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NEIGHBORHOOD COUNCIL
VALLEY VILLAGE

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CELEBRATING 20 YEARS OF SERVICE

**NEIGHBORHOOD COUNCIL VALLEY VILLAGE
Meeting of Planning and Land Use Committee**

OCTOBER 9, 2024 7:15 pm

IN-PERSON MEETING

**Faith Presbyterian Church, Fellowship Hall
5000 Colfax Avenue, Valley Village (enter from parking lot on Addison)**

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 one (1) minute per speaker, unless adjusted by the presiding officer of the Board. Public Posting of Agendas - Neighborhood Council agendas are posted for public review as follows: Faith Presbyterian Church, 5000 Colfax Avenue, Valley Village CA 91601, and at www.myvalleyvillage.com. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS).

1. Call to order, roll call, agenda approval, approval of notes from September 2024 meeting.
2. Public comment on agenda items (limited to 1 minute per speaker)
3. NEW BUSINESS:
 - a) **Discussion of 11937 Addison St, failure to plant protected tree replacements.**

Discussion Items that Might Become Motions to the Board Include:

 - NCVV requests City Council to amend the ordinances and practices pertaining to the Protected Tree Removal Permit process so that an inspection of replacement trees is required to be scheduled when the permit is finalized, and the inspection must be passed prior to LADBS issuing a Certificate of Occupancy.
 - NCVV requests Council Member Krekorian to coordinate an investigation of the apparent Protected Tree Removal Permit violation at 11937 Addison Street with the Urban Forestry Division, Office of Forest Management, and the Bureau of Engineering Bond Control to identify misalignment of the City's laws and procedure; to identify this violation, and to make an effort to rectify this violation.
 - NCVV requests Council Member Krekorian to notify the City Attorney of the apparent Protected Tree Removal Permit violation at 11937 Addison Street.
 - Planning and Land Use Committee requests the NCVV Board to notify the City Attorney of the apparent Protected Tree Removal Permit violation at 11937 Addison Street.
 - Planning and Land Use Committee requests the NCVV Board to notify The Press (L.A. Times, etc.) of the inadequacy of the City's Protected Tree Removal Permit process and its inability to support its goals by enforcing its laws.
 - Seek the default of the posted bond.
 - The following people have been invited to the meeting:
Bryan Ramirez, Department of Public Works | Bureau of Street Services, Urban Forestry Division.
Tiffany Zeytounian, CD2 Planning Deputy
Jeff Camp, CD2 Field Deputy
Rachel Malarich, City of LA Forest Officer
Joanne D'Antonio, CD2 Community Forest Advisory Committee Commissioner
Sasha Kaplan, Real Estate Agent

b) Review of Specific Plan.

Discussion of Specific Plan details, at the request of the City Planning Department as they prepare to begin drafting their zone strings, possible motion to stem from discussion:

- They have requested another meeting, and we should pull together a list of items we're concerned about carrying forward. Motion to be drafted as warranted during the discussion.

c) CF 24-0626.

Discussion of CIS 24-0626, instructing the Planning Department and City Attorney departments as outlined below to investigate how ADUs have led to the conversion of existing parking spaces without regard for tenant parking availability of needs of a community.

In areas that are very dense and overparked, these conversions have resulted in the loss of parking for residents in multi-unit buildings, causing significant surges in on-street parking demand, hardships for seniors, workers requiring trade tools, families with children, and potentially violating existing lease agreements and covenants.

A report with recommendations from the Planning Department and the City Attorney is needed to clarify the legal implications of parking removal in dense over-parked neighborhoods that would explore design solutions to mitigate parking loss, and to potentially adjust existing land use regulatory controls to address this issue in scenarios where ADUs replace existing tenant parking.

Possible Motion Recommendation to the NCVV Board:

The NCVV requests the City Attorney to evaluate legal implications by providing:

- a) Review of existing state laws, local ordinances, lease agreements, and covenants related to tenant parking rights;
- b) Determine if the revocation of parking due to ADU conversion constitutes a "taking" or violates tenants rights;
- c) Provide legal recommendations for potential remedies for affected tenants. THE NCVV request the Planning Department to a) Identify design options for incorporating parking into ADU projects where feasible, such as tandem parking, carports, or shared parking arrangements; and b) Assess the feasibility and cost-effectiveness of these design solutions.

4. OLD BUSINESS

a) CHIP draft presented to PLUM

Discussion of Draft #3 without Exhibit D.

Possible Action Item: New letter requested from NCVV to PLUM Committee Members reinforcing our support of the Corridor development strategy while retaining SFZ areas of VV.

5. Next meeting date November 13, 2024

6. Public Comment – from public on non-agenda items within the Board’s jurisdiction (1 minute per speaker)

7. Future Agenda Items, Closing Comments

NEXT NCVV BOARD MEETING October 23, 2024

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