

CITY OF LOS ANGELES
California



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SYLMAR NEIGHBORHOOD COUNCIL
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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE
COMMITTEE –MINUTES APPROVED
April 12th, 2017 6:30 pm to 8:45 pm
El Cariso Park, Gymnasium Community Room, 13100 Hubbard St. Sylmar, CA 91342
Peter Postlmayr, Chairperson

The Agenda is posted for public review at the Los Angeles Public Library (Sylmar Branch), 14561 Polk Street, Sylmar, CA 91342 Agendas may also be found on the SNC website at www.SylmarNC.org. You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

1. **Call to Order** (1) 6:39pm
2. **Roll Call** (1) Peter Postlmayer, Patty Hug, George Ortega, Cherie arrived 7:23 (Lucille out of country)
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2)
4. **Public Comment on matters not appearing on the agenda.** (10)
5. **Discussion and possible action to approve Meeting Minutes:** March 8th, 2017 Planning & Land Use Committee Meeting. (5)
Ortega 1st with modification. Peter 2nd. 2/0/1 (Patty abstains)
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
 - a. Questions / Comments about Announcements from Committee Members and Public.

Cristina Coria Bocanagra's Office re: AB 332 (will discuss on item)
7. **Discussion and Possible Action:** AB 332 – Illegal Dumping. Cristina Coria, Field Rep. for Assemblymember Raul Bocanegra, 39th District. Sample Support Letter and Fact Sheet. For more information:
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB332

Peter: The "vacate street" no longer part of the bill.

Christina: No date for vote yet. Will let us know.

Patty: Why State involved rather than City?

Christina says the State Code allows to close street in coordination with Local.

Kurt: originally started for drug use, not illegal dumping.

Les: Just like criminal activity it goes to another area if closed.

Elsie: questions about fines between County and City

Motion: 1st George 2nd Peter

Vote: 3/0/0

Action Item: Peter to draft letter and incorporate some of the discussion

- 8. Discussion:** 12568 N San Fernando Road – Current General Plan designation Low Medium I – and appears to be Zoned NRD3-1XL-CPIO. Neighborhood Housing Services of Los Angeles County, a 501(c) 3 Non-Profit is planning an affordable housing project and desires to meet to solicit input, provide information and respond to questions.

Jaime DelRio, Community Organizer, Neighborhood Housing Services of LA County - non-profit (not part of the County/City)

Affordable home ownership, Since 1984

Neighborhood Watch (Block Club)

Neighborhood Pride Day (one day paint and fix homes in one neighborhood)

Should be: 12534 and 12536 San Fernando Rd, Sylmar

12568 N SF Rd

Total of 2.84 acres

Wants to set up some Community meetings to introduce project. Currently Zoned R-1. Wants to change to medium zoned.

Patty: Does not want any changes to Community Plan

Peter: Find out what current zoning is

Action Item: Peter: check with banquet hall to see if meeting can be held there. Tent May 13 (Saturday)

Peter: pgm would make a silent loan (\$60K) to make them affordable. How is affordability maintained if sold to another buyer?

Elsie: will there be a standard that needs to be maintained? Unknown

Elise: Bathroom will not be put in at Metro (by this project) as that is City.

Peter: suggest Mr DelRio look though our Community Plan, for style, etc.

Mr. DelRio: own 20K sq ft. Negotiating with City for rest. Want to zone change to Medium intensity.

Peter: Don't see a lot of recreational place. As this is targeting Families, may need more amenities. May need open space for play area.

Mr. DelRio: considering a community garden (raised bed).

George: Any other entitlements you are seeking (other than zone change)?

Mr. DelRio: will be variances.

Peter: Will it be called a small lot sub-division? HOA v Maintenance Assn?

- 9. Discussion and Possible Action:** 13647 Foothill Blvd, La Oficina Bar Café Entertainment/Show Permit Application. Invited Mr. Miguel Zepeda to meeting via VICE. Additional information from VICE.

Patty: License suspended but not sure what for?

Peter: Looks like LAPD getting ready to approve.

Motion to Continue Non-Support

1st Cherie, 2nd Patty
4/0/0

10. Discussion: Armory use as year round shelter. City and Planning Zoning Requirements.

Peter: Community doesn't want Sylmar to be a dumping ground.

Elise: Went to Armory and was told during Sand Fire it was chaos. Couldn't get in/out

Peter: They have an evacuation plan for the industrial complex. Peter will send out link.

Bonnie: Was told any residential home can have 6 beds, etc. Peter should check vehicle overnight dwelling map (limit on times can park). Ordinance 8502.

See SB 678 introduced by Assembly Member Bocanegra: Would penalize for not allowing homeless shelters.

11. Reporting on Status of Projects previously presented to the Committee: 13267 – 13275
W. Foothill Blvd. Williams Homes. Other Comments. - No update

12. Committee Member Comments on subject matters within the Committee's jurisdiction.

13. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting. Metro R Presentation 12-14 Meeting (2)

Peter: Look into other Williams Homes project on Foothill.

Bldg next to La Officina has lots of people going in/out.

14. Closing Remarks, Announcements, Acknowledgements and Adjournment (5) 8:35pm
