

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

#5

CITY OF LOS ANGELES
CALIFORNIA

PANORAMA CITY
NEIGHBORHOOD COUNCIL

DIRECTORS

Gregory Wilkinson, Chair
John DiGregorio, Vice Chair, Treasurer, VP
Cheryl Compton, Secretary, VP
Maricar Summer Bernardo • Jan Brown
Marc Coronel • Martha Cortez, VP
Adria Deliberto • Pamela Gibberman, VP
Michael Hasz • Michelle Klein-Hass
Chris Q. Martinez • Gurgun Mkrtchyan, VP
Marisa Persaud, VP • Ryan Reich
Tony Wilkinson, VP

Vacant seats:

Homeowner Center-West (2019)
Renter Center-West (2021)
Renter Southwest (2019) • Business (2019) x2



ANTONIO R. VILLARAIGOSA
MAYOR

PANORAMA CITY
NEIGHBORHOOD COUNCIL

POSTAL MAIL

14500 Roscoe Blvd, Suite 425
Panorama City, CA 91402

TELEPHONE

(818) 714-2133

ELECTRONIC MAIL

info@pcnc.us

ALTERNATES

Alt1 Lanira Murphy Alt2 Karen Chavez
Alt3 (vacant) Alt4 (vacant)
Alt5 (vacant)

Youth Representative: (vacant)

FILE COPY

RECEIVED

CITY OF LOS ANGELES

AUG 01 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

April 17, 2019

Los Angeles City Planning Department - Community Planning
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, Suite 351
Los Angeles, CA 91401

RE: 9502 North Van Nuys Boulevard, Panorama City. CA

The Panorama City Neighborhood Council, by action of its Board of Directors on February 28, 2019, SUPPORTS both the project concept and the preliminary design for the Talisa Apartments at 9502 Van Nuys Boulevard, Panorama City, CA 91402, as presented by the developer, DOMUS Development. This project will replace an existing automotive use on the northeast corner of Van Nuys Boulevard and Plummer Street and a single-family home immediately East on Plummer Street. The adjoining properties North on Van Nuys Boulevard and East on Plummer Street are currently used for multi-family housing.

This project replaces an earlier market rate apartment project that was proposed by a different developer at the same site. Both the old and the new project gained support from the council's Land Use Committee. The new proposal reorients the proposed apartment project to housing for families with special support needs and for others who meet the project's income criteria. The revised project will be 100 percent affordable. An estimated half of the 49 units may be occupied by a single female parent with children. Because of the new project concept, underground parking was eliminated. Approximately 36 parking spaces will be placed at ground level, all but six of them sheltered. The project will be financed in a way that provides long term support for its use as intended. DOMUS Development worked with Councilwoman Nury Martinez of Council District 6 in developing this project proposal.

The Board reviewed a preliminary project design from FSJ Architects of Los Angeles that was dated February 21, 2019 and a presentation by Alexander Hong (alex@domusd.com, 213-232-1186 Ext 102) and Maurice Ramirez, President (maurice@domusd.com) of DOMUS Development. Both Board Member comments and public comments indicated support for the project concept and for the preliminary design. No votes were cast in opposition.

Tony Wilkinson
Chair, Land Use Committee
Panorama City Neighborhood Council

448 UNITS

SAN FERNANDO GARDENS

Google Maps

10955 Lehigh Ave

APCNV-2017-612-V2 CJ-BL



Imagery ©2019 Google, Map data ©2019 Google 50 ft

DAILY NEWS 3-2-19

1500 RESIDENTS

AGENDA ITEM 5
FILE COPY

RECEIVED
CITY OF LOS ANGELES

AUG 01 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

SAN FERNANDO GARDENS

10965 Lehigh Ave

448 UNITS

APCNV-2017-612-V2 CJ-62

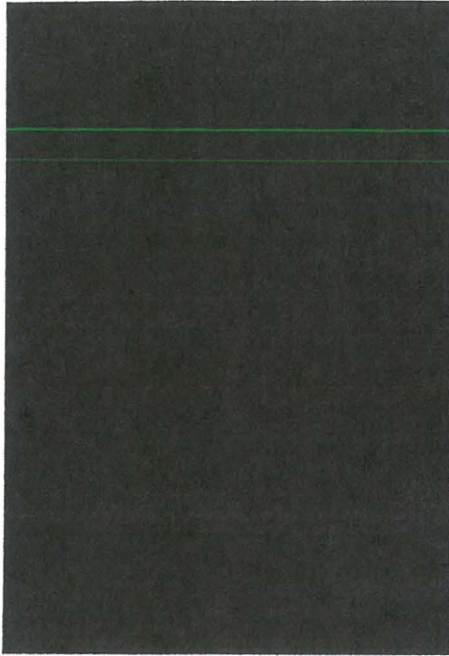


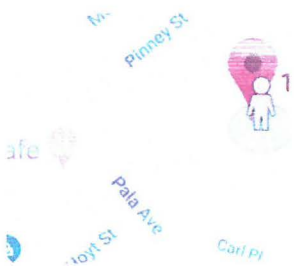
Image capture: May 2019 © 2019 Google

AGENDA 5

Los Angeles, California

Google

Street View - May 2019



1066 UNITS

NICKERSON GARDEN
1590 E 114TH ST LA
SINGLE BEDROOM UNITS

gl Maps



Imagery ©2019 Google, Map data ©2019 Google 50 ft

APCNV-2017-612-VZCJ-BL

AGENDA #5

NICKERSON GARDEN

1511 E 112th St

APCNV-2017-612-VZ CJ-BL



Google

Image capture: May 2017 © 2019 Google

Los Angeles, California

Google

Street View - May 2017

AGENDA 5

7/18/2019

Parking

Subject: **Parking**

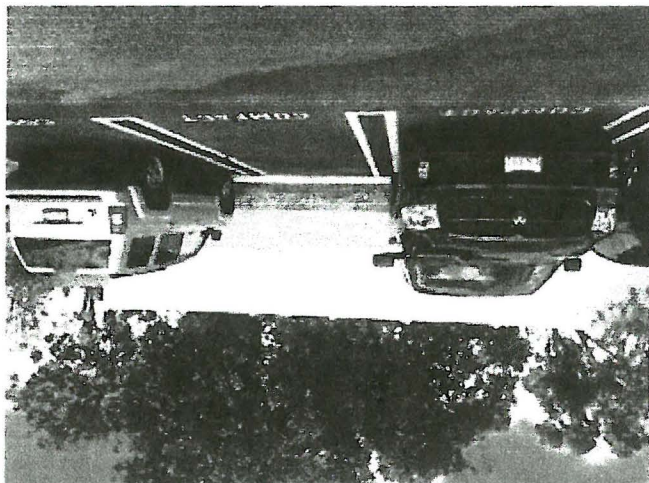
Date: 7/18/2019 2:13:07 PM Pacific Standard Time

From: ysharyng@aol.com

To: ysharyng@aol.com

Sent from my iPhone

3Attached Images



NO OTHER SPACES AVAILABLE.

BUILDING

NORTH OF

PARTIAL

APCNV-2017-612-VZCT-82

MISSION HILLS
11333 SEPULVEDA

FACEY

AGENDA #5

CL

los angeles > central LA > for sale >

cars & trucks - by owner

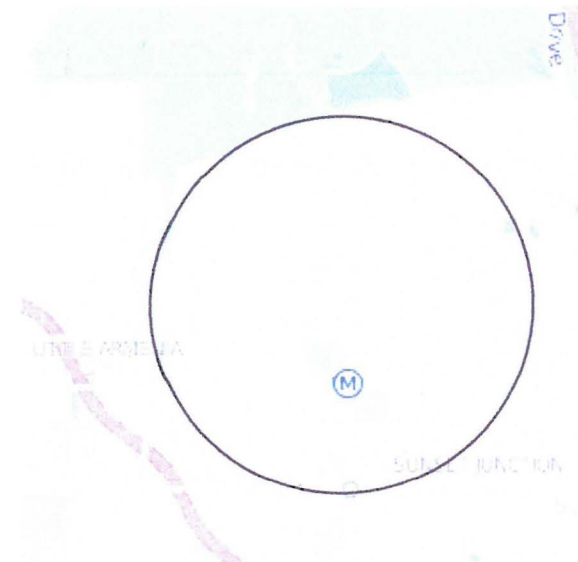
APC NV-2017-612-VZ CJ-BL

Contact Information:

AGENDA 5

1993 Honda Accord - \$800 (Silver lake / Hollywood)

image 1 of 10



1993 honda accord

fuel: gas

title status: clean

transmission: automatic

Super reliable
Clean title
Runs fantastic
Registered until November 2019
Mechanically it's in great shape.
Just replaced the shocks as you could see in picture
Air conditioner works great
Power windows
Sunroof works good without a problem.
Leather interior
Very capable of long distance drives and drives very good on freeway as well
Price \$800 price is firm no offers thank you. [show contact info](#)

QR Code Link to This Post



apcnorthvalley@lacity.org

Laura Frazin Steele
City Planner
6262 Van Nuys Blvd, Rm430
Van Nuys, CA 91401
Laura.frazinsteelle@lacity.org

RECEIVED
CITY OF LOS ANGELES

AUG 01 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Dear Madam / Sir,

Re Case No. APCNV-2017-612-VZCJ-BL
CEQA No. ENV-2017-613-MND
Site: 9502-9508 N. Van Nuys Boulevard and 14533 – 14535 W. Plummer Street

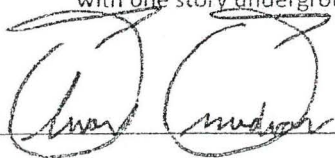
I, together with the undersigned Plummer Street residents, respectfully petition that the City **not** approve of the proposal as-is of Domus Development LLC. to construct a 4-story, 49-unit multi-family residential apartment building with only 30 parking spaces for the allotted in the area of 14533-14535 W. Plummer Street.

If the City wants our support, then the project should be only two-stories above ground and have one full level of parking underground to conform with our neighborhood.

We appreciate that the City wants to do a nice service for the victims of domestic violence, and that should be done in a way that respects the neighborhood.

As the developers are trying to take advantage to make a huge return at the expense of the neighborhood, we oppose the project as-is, and the removal of the Q Condition.

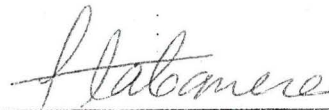
1. Parking is already a huge problem in the area, and it is unthinkable to approve only 30 parking spaces for 49 units.
2. It is ridiculous to make a parking exception based on an expo line that is only proposed and not yet approved nor constructed.
3. The neighborhood to the east of Van Nuys is primarily two-story townhouses with pride of ownership and a relaxed living environment. We do NOT want a huge, crowded four-story building literally overlooking our backyard.
4. Instead of the developer building a four-story apartment building, they should build a two-story building with one story underground parking.



Name: Oliver Omidvar

Date: 7/16/19

Address: 14527 Plummer St. #102

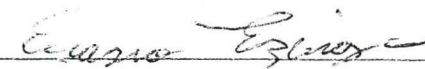


Name: Florina Tabanera

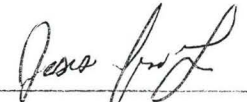
Date: 8/1/19

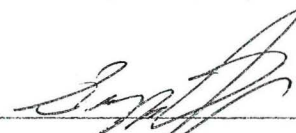
Address: 14265 Terra Bella #68
Panorama City Ca. 91402

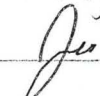

Name: Gerardo Perez
Date: 7-27-19
Address: 14527 Plummer St. #201

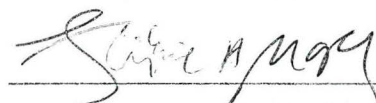

Name: ERASMO ESPINOZA
Date: 7-27-19
Address: 14527 PLUMMER ST 204


Name: Digna V Guillen
Date: 7-29-19
Address: 14527 plummer #105

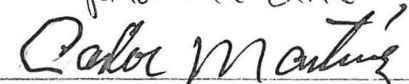

Name: Jesus Cruz Lopez
Date: 7/29/19
Address: 14527 Plummer St #206
panorama city ca 91402


Name: Sergio Estorben
Date: 7/29/19
Address: 14527 Plummer St
AP #203


Name:
Date:
Address:


Name: Jaime A Mora
Date: 7-29-19
Address: 14527 plummer st. #205
panorama city CA 91402


Name: Leyla Eslava
Date: 7-31-19
Address: 14527 Plummer St. Unit 208
Adir Becerra
Adir Becerra


Name: CARLOS MARTINEZ
Date: 7-29-19
Address: 14527 PLUMMER ST
#202


Name: Adir Becerra
Date: 7-31-19
Address: 14527 Plummer St. Unit 208

Name:

Gloria Juarez

Date:

7-31-19

Address:

14527 plummer st #105

Name:

Cristina Cruz

Date:

7/31/19

Address:

14527 Plummer St apt #206
Palo Alto city CA

Name:

Jullie Juarez

Date:

7-31-19

Address:

14527 plummer st #105

Name:

Jason Cruz

Date:

7/31/19

Address:

14527 plummer st apt #206

Name:

Julio Suarez

Date:

7-31-19

Address:

14527 plummer st #105

Name:

Josefina Perez

Date:

7-31-2019

Address:

14527 Plummer St #201

Name:

Edward Guillen

Date:

7-31-19

Address:

14527 Plummer St #105

Name:

JAVIER BALTAZAR

Date:

7/31/19

Address:

14527 Plummer St #102
Palo Alto city CA 94302

Name:

José Yanez

Date:

7/31/19

Address:

14527 Plummer St
105

Name:

Jorge Rodriguez

Date:

7-31-19

Address:

14527 plummer
street unit 104

Alberto Ramirez

Name: ALBERTO RAMIREZ

Date: 07/30/2019

Address: 14527 PLUMMER ST 107
PANORAMA CITY, CA 91402

Name: JUAN RODRIGUEZ

Date: 07-30/2019

Address: 14527 PLUMMER ST
#104 PANORAMA CITY CA.
91402

Maria Espinoza
Name: Maria Espinoza

Date: 07/30/2019

Address: 14527 Plummer St.
unit 204
Panorama City Ca 91402

Name: Elissa Espinoza

Date: 07/30/2019

Address: 14527 Plummer St.
Unit #204 Panorama
City CA. 91402

Name:

Date:

Address:

Dowynne Perez

Name: Dowynne Perez

Date: 7-30-2019

Address: 14527 Plummer St 201

Issac Perez

Name: Issac Perez

Date: 7-30-2019

Address: 14527 Plummer St. 201

Jacquel

Name: Jacqueline Perez

Date: 7-30-19

Address: 14527 Plummer St.

Pedro Mora

Name: Pedro Mora

Date: 7-30-19

Address: 14527 plummer st. #205
Panorama city, CA 91402

M. Angeles Topete

Name: Maria Angeles Topete

Date: 7-30-19

Address: 14527 Plummer St. #205
Panorama City, CA 91402.

apcnorthvalley@lacity.org

Laura Frazin Steele
City Planner
6262 Van Nuys Blvd, Rm430
Van Nuys, CA 91401
Laura.frazinsteele@lacity.org

RECEIVED
CITY OF LOS ANGELES
AUG 01 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Dear Madam / Sir,

Re Case No. APCNV-2017-612-VZCJ-BL
CEQA No. ENV-2017-613-MND
Site: 9502-9508 N. Van Nuys Boulevard and 14533 – 14535 W. Plummer Street

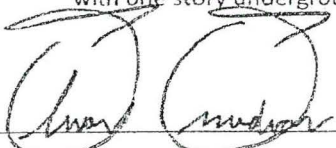
I, together with the undersigned Plummer Street residents, respectfully petition that the City **not** approve of the proposal as-is of Domus Development LLC. to construct a **4-story, 49-unit multi-family residential apartment building with only 30 parking spaces** for the allotted in the area of 14533-14535 W. Plummer Street.

If the City wants our support, then the project should be only two-stories above ground and have one full level of parking underground to conform with our neighborhood.

We appreciate that the City wants to do a nice service for the victims of domestic violence, and that should be done in a way that respects the neighborhood.

As the developers are trying to take advantage to make a huge return at the expense of the neighborhood, we oppose the project as-is, and the removal of the **Q Condition**.

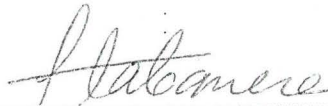
1. Parking is already a huge problem in the area, and it is unthinkable to approve only 30 parking spaces for 49 units.
2. It is ridiculous to make a parking exception based on an expo line that is only proposed and not yet approved nor constructed.
3. The neighborhood to the east of Van Nuys is primarily two-story townhouses with pride of ownership and a relaxed living environment. We do NOT want a huge, crowded four-story building literally overlooking our backyard.
4. Instead of the developer building a four-story apartment building, they should build a two-story building with one story underground parking.



Name: Oliver Omidvar

Date: 7/16/19

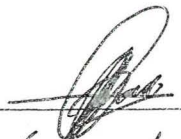
Address: 14527 Plummer St. #102



Name: Florina Tabanera

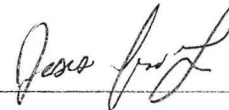
Date: 8/1/19

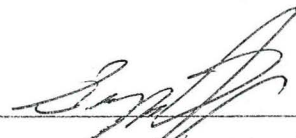
Address: 14265 Tera Bella #68
Panorama City Ca. 91402

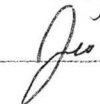

Name: Gerardo Perez
Date: 7-27-19
Address: 14527 Plummer St. #201

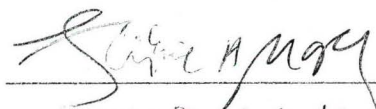

Name: ERASMO ESTIVORA
Date: 7-27-19
Address: 14527 PLUMMER ST 204

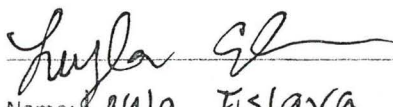

Name: Digna V Guillan
Date: 7-29-19
Address: 14527 plummer #105

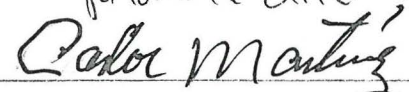

Name: Jesus Cruz Lopez
Date: 7/29/19
Address: 14527 Plummer St #206
panorama city ca 91402


Name: Sergio Estorban
Date: 7/29/19
Address: 14527 Plummer St
APT #203


Name:
Date:
Address:


Name: Jaime A Mora
Date: 7-29-19
Address: 14527 plummer st. #205
Panorama City CA 91402


Name: Leyla Eslava
Date: 7-31-19
Address: 14527 Plummer St. Unit 208
Adir Becerra
Adir Becerra


Name: CARLOS MARTINEZ
Date: 7-29-19
Address: 14527 PLUMMER ST
#202


Name: Adir Becerra
Date: 7-31-19
Address: 14527 Plummer St. Unit 208

Name:

Gloria Juarez

Date:

7-31-19

Address:

14527 Plummer St #105

Name:

Cristina Cruz

Date:

7/31/19

Address:

14527 Plummer St apt #206
Panorama city CA

Name:

Jullie Juarez

Date:

7-31-19

Address:

14527 Plummer St #105

Name:

Jason Cruz

Date:

7/31/19

Address:

14527 Plummer St apt #206

Name:

Julio Juarez

Date:

7-31-19

Address:

14527 Plummer St #105

Name:

Josefina Perez

Date:

7-31-2019

Address:

14527 Plummer St #201

Name:

Edward Guillen

Date:

7-31-19

Address:

14527 Plummer St #105

Name:

JAVIER BAUTISTA

Date:

7/31/19

Address:

14527 Plummer St #102
Panorama city CA 91402

Name:

José Yanez

Date:

7/31/19

Address:

14527 Plummer St
105

Name:

Jorge Rodriguez

Date:

7-31-19

Address:

14527 Plummer
Street Unit 104

Alberto Ramirez

Name: ALBERTO RAMIREZ

Date: 07/30/2019

Address: 14527 PLUMMER ST 107
PANORAMA CITY, CA 91402

Name: JUAN RODRIGUEZ

Date: 07-30/2019

Address: 14527 PLUMMER ST
#104 PANORAMA CITY CA.
91402

Maria Espinoza
Name: Maria ESPINOZA

Date: 07/30/2019

Address: 14527 Plummer St.
unit 204
Panorama City Ca 91402

Name: Elissa Espinoza

Date: 07/30/2019

Address: 14527 Plummer St.
Unit # 204 Panorama
City CA. 91402

Name:

Date:

Address:

Dowynne Perez

Name: Dowynne Perez

Date: 7-30-2019

Address: 14527 Plummer St 201

Issac Perez

Name: Issac Perez

Date: 7-30-2019

Address: 14527 Plummer St. 201

Jac

Name: Jacqueline Perez

Date: 7-30-19

Address: 14527 Plummer St.

Pedro Mora

Name: Pedro Mora

Date: 7-30-19

Address: 14527 plummer st. #205
Panorama city, CA 91402

M. Angeles Topete

Name: Maria Angeles Topete

Date: 7-30-19

Address: 14527 Plummer St. #205
Panorama City, CA 91402.