

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number	2A-1998-220-CUZ-PA 2		
Env. Case Number	ENV-2023-1793-CF		
Application Type	Plan Approval		
Case Filed With (Print Name)	Dalia Mokayed	Date Filed	3.14.23
Application includes letter requesting:			
<input checked="" type="checkbox"/> Waived hearing	<input type="checkbox"/> Concurrent hearing	<input type="checkbox"/> Hearing not be scheduled on a specific date (e.g., vacation hold)	
Related Case Number(s):			

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

**1. PROJECT LOCATION**

Street Address<sup>1</sup> 18505-18519 VENTURA BLVD TARZANA, CA 91356 Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) LOTS 1-3, NONE, TRACT 8797, LOT FR 4, NONE, TR 5654

Assessor Parcel Number 2160007034 Total Lot Area 33.682 S.F.

**2. PROJECT DESCRIPTION**

Present Use COMMERCIAL RETAIL CENTER

Proposed Use COMMERCIAL RETAIL CENTER

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project PER LAMC 12.24-M AND PURSUANT TO ZA 98-0220 (CUZ)(PA1) (SEE ATTACHED PAGE 1 OF 8)

Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |   |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)   | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                   |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)    |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguous owned properties (even if they are not a part of the proposed project site)

**ATTACHMENT TO (PAGE 1 OF 8)**

**Describe in detail the characteristics, scope and/or operation of the proposed project – Per LAMC 12.24-M, an Approval of Plans pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, and pursuant to Case Nos. ZA 98-0220(CUZ)(PA1) to review Condition No. 9 that provides that " There shall be no sale of alcoholic beverages permitted on the premises" and modify Condition No. 9 and determine that the Sale of Alcoholic beverages shall be permitted within the entire premises and review Condition No. 10. (b) Section 12.22-A,23 that provides that "The hours of operation of the premises shall be permitted to extend from 6 a.m. until midnight daily and Modify Condition No.10(b) to read that the Hours of Operation within the Entire Commercial premises may be allowed to be open 24 Hours a Day seven (7) days a week in conjunction with the existing 9,080 Square Foot Multi-Tenant Commercial Corner Building in the C2-1 Zone.**



### Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route

- ☐ New construction: \_\_\_\_\_ square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

### Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
Number of Affordable Units<sup>4</sup> Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0  
Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0  
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

### Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

### 3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24 M

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: PER LAMC 12.24-M AND PURSUANT TO ZA 98-0220 (CUZ)(PA1)  
(SEE ATTACHED PAGE 2 OF 8)

Authorizing Code Section 12.24 M

Code Section from which relief is requested (if any): 12.24-W.27

Action Requested, Narrative: PER LAMC 12.24-M AND PURSUANT TO ZA 98-0220 (CUZ)(PA1)  
SEE ATTACHED PAGE 2 OF 8)

Additional Requests Attached ☐ YES ☒ NO

### 4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s) ZA 98-0220(CUZ)(PA1), ZA 98-0220 (CUZ)(PA);ZA 98-0093(SPE) DIR-  
2018-1899- SP

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

ATTACHMENT TO (PAGE 2 OF 8)

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Authorizing Code Section – 12.24-M

Code Section from which relief is requested (if any):

Action Requested, Narrative: - Per LAMC 12.24-M, an Approval of Plans pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, and pursuant to Case Nos. **ZA 98-0220(CUZ)(PA1)** to review **Condition No. 9** that provides that "There shall be no sale of alcoholic beverages permitted on the premises" and modify **Condition No. 9** and determine that the Sale of Alcoholic beverages shall be permitted within the entire premises and review **Condition No. 10. (b) Section 12.22-A,23** that provides that "The hours of operation of the premises shall be permitted to extend from 6 a.m. until midnight daily and Modify Condition No.10(b) to read that the Hours of Operation within the Entire Commercial premises may be allowed to be open 24 Hours a Day seven (7) days a week

Authorizing Code Section – 12.24-M

Code Section from which relief is requested (if any): 12.24-W.27

Action Requested, Narrative: - Per LAMC 12.24-M, an Approval of Plans pursuant to the provisions of Section 12.24-M of the Los Angeles Municipal Code, and pursuant to Case Nos. **ZA 98-0220(CUZ)(PA1)** to review **Condition No. 10. (b) Section 12.22-A,23** that provides that "The hours of operation of the premises shall be permitted to extend from 6 a.m. until midnight daily and Modify Condition No.10(b) to read that the Hours of Operation within the Entire Commercial premises may be allowed to be open 24 Hours a Day seven (7) days a week, in lieu of 7:00AM to 11:00PM as required by the Mini-Shopping Center and Commercial Corner Regulations.



If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. ZA 98-0220 (CUZ) (PA1)

Ordinance No.: \_\_\_\_\_

☐ Condition Compliance Review

☒ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: N/A

#### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form N/A

Geographic Project Planning Referral VENTURA/CAHUENGA BLVD CORRIDOR SPECIFIC PLAN.

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement YES.

Department of Transportation (DOT) Referral Form N/A

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy YES. 98010-20000-01541 AND C OF O ON 9-11-98

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** DIAB DIAB AND/OR ZIAD DIAB

**Company/Firm** D & Z PROPERTIES LLC

**Address:** 18001 VENTURA BLVD # C **Unit/Space Number** \_\_\_\_\_

**City** ENCINO **State** CA **Zip Code:** 91316

**Telephone** (818) 625-3340 **E-mail:** \_\_\_\_\_

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

**Property Owner of Record** ☒ Same as applicant ☐ Different from applicant

**Name (if different from applicant)** SAME

**Address** SAME **Unit/Space Number** \_\_\_\_\_

**City** SAME **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative name** DANIEL "DAN" ROSALES C/O

**Company/Firm** DR REALTY

**Address:** 16306 BLACKHAWK ST **Unit/Space Number** \_\_\_\_\_

**City** GRANADA HILLS **State** CA **Zip:** 91344

**Telephone** (818) 675-6418 **E-mail:** dan@danrosales.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

**Name** \_\_\_\_\_

**Company/Firm** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information**

(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

DANIEL "DAN" ROSALES JR.

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).



PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature



Date

8-22-2022

Print Name ZIAD DIAB

Signature



Date

8-12-22

Print Name

ZIAD ISRA DIAB

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

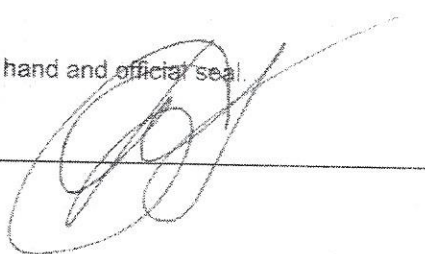
On August 12, 2022 before me, Nargiza Babadjanova, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared Ziad Issa Diab, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

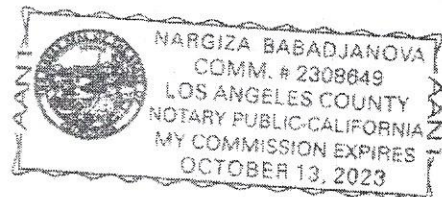
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: 8-12-2022

Print Name: ZIAD DIAB



**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Norris & Lucy Agajanian	See Attached Signed/Petition	C/O 18521 Ventura Blvd	#4
Dougals H. Rosenthal	No Response	13610 Pales Rd Aqua Dulce	#2
Robert L. Fenton	No Response	5790 Carmel Vallley Carmel	#3
18524 48 Ventura Bl llc	No Response	20624 Oxnard St.WoodlandHill	#5
18500 Ventura Blvd LLC	No Response	18500 Ventura Blvd LLC	#6
Midland Pacific LLC	No Response	18517 Torrey Pines LN	#7
Gottlieb Realty Co	No Response	228 Benecia Ave LA90064	#8

Vada Flowers                      No Response                      4674 Morro Dr Woodland Hills                      #9

**REVIEW** of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

**TARZANA NEIGHBORHOOD COUNCIL** - Prior to City Planning Recommendation Corey Kitchens that this Modification Plan Approval be filed the Neighborhood Council Supported Full Line Alcohol at an eatery within this Retail Center in this site in ZA-2021-4838-CUB.  
**CD3** - Attended Neighborhood Land Use and Board meeting leading up to ZA-2021-4838-CUB and is aware of this modification request.  
**ABUTTING NEIGHBORS** - The same Letter and request for support were mailed with no response or opposition neighborh



DR Realty 16306 Blackhawk Street Granada Hills CA 91344 (818)-675-6418  
[dan@danrosales.com](mailto:dan@danrosales.com)

August 24<sup>th</sup>, 2022

Attention: Norris and Lucy Agajanian  
C/O 18521 Ventura Blvd  
Tarzana CA 91356-4101

Re: Your Consent to amend two conditions imposed by the City of LA in 1998 that prohibit alcohol sales and hours of operation after Midnight within our Neighboring Commercial Retail Center located at 1805-18519 Ventura Blvd Tarzana CA 91356

Dear Mr. and Ms. Agajanian:

My name is Dan and I am currently helping your neighbor D & Z Properties at the address **noted-above** submit a City Planning application for permission to modify **Condition No. 9** and **Condition No. 10** decided in 1998 under Case No. **ZA 98-0220(CUZ)(PA1)**. (See Decision Letter ZA 98-0220(CUZ)(PA1))

In 1998, the City allowed this building to operate under **Condition No. 9** that "There shall be no sale of alcoholic beverages permitted on the premises" and **Condition No. 10. (b)** where "The hours of operation of the premises shall be permitted to extend from 6 a.m. until midnight daily.

**D & Z Properties** have owned this Center since 2017 and currently house the Coffee Bean Tea and Coffee Shop, the Wicked Cow Restaurant and the much anticipated Crave Restaurant. **To modify Conditions 9 and 10**, the City of LA requires us to apply for Plan Approval and seek the Consent of our abutting neighbors.

Per the City of LA, you are **One (1) of Seven (7)** neighbors that abut our property. (Please See Abutting Neighbors Map). Attached is an Abutting Ownership Map with a Zimas Aerial List indicating where the neighboring properties are located.

Attached is a copy of our Site Plan and Consent Petition. Upon reviewing our information, your consent and signature for our project will be greatly appreciated and help improve the dining experience and commercial services within our Center.

Please let me know if you need more information and know that I can be reached at **818-675-6418** or by email at [dan@danrosales.com](mailto:dan@danrosales.com).

Attached is a pre-paid postage envelope addressed to me for enclosure of your consent petition or if preferred please allow me to pick up the signed petition as well.

Respectfully Submitted,

Daniel "Dan" Rosales Jr. (CA BRE: #01488684)  
[Enclosed: Documents and Consent Form]

Norris and Lucy Agajanian  
C/O 18521 Ventura Blvd  
Tarzana CA 91356-4101

SANTA CLARITA CA 913  
5 SEP 2022 PM 2 L



DAN ROSALES C/O  
DR REALTY  
16306 BLACKHAWK ST  
GRANADA HILLS CA 91344

ST 344-8016-01





## Petition

<b>Petition Summary</b>	<p>We the Abutting Residents support and do not oppose the modification of Condition No. 9 and Condition No. 10 decided in 1998 in Case No. ZA 98-0220(CUZ)(PA1) as it relates to the Commercial Retail Center located at 1805-18519 Ventura Blvd Tarzana CA 91356</p> <p>Condition No. 9 provides that "There shall be no sale of alcoholic beverages permitted on the premises". We support the Modification of Condition No.9 and request that the condition be amended to read that the Sale of Alcoholic Beverages shall be permitted within the entire premises and in conjunction with the existing 9,080 Square Foot Multi-Tenant Commercial Corner Building within the C2-1 Zone.</p> <p>Condition No. 10. (b) provides that "The hours of operation of the premises shall be permitted to extend from 6 a.m. until midnight daily. We support the Modification of Condition No.10(b) and request that the condition be amended to read that the Hours of Operation within the Entire Commercial premises may be allowed to be open 24 Hours a Day seven (7) days a week within the entire premises and in conjunction with the existing 9,080 Square Foot Multi-Tenant Commercial Corner Building that currently operates within the existing hours of operation 6:00AM to 12 Midnight, in the C2-1 Zone.</p>
<b>Petition</b>	

Printed Name	Signature	Address	Comment	Date
NORRIS AGAJANIAN	<i>Norris Agajanian</i>	18551 VENTURA BLVD. TARZANA 91356		9-4-22

PETITION CIRCULATED BY DAN ROSALES (818-675-6418)

REP:

DANIEL ROSALES  
1630A BLACKHAWK ST  
GRANADA HILLS, CA 91344

TARZANA N. COUNCIL LAND USE  
COMMITTEE / David Gargano  
PO Box 571016  
TARZANA, CA 91357

TARZANA NEIGHBORHOOD COUNCIL  
PO Box 571016  
TARZANA, CA 91357

DEPARTMENT OF BUILDING AND  
SAFETY / SIA HOURSABAHIAN  
6262 VAN NUYS BLVD, SUITE 200  
VAN NUYS, CA 91401

BOB BLUMENFELD, CITY  
200 N. SPRING STREET, RM 465  
LOS ANGELES, CA 90012

DEPARTMENT OF TRANSPORTATION /  
ALBERT ISAGULIAN  
6262 VAN NUYS BLVD, SUITE 320  
VAN NUYS, CA 91401

TOWNESARTIST

LEON MAPPING GIS SERVICES/  
18031 CHATSWORTH ST # 17  
MISSION HILLS, CA 91345

D AND Z PROPERTIES LLC  
18001 VENTURA BLVD #C  
ENCINO, CA 91436

DOUGLAS H ROSENTHAL  
13610 PALES RD  
AGUA DULCE, CA 91390

3

ROBERT L FENTON  
5700 CARMEL VALLEY RD  
CARMEL, CA 95023

5

MORRIS & LUCY AGAJANIAN  
2301 MOUNT OLYMPUS DR LOS  
ANGELES, CA 90048

18524 48 VENTURA BLVD LLC  
20624 OXNARD ST  
WOODLAND HILLS, CA 91367

8

18500 VENTURA BOULEVARD LLC  
20624 OXNARD ST  
WOODLAND HILLS, CA 91367

8

MIDLAND PACIFIC LLC  
18517 TORREY PINES LN  
TARZANA, CA 91356

GOTTHER REALTY CO  
2228 BENECIA AVE  
LOS ANGELES, CA 90064

9

VADA FLOWERS  
4674 MONRO DR  
WOODLAND HILLS, CA 91354



#### Officers

Leonard J. Shaffer President  
Eran Heissler 1<sup>st</sup> VP  
Jeff Mausner 2<sup>nd</sup> VP  
Harvey Goldberg Treasurer  
Max Flehinger Exec. Secretary

## CITY OF LOS ANGELES



#### Board Members

Daniel B. Gruen  
David Garfinkle  
Esther Wieder  
Isabel Frost Gerhardt  
Joyce Greene  
Matthew Clark  
Michon Rickman  
Pam Blattner  
Susan Lord  
Terry Saucier  
Iris Polonsky  
Barry Edelman  
Susan Rogen  
Bob Shmaeff  
Devon Cromwell

## TARZANA NEIGHBORHOOD COUNCIL

P.O. Box 571016  
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### TARZANA NEIGHBORHOOD COUNCIL BOARD MEETING AGENDA SPECIAL MEETING Tuesday December 14, 2021 7:00 PM VIRTUAL TELEPHONIC MEETING

#### How to Join the Virtual Telephonic Meeting

Zoom Link <https://zoom.us/j/95295582252>

By Telephone: Dial 1-669-900-6833, enter 952 9558 2252 #

You may also call in using the following phone numbers:

833-548-0282, 888-475-4499, 877-853-5257, 833-548-0276

Using the Zoom App: Join Meeting and enter ID: 952 9558 2252

*IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE BOARD MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.*

**Public Comment:** Every person wishing to address the Board must dial (1-669) 900-6833 and enter 952 9558 2252, then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Board 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.

**General Public Comment:** 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 minutes per speaker, unless adjusted by the presiding officer of the Board.

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Any messaging or virtual background is in the control of the individual Board member in their personal capacity and does not reflect any formal position of the Board or the City of Los Angeles.

**The Americans 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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 72 hours prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: [NCSupport@lacity.org](mailto:NCSupport@lacity.org).

Supporting documents related to the below agenda items are posted on the TNC website

1. Call to Order, Roll Call, Welcoming Remarks
2. Remarks by representatives of public officials
3. Public Comments – Comments from the public on non-agenda items within the Board's subject matter jurisdiction. Public comments are limited to two minutes per speaker
4. Budget Advocate/Representative Report
5. Executive Secretary's Attendance Report
6. Discussion and motion - Approval of minutes of October 26, 2021 meeting.
7. **Committee and other Reports** (General committee reports will be limited to no more than 3 minutes)
  - Budget
  - Land Use
  - Outreach
  - Events
  - Transportation
  - Public Safety
  - Rules
  - Government Action
  - Animal Welfare
  - Beautification
  - Homelessness
  - DWP MOU Report
  - VANC Report
  - NCSA Liaison
8. Discussion and motion: Approval of October 2021 expenditures for submission to City Clerk (MER)
9. Discussion and motion: Approval of November 2021 expenditures for submission to City Clerk (MER)
10. Discussion and motion: Approval of Financial Statements as of October 31 and November 30, 2021
11. Discussion and motion: Resolved: The TNC Board adopts the recommendation of the Animal Welfare Committee to file a CIS in support of CF-21-1286, which, among other things, requires the Planning Department to report back on development in environmentally sensitive areas, conservation efforts, protected species, and managing the City's natural biological diversity.
12. Discussion and motion: Resolved: The TNC Board adopts the recommendation of the Animal Welfare Committee to file a CIS in support of CF-21-1284, which, among other things, recognizes the Santa Monica Mountains Conservancy as a trustee agency pursuant to CEQA and recognizes certain areas to ensure the protection and conservation of sensitive habitat areas.
13. Discussion and motion: Resolved: The TNC Board approves the recommendation of the Land Use Committee to support the request for a conditional use and relief from the Commercial Corner regulations regarding hours of operation for the Wicked Cow restaurant at 18348 Ventura Blvd pursuant to ZA-2021-8662-CC/B with the following conditions:
  1. Restaurant hours be from 7:00 AM to 2:00 AM daily
  2. Alcoholic beverages may be served with food only and no bar is allowed
  3. Alcoholic beverages may be served Sunday – Thursday 8:00 AM to 11:00 PM and Friday to Saturday 8:00 AM to 12:00 AM
  4. Alcoholic beverages may be served at the 34 outdoor seating areas if properly separated from the public in accordance with LA City and California State regulations
14. Discussion and motion: Resolved: The TNC Board adopts the recommendation of the Land Use Committee to file a CIS in support of CF-21-1414 directing the Planning Dept and the Dept of Building and Safety with the assistance of the City Attorney to prepare a memorandum setting out objective standards to be used in the implementation of SB9. A copy of the CIS to be sent to CM Blumenfeld and Council President Martinez.



15. Discussion and motion: Resolved: The TNC Board approves the recommendation of the Executive Committee to appoint a Board member to pick up election materials from the City Clerk and to receive electronic election records from the City Clerk.
16. Discussion and motion: Resolved: The TNC Board approves the recommendation of the Executive Committee to approve the 2019-2020 and the 2020-2021 inventory forms and directs the President or the Treasurer to submit them to the City Clerk's Office.
17. Discussion and motion: Resolved: The TNC Board adopts the recommendation of the Outreach Committee to file a CIS with the Board of Neighborhood Commissioners in support the October 14, 2021 version of the proposed Digital Communications Policy if it is amended to clarify or addresses the following:

**Sec 2.3** To confirm, Attachment A should be included on the TNC Facebook and NextDoor Accounts, where public comments are allowed; however, it would not apply to the TNC website as public comments are not posted on the website.

**Sec 6.3** We are opposed to the statement that All Digital Communications shall originate from the neighborhood council, acting through its board, and not any committee or any other group. -This is too restrictive and implies that the full Board would need to approve all social media posts, emails, newsletters, and website content. If this were the case, the NC would need to decide whether to substantially detract from the board effectiveness and outreach efforts.

**Sec 7.1** If an announcement of an official event is presented verbatim, is it necessary to reference a point of contact? If there is no specific party, will a general email address or website for the city department suffice?

**Sec 8.1** What about community events not sponsored or supported by the NC, such as a senior day at the local community center or local food bank? Perhaps our councilmember's annual bike ride. Not all things in the community lead back to the NC.

**Sec 8.3** We understand the intent, however, in practice this directive needs further clarity. What about important community discussions promoted by local or state level elected officials? Can an NC post something like a telephone town hall put on by a congress person?

**Sec 8.6 (1)** It's understood that once a measure is on the ballot an NC should not take a position on it. However, there should be no restriction on an NC informing stakeholders of a position taken via CIS if the matter is being considered by the city council. Also, there should be no retroaction on informing stakeholders of an upcoming candidate forum put on by a local chamber or other community organization so long as all candidates are included.

**Sec 8.7** Please clarify what is meant by "endorsement". It would seem rather counterintuitive if an NC gives an NPG to a non-profit for a booth and then attends the event to have to post a disclaimer. Also, the disclaimer should be written as... "Acknowledgement of any entity or person(s) does not constitute the neighborhood council's support or endorsement of it or its products or services."...and will be stated in one place per social media platform.

**Sec 9.2** This needs further clarity. Does this in essence say NC Board members in helping promote NC business, events, or City business should not post these types of announcements on their personal social media accounts and instead only post links to the original post? i.e., TNC meeting agendas?

**Sec 9.2 (g)** This is overly broad; how would the NC know what will come before the board.

*(See the document posted on the TNC website with the text of the referenced policy sections  
<https://www.tarzananc.org/committees/viewCommittee/board>)*

18. Board Business - Comment from Board members on subject matters within the Board's jurisdiction.
  - a. Comment on Board members own activities/brief announcements.
  - b. Brief response to statements made or questions posed by persons exercising their general public comment rights.
  - c. Introduce new issues for consideration by the Board at its next meeting and to request they be considered for the next Board agenda. (10 min)
19. Adjournment

For more information about the Tarzana Neighborhood Council visit our web site at [www.tarzananc.org](http://www.tarzananc.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)

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 by clicking on the following link:

<https://www.tarzananc.org/committees/viewCommittee/board>, 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 us at [fnc@tarzananc.org](mailto:fnc@tarzananc.org)

Any materials that may be distributed to a majority of the Board less than 72 hours prior to the above scheduled meeting are available for review by the public at 19040 Vanowen Street, Reseda, CA 91335 or on our website at [fnc@tarzananc.org](http://fnc@tarzananc.org)

Process for Reconsideration – Reconsideration of Board actions shall be in accordance with the Tarzana Neighborhood Council bylaws.