

CITY OF LOS ANGELES

California

SYLMAR NEIGHBORHOOD COUNCIL

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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING MINUTES**

Wednesday, February 8th, 2023, 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 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: @6:35pm**
2. **Roll Call: Peter Postlmayr (out of state with poor internet connection, Cheri Blose, Patty Hug & Lucille Floresta; George Ortega Absent**
3. **Housekeeping:** Happy New Year! Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Peter has poor internet connection to Cheri made co-host to help run meeting if he is unable to participate. Online meeting with recordings to be forwarded to Leah Blose doing minutes for PLUC; SNC has original host recording.
4. **Public Comment on matters not appearing on the agenda. N/A**
5. **Discussion and Possible Action to approve Meeting Minutes:**
Patty comments that minutes were received too late to properly review so moves to table approval of all minutes until March 2023 meeting. Cheri 2nd.
Vote: Lucille – Yes, Patty – Yes, Cheri – Yes. Peter unable to participate
PASSED
Action: Minutes Approval Tabled till March 2023 meeting
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
 - a. Questions / Comments about Announcements from Committee Members and Public.
N/A

7. Presentation and Discussion 14971 Foothill – at Roxford CPC-2021-1056-CU-DB-SPR-HCA 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. Update from Christian Frederiksen, Architect with Archeon Group.

Christian Frederiksen with Archeon Group to present. Density of project has been reduced from 132 Studio & 1 Bedroom units down to 94 Studio & 1 Bedroom Units & 2 3Bedroom units to replace the homes removed for project. Ground floor project no longer commercial so entire project is now residential, bringing the height of the project from 61ft down to 51ft. Equestrian trail has been incorporated on Roxford side of project. Also with DOT recommendation vehicle approach (entrance) on Roxford to be entrance only with driveway on Foothill to be entrance & exit. Finalized plans with applications to be send to LA Department of planning within the next month for approval.

Questions/Comments from community -

- Tom Weissbarth asked in Zoom chat for a copy of the presentation to be emailed to all who get PLUC updates.

And questions parking spaces provided – answer of 1 space per unit with a total of 95 parking spaces, with 2 accessible parking spaces, no guest parking but with 115 bike parking spaces.

And a proposed a community ride share vehicle such as ZIP rideshare or something similar.

- Cheri questions low-income units – current project has 12 very low-income (down from the original 19)

- Matt Scott – questions local fire department and emergency response available within the area. Lives within the neighborhood across the street with parking concerns with statement that they’re neighborhood would be more than willing to entertain a meeting with developer regarding this.

- Patty – commends the equestrian trail and the lower density. But is opposition to the size of the building within that area and the severe lack of available parking in the building and parking within area.

- Armando – questions if they would be able to add an additional story for more parking. Answer of that not being a possibility.

- Leah – questions the roof deck with entertainment space. Answer of offset of 6-10ft for entertainment resident use only primarily facing Foothill.

Community outreach with neighbors, with the answer that outreach has been done with no response from community.

Peter makes statement that while the concessions and reductions made are appreciated. At this time the current opposition letter on SNC PLUC record will have to remain since the major concerns of density with sever lack of parking within the project and surrounding area remains a major issue.

Motion: Patty makes a motion to continue opposition for the lack of parking issue. Lucille 2nd.

Comments on Motion: This not being the final plan so probably not to be voted on as well as this not being a “for action” item on agenda.

Vote: None

Action: Presenter to re-present in April '23 meeting with finalized and submitted plans.

- 8. Discussion and Possible Action: 13916 Polk Street CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA / ENV-2022-8994-EAF** To Demolish a single-family dwelling to construct 40-unit residential apartment w/eight low income units. General Plan Amendment. Applicant: Akhilesh Jha aka AJ (310)995-4859 akhilesh.jha@gmail.com
Developer not in attendance. Item for community and committee discussion and action. Peter states opposition based on non support of amendment to general plan to remove the equine keeping area.
Motion: Patty moves to oppose project to amend general plan. Cheri 2nd.
Vote: Patty – Yes, Cheri – Yes, Lucille – Yes. Peter unable to vote.
PASSED.
Action: PLUC to draft letter of opposition to present to Sylmar Neighborhood Council.

9. Follow Up on Past Discussions: Past Projects

- a. Misc.
- b. 12700 W. Gridley "Lopez Canyon" Proposed Wireless Facility. From Michael Hasegawa: “I wanted to let you know that a date has been created for the Zoning Administrator to review the proposed facility on March 16th. If I recall correctly, the Neighborhood Council wanted to be notified when the proposed facility would have a hearing date before the Zoning Administrator. Please let me know if you require any additional information about the proposed facility.” Real Estate Specialist - Delta Groups Engineering - 2362 McGaw Ave, Irvine, CA 92614 - Office: 949-622-0333 - Cell: 626-374-8045 - mhasegawa@deltagroups.com
N/A
- c. Santiago Estates Expansion – Waiting on Draft EIR to be completed. N/A
- d. 14445 Olive View Drive, Olive View Hospital Master Plan. Tom W. informs that the older psychiatric out patient that is being left behind is now to be a foster children intake center for processing.
- e. City Wide NC’s in person meetings scheduled to begin March 2023. **Comments in support that PLUC remain online VIA Zoom or at least be able to do both so more community members or developers & support staff to attend and present.**

10. Committee Member Comments on subject matters within Committee’s jurisdiction. N/A

- 11. Future Agenda Items:** Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months’ meeting.

12. Closing Remarks, Announcements, Acknowledgements and Adjournment
Adjourn @7:31pm
