



NoHoNC.org     @NoHoNC

**President**  
Jillian Burgos

**Vice President**  
James Askew

**Secretary**  
Danielle Mudge

**Treasurer**  
Sommerly Simser

**Sgt. At Arms**  
Hunter Gibson

Jorge Aparicio  
Zachary Bilsky  
Ken Dorfman  
Fareid El Gafy  
Charlotte Gerry  
Selene Gonzalez  
Thomas Haviland  
Letisha Hines  
Wendy Kheel  
Maricela Mendez  
Jen Montzingo  
James O'Connell  
Vicky Papa  
Nathanael Roe  
Jerry Yang

## Planning, Land Use, and Transportation SPECIAL Meeting Agenda (virtual)

August 20, 2025 7:00 pm

Zoom Meeting Online or By Telephone

<https://us02web.zoom.us/j/85837265707>

Dial (669) 444-9171 to Join the Meeting

Then Enter This Webinar ID: 858 3725 5707 and Press #

James Askew  
Ken Dorfman  
Hunter Gibson  
Selene Gonzalez  
Matt Haviland  
Maricela Mendez  
James K O'Connell

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Danielle Mudge, Secretaria por correo electrónico [daniellemudge@nohonc.org](mailto:daniellemudge@nohonc.org) para avisar al Concejo Vecinal.

Every person wishing to address the Board must dial (669) 444-9171, and enter 818 9387 6290 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 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 1 minute per speaker, unless adjusted by the presiding officer of the Board.

#### **SB 411 Updates:**

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

---

## **AGENDA**

---

|   |   |                           |
|---|---|---------------------------|
| 1 | <ul style="list-style-type: none"><li>• Call Meeting to Order/Roll Call</li></ul> | James Askew, Former Chair |
|---|---|---------------------------|

|   |   |                               |
|---|---|-------------------------------|
| 2 | <ul style="list-style-type: none"> <li>● Former Chair's Opening Comments <ul style="list-style-type: none"> <li>○ Welcome new members</li> <li>○ Welcome Back to returning members</li> <li>○ <a href="#">ZA-2024-6330-ZV</a> - 11156 Victory Blvd (A zone variance to allow for vehicle storage with 141 parking spaces in the (T)(Q)RD6-1 zone on a 73,991 sf lot.) - received a support letter from the full council at June meeting</li> <li>○ <a href="#">ADM-2025-4282-RBPA</a> - 11482 Burbank - administrative clearance under the RBP to allow sale of beer and wine at a restaurant</li> <li>○ <a href="#">AA-2025-3794-PMEX</a> - 4888 Lankershim Blvd - Lot Line Adjustment</li> <li>○ <a href="#">ZA-2024-8130-CUB-TOC-WDI-PR-HCA</a> - 5540 Tujunga Ave (a 7 story TOC building with 14 market rate and 2 ELI units, AB2097, and requesting a CUP for alcohol sales) - project withdrawn</li> </ul> </li> </ul> | James Askew                   |
| 3 | <ul style="list-style-type: none"> <li>● Presentation, Discussion, and Possible Action: NoHo NC PLUT shall select members to fulfill the following roles <ul style="list-style-type: none"> <li>○ Chair</li> <li>○ Vice Chair</li> <li>○ Secretary</li> </ul> </li> </ul>   | James Askew                   |
| 4 | <ul style="list-style-type: none"> <li>● Presentation, Discussion, and Possible Action: Select two members to be alternate members</li> </ul>   | Chair                         |
| 5 | <ul style="list-style-type: none"> <li>● Presentation, Discussion, and Possible Action: Review and Approve Outstanding Meeting Minutes.</li> </ul>  | Chair                         |
| 6 | <ul style="list-style-type: none"> <li>● Public comments on non-agenda items</li> </ul>   | Chair                         |
| 7 | <ul style="list-style-type: none"> <li>● Presentation and Discussion: Committee Member Introductions</li> </ul>   | Chair                         |
| 8 | <ul style="list-style-type: none"> <li>● Presentation and Discussion: An introduction to planning and land use issues and NoHo NC PLUT Committee.</li> </ul>  | James Askew and Hunter Gibson |

|    |  |             |
|----|--|-------------|
| 9  | <ul style="list-style-type: none"> <li>● Presentation, Discussion, and Possible Action: NoHo NC PLUT Committee shall recommend the full board write a CIS supporting CD2's bid to declare Valley Plaza a public nuisance <ul style="list-style-type: none"> <li>○ There is no active council file on the item yet</li> <li>○ The properties at issue are listed on this agenda for the Board of Building and Safety Commissioners from 8/19/25<br/> <a href="https://ens.lacity.org/ladbs/commagendas/ladbscommagendas253190878_08192025.pdf">https://ens.lacity.org/ladbs/commagendas/ladbscommagendas253190878_08192025.pdf</a> </li> </ul> </li> </ul>  | James Askew |
| 10 | <ul style="list-style-type: none"> <li>● Presentation and Discussion: Possible Upcoming PLUT Business <ul style="list-style-type: none"> <li>○ <a href="#">ZA-2025-3519-CUB</a> - 4824 Vineland Ave - A CUB for the sale and dispensing of a full line of alcoholic beverages for on-site sale in conjunction with an existing restaurant (First Invite Sent August 2025)</li> <li>○ <a href="#">EAR-2025-3209-AH-VHCA-RED1</a> - 6144 Hazelhurst Place - ED1 Project with 49 Units</li> <li>○ <a href="#">Case Not Filed Yet</a> - 5633 Farmdale Ave - ED1 Project with 26 Units (no case on planning yet)</li> <li>○ <a href="#">Case Not Filed Yet</a> - 5151 Denny Ave - ED1 Project with 80 Units (has case number assigned but case is empty)</li> <li>○ <a href="#">PAR-2023-4610-VHCA-ED1</a> – 6236 Willow Crest Ave (100% Affordable, ED1 Project) – waiting on more info</li> </ul> </li> </ul> |             |
| 11 | <ul style="list-style-type: none"> <li>● Presentation and Discussion: Chair Closing Comments <ul style="list-style-type: none"> <li>○ Next Meeting is Sept 17, 2025</li> <li>○ The next meeting will be online</li> <li>○ Please ensure you have completed Planning 101 on Cornerstone, it is required to be on any PLUT/PLUM Committee</li> <li>○ Please <a href="#">sign up for the Planning Department's Biweekly Case Summary</a></li> <li>○ Thanks for joining us!</li> </ul> </li> </ul>   | Chair       |
| 12 | <ul style="list-style-type: none"> <li>● Meeting Adjourned</li> </ul>  | Chair       |

---

THE FOLLOWING IS IN REGARDS TO ALL BOARD MEETINGS AND COMMITTEE MEETIN

## THE FOLLOWING IS IN REGARDS TO ALL BOARD MEETINGS AND COMMITTEE MEETINGS

---

**PUBLIC POSTING OF AGENDAS** - NoHo Neighborhood Council agendas are posted for public review as follows:

North Hollywood Regional Library - 5211 Tujunga Blvd. North Hollywood, Ca. 91601

[www.NoHoNC.org](http://www.NoHoNC.org)

You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <http://www.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 Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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 our website, [nohonc.org](http://nohonc.org), or at the meeting. In addition if you would like a copy of any record related to an item on the agenda, please contact the board president, Jillian Burgos, or email [info@nohonc.org](mailto:info@nohonc.org)

**The committee's goal is to ensure that NoHo's voice is heard and our interests are represented at all levels of government while our community undergoes rapid change.**

**RECONSIDERATION AND GRIEVANCE PROCESS** - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.NoHoNC.org>