

CITY OF LOS ANGELES
California

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SYLMAR NEIGHBORHOOD
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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE
COMMITTEE –MINUTES JUNE 14TH 2017 APPROVED

6:30 pm to 8:30 pm

El Cariso Park, Gymnasium Community Room, 13100 Hubbard St. Sylmar, CA 91342
Peter Postlmayr, Chairperson

- 1. Call to Order** - Meeting was called to order at 6:47pm.
- 2. Roll Call** - Members present were: Peter Postlymar; Patti Hug, Lucille Floresta. George Ortega came at 8:30pm. Absent, Cheri Blose. There were 13 sign-ins.
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information - by Peter Postlymar.
- 4. Public Comment on matters not appearing on the agenda.**
- 5. Discussion and possible action to approve Meeting Minutes:**
The minutes of the May 10, 2017 meeting was read and moved by Patti Hug, with correction (the word “county” to “city”), motion seconded by Lucille Floresta and approved
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
Bart Reed from The Transit Coalition had presented a project on service expansion of Sylmar Metro bus lines to improve mobility for everyone by completing the undeveloped corners in the community of Glenoaks /Cobalt, Glenoaks/Bledsoe, Hubbard/Borden and Hubbard /Dronfield. Bart is also advocating that Sylmar sidewalks should be fixed, further stated that there is funding available from Measure M and that Sylmar has to benefit its share of allocation. Peter had indicated that this item will be put on the agenda next month.
- 7. Presentation, Discussion and Possible Action:** 13267 – 13275 W. Foothill Blvd. Williams Homes, Inc. 2nd Lot ZA-2006-2596-ZV-YV-ZAA-ZAD-SPR-PA2 Reduced setbacks for front and rear yards, fences and walls being over eight feet in the required setback, six walls in lieu of two walls, and location of recycling area on the front half of lot in lieu of rear half.

Marc Smith-Project Manager, did a presentation in mitigation to the items previously addressed by the SNC-PLUC and have consequently responded to questions from stakeholders. Specifically, William Homes had added few architectural features to the project following development such as ladder on side elevation, overhang wall in darker hue and landscaping addition which will be incorporated on the second phase of the project. Lucille Floresta had asked for architectural details that will enhance the project's façade, color schemes and design features that will contribute to aesthetic value to the overall project development. In addition, the number of elevations designs or models were also verified by Lucille F.

Many stakeholders commented and objected to the poor appearance of the housing project and had expressed their concern on the project's negative impact to the community.

A copy of the written response from William Homes on these issues is enclosed herewith.

- 8. Presentation, Discussion and Possible Action:** 13570 Eldridge Avenue, ENV-2017-2102-CE - ZA-2017-2100-CUW Unmanned Wireless Telecom Facility Consisting of a 45' Tall Faux Pine tree Monopole with Three (3) Antenna Sectors. Verizon representative Adan Madrid, (contact information (949)-235-9538 amadrid@trilliumcontracting.com) (15)

Mr. Madrid presented the proposed tower project with location near the Concordia High School. Patti Hug moved the motion for the tower project to be approved, seconded by Lucille Floresta. Peter Postlmayr will make a recommendation at the SNC board meeting to approve the said tower project.

- 9. Discussion:** Clifford Beers Housing <http://cbhousing.org/>. Vanessa Luna 213-316-0108 x103, and Architect Tim Williams with Michael Maltzan Architecture presented the project by CBH: "Metamorphosis on Foothill", located on Foothill Blvd close to Jack in the Box on the vacant lot owned by the City of Los Angeles. Vanessa presented "CBH, a firm that creates thoughtfully designed, affordable and integrated communities that enhance the lives of individuals and families who have experienced mental illness and homelessness." The housing project consists of 47 units designed primarily to benefit low income individuals with 30% of income going towards rent and the voucher makes up the difference.

Various comments were stated by stakeholders and PLUC members such as:

A consideration on delivery of services to the community of Sylmar other than building shelters for mentally ill and homeless people. Development of entertainment centers, better shopping options, community center, etc. Safety concerns, insufficient Fire Department facility to adequately respond to the community emergency needs. A lack of senior/police officers to respond to crime and related issues as well as a lack of infrastructures to support the growing community. Veterans and elderly should be seen to be benefiting the housing project. The housing project included a sustainable water recycling system.

The housing project is one way of resolving the worsening homeless encampment along the train station by Astoria.

Patti Hug commented that the CHB project is one of the truly affordable projects in the community so far. Peter Postlmayr had recommended to the CBH representatives to obtain input from the immediate neighbors by holding a community meeting. Peter also suggested to CBH to utilize more earth colors and sustainable features and come up with design reflecting Mediterranean architecture and or blend with the contemporary to make stakeholders feel that the project is built in the community of Sylmar.

- 10. Reporting and Discussion:** Status of Projects previously presented to the Committee:
Liquour Chalet on Hubbard corner Glenoaks - remodeling is in progress.
Harbor Freight on Foothill/Astoria – building construction is nearing completion.
DD’s Discount at Sylmar Shopping center – undergoing improvement for operation soon
Orchard Neighborhood Market at Sylmar Shopping Center– no report on date of opening.
- 11. Committee Member Comments on subject matters within the Committee’s jurisdiction.**
- 12. Future Agenda Items:** Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months’ meeting.
- 13. Closing Remarks, Announcements, Acknowledgements and Adjournment-**
George Ortega to hold meeting in Peter’s absence in July. Meeting adjourned at 9pm.