **(669) 900-6833**, and enter **987 6658 0221** and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, 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 Committee'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 two (2) minutes per speaker, unless adjusted by the presiding officer of the Board.

ITEM 1: Call to Order, Pledge of Allegiance, Roll Call

ITEM 2: Opening Remarks / Updates

ITEM 3: Public Comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion, 2 minutes)

ITEM 4: Committee member comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion, 2 minutes)

ITEM 5: Presentation by Gabriela Marks regarding a previously SVANC supported Jack in the Box project on 7955 Vineland Ave., Sun Valley, CA 91352 who is seeking community input on a new building design (second time changed)

Related Materials:

New proposed façade:

<https://www.svanc.com/archives/agendadocs/2024/02/plu/jack-in-box-new-finishes-feb-2024.jpg>

Previously approved façade:

<https://www.svanc.com/archives/agendadocs/2023/11/Jack-In-the-Box-NEW-FINISHES-NOV-2023.pdf>

ITEM 6: **Presentation** by Armin Gharai regarding a 39-unit, 100% affordable housing, four story apartment project to be located at 8016 N. Fair Ave. in a R1-1-CUGU zone.

[CPC-2023-6037-DB-HCA](#)

[ENV-2023-6038-EAF](#)

Related Cases:

[CPC-2015-1462-CA](#)

[CPC-2010-589-CA](#)

1. **Project Description:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/PROJECT-DESCRIPTION-8016-FAIR-AVE.pdf>
2. **Look of Project:** <https://www.google.com/maps/@34.2162578,-118.3746648,3a,75y,83.04h,90t/data=!3m6!1e1!3m4!1sbudecr6zH2D3MVjGiTFuew!2e0!7i16384!8i8192?entry=ttu>
3. **Color Elevations:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/8016-Fair-ave-pics-elev.pdf>
4. **City Planning Application:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/CITY-PLANNING-APPLICATION-8016-FAIR-AVE-APARTMENTS.pdf>
5. **Environmental Assessment Form:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/ENVIRONMENTAL-ASSESSMENT-8016-FAIR.pdf>
6. **Expedited Processing Form:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/EXPEDITED-PROCESSING-FORM-8016-FAIR-AVE.pdf>
7. **Vicinity Maps:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/VICINITY-MAPS-8016-FAIR-AVE.pdf>
8. **ZIMAS Map:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-6/ZIMAS-MAP-8016-FAIR-AVE.pdf>

ITEM 7: Presentation by Hajra and Amir Abbasi regarding their application for a Conditional Use Permit to extend their family daycare to a daycare center located at 7541 N. Claybeck Ave., Burbank, CA.

1. **Application:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/CP-application-7771.pdf>
2. **Preschool Conditional Use Form:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/Preschool-Conditional-Use.pdf>
3. **Document of answers to above Conditional Use Form** (perhaps,...the link to the document they reference in the above form (#3) doesn't work): <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/Findings-CP7768-Sec-2-4.pdf>
4. **Exterior Photos with Index:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/photos-with-index.pdf>
5. **Floor Plan:** <https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/FLOOR-PLAN.pdf>
6. **Justification:** https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/CP-7828-SECTION-3_Justification.pdf
7. **Vicinity Map:** https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/Vicinity_Map.pdf
8. **ZIMAS Map:** https://www.svanc.com/archives/agendadocs/2024/02/plu/a-i-7/Zimas_Maps.pdf

ITEM 8: Review notices of applications/construction projects/demolitions:

ITEM 9: Public Comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion)

ITEM 10: Committee member comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion)

ITEM 11: Adjournment

SVANC Information for the Public

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

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- SVANC Office, 8720 Sunland Blvd., Sun Valley, CA 91352
- On our website: www.svanc.com

- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](https://ens.lacity.org/ensnc/ens_sunvalleyareanc_agenda.htm) (https://ens.lacity.org/ensnc/ens_sunvalleyareanc_agenda.htm) at <https://www.lacity.org/subscriptions> or <https://www.svanc.com/SUBSCRIBE> to our Newsletter that will have the meeting agenda as well as the latest Sun Valley announcements and news.

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 SVANC office at 8720 Sunland Blvd., Sun Valley, CA 91352 at our website www.svanc.com or at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Eddie Venegas, secretary at secretary@svanc.com.

***PLEASE VISIT THE SUN VALLEY AREA NEIGHBORHOOD COUNCIL WEBSITE
WWW.SVANC.COM***