

# CITY OF LOS ANGELES

California

## SYLMAR NEIGHBORHOOD COUNCIL

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## SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE MEETING AGENDA

**Wednesday, November 9th, 2022, 6:30 pm to 8:30 pm**

**Zoom Meeting Online or By Telephone**

**Please use the link <https://us02web.zoom.us/j/84653090795> to join webinar; and/or,  
Dial (669) 900-6833 enter ID 846 5309 0795 and Press # to join the Meeting via Phone**

**Peter Postlmayr, Chairperson**

The Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard Street, Sylmar, CA 91342. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://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>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico [board@sylmarnc.org](mailto:board@sylmarnc.org) o por teléfono 818-833-8737 para avisar al Concejo Vecinal.

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

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.

Every person wishing to address the Board must dial (669) 900-6833 and enter 846 5309 0795 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** The public is requested dial \*9, when prompted by the presiding officer, 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

*The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.*

**1. Call to Order (1)**

**2. Roll Call (1)**

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:** June 9th, 2022, July 20<sup>th</sup>, August 10, 2022, September 14<sup>th</sup>, 2022 and October 12<sup>th</sup>, 2022 Planning & Land Use Committee Meeting. (15)
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
  - a. Questions / Comments about Announcements from Committee Members and Public.

**Discussion and Possible Action on “By-Right” High Density Development:** The PLUC committee last week had conversations representatives from Assemblywoman Luz Rivas; Senator Robert Hertzberg; and, Councilmember Monica Rodriguez offices about two High-Density-by-Right projects in Sylmar. One is 12534 N. San Fernando Road the other 14971 Foothill. The PLUC has taken positions opposing these developments as an overwhelming majority of residents and stakeholders expressed serious concerns about extremely negative impacts to these neighborhoods and the scale of the developments is not in keeping with the surrounding neighborhoods.

14971 Foothill **CPC-2021-1056-CU-DB-SPR-HCA**, is a 132-unit residential project with mixed use space for a business. By combining low income and mixed use and bicycle parking they earn the right to increase the height to five stories and reduce the required parking to only 140 spaces. This project was submitted as a 5-Story, 61 Foot in Height Mixed Use Project with 132 dwelling units and 1,337 SF. of commercial space with basement and ground level parking. The attached are excerpts from a presentation the developer did, detail how AB2345 earned the bonus allowances. Thomas Lin, 213-987-4015 [TLin@Archeongroup.com](mailto:TLin@Archeongroup.com) and Christian Frederiksen, 213-674-2801 [CFrederiksen@Archeongroup.com](mailto:CFrederiksen@Archeongroup.com) are Architects with Archeon Group

12534 N. San Fernando Road **ADM-2022-6086-DB-HCA-PHP**, is the construction of 6 Story 164 Unit, 100% Affordable Housing Project with 64 parking spaces. This project is between two single-story, single family homes. Aaron Mensch, R2H Development, Jeff Zbikowski, JZA project representative 310-853-5004, and Sophia Kim, LA City Planner. <https://la.urbanize.city/post/affordable-housing-planned-empty-lot-12534-san-fernando-road-sylmar>

Paola Bassignana from Councilmember Monica Rodriguez office who attend October’s PLUC meeting provided the information below and attached documents as promised:

1: Density Bonus Ministerial Review Memo: This document applies directly to the San Fernando Road project we discussed, it outlines how this will be reviewed based on its on-menu density bonus requests (attached).

2: Appeal Procedures: As I mentioned, appeals can be filed via the link below. The appeals fact sheet also available via this link can be helpful.

[https://planning.lacity.org/development-services/appeal-application-online#:~:text=Aggrieved%20parties%20and%20applicants%20can,4%3A30PM%20\(PT\).](https://planning.lacity.org/development-services/appeal-application-online#:~:text=Aggrieved%20parties%20and%20applicants%20can,4%3A30PM%20(PT).)

3. Following the Projects: For folks interested in following the projects, they can join the “interested parties” list, which you can access via this link:

<https://planning.lacity.org/about/commissions-boards-hearings#hearings>. They'll need the case number to fill out the online form.

## **7. Follow Up on Past Discussions: Past Projects (10)**

- a. Misc.
- b. Santiago Estates Expansion - They still working through the environmental document and entitlement and have not yet published the MND. They promised to let us know when the document is published and able to be reviewed by members of the PLUC and NC. They are targeting publication next month but will need to see what timing works for the City.
- c. Sylmar Channel Project Sylmar Channel - From Paola Bassignana: As mentioned LASAN is applying for Measure W funding for the project. At this stage if it were to be funded, it is done so with the understanding that the final design is still under development and would entail additional community meetings to go through an iterative process to final design.

Subsequent to the PLUC meeting, I confirmed with the LASAN project team that if the channel walkway component were to be deemed infeasible due to the property concerns folks have expressed or otherwise, the community will have the opportunity to redirect how the community benefits portion of the funding is spent. It could be anything from landscaping in the surrounding areas to other more creative treatments the community would like to consider. As I shared at PLUC, this is a highly competitive round so there is a concern the conditional support might create doubt that will lose points in scoring and keep it from being funded. If the PLUC is interested in seeing the channel cleaned up and secured, I would encourage you to discuss the above-mentioned information, as there is still an opportunity to remain at the table and shape the final product.

- d. 14971 Foothill Blvd. at Roxford Presentation Update

## **8. Committee Member Comments on subject matters within Committee’s jurisdiction. (5)**

**9. Future Agenda Items:** Please e-mail the PLUC Chair at [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that months' meeting. Item 9 (5)

## **10. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)**

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All Agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.

The Stakeholders may comment on any Agenda item only when the item comes up for discussion. The Committee will determine the length of discussion and comment times. The attending stakeholders may be polled for their opinion on any Agenda item before the Committee takes action for a recommendation to the Board. Comments from the stakeholders 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 stakeholder may become the subject of a future Board meeting.

Any Committee action may be reconsidered following the Meeting when the original action occurred. A Committee Member makes a Motion for Reconsideration and if approved another vote on the issue takes place based on the reasoning for the reconsideration. The Committee Member must have been on the prevailing side of the action/issue.

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 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

### **Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- (List your physical posting location here)
- <http://www.SylmarNC.org>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

### **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 committee in advance of a meeting, may be viewed by visiting our website at <http://www.SylmarNC.org> 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 committee Chair Peter Postlmayr at 818-833-8737 or email: [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org).

### **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.SylmarNC.org>.

Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)  
**(Remove after November 9th, 2022)**