

CITY OF LOS ANGELES  
California

**SYLMAR NEIGHBORHOOD COUNCIL**

**PRESIDENT:** Kurt Cabrera-Miller

**VICE PRESIDENTS:**

Administration: Andres Rubalcava

Communication: Jose Velasquez

**TREASURER:** George Ortega

**SECRETARY:** Kathy Bloom

**PUBLIC RELATIONS:** LaTonya Campbell



**Office:**

13521 Hubbard Street

Sylmar, CA 91342

Telephone: (818) 833-8737

Email: Board@SylmarNC.org

Website: www.SylmarNC.org

**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE  
MEETING MINUTES (draft)**

**Wednesday, July 10th, 2024 - 6:30 pm to 8:30 pm**

**This meeting is held in person and via Zoom**

**Sylmar Neighborhood Council Office**

**13521 Hubbard Street Sylmar, CA 91342**

Please use the link <https://us02web.zoom.us/j/81338817400> to join webinar; and/or,  
**One tap mobile +16694449171, 81338817400# US or Toll-free (877) 853-5257 US or  
(669) 900-6833 and enter ID 813 33881 7400 and Press # to join the Meeting via Phone - Peter  
Postlmayr, Chairperson**

- 1. Call to Order:** @6:40pm
- 2. Roll Call:** Patty Hug, Cheri Blose, George Ortega & Peter Postlmayr.  
Absent: Lucille Floresta
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines:  
No Speaker Cards available as of yet, just raise your hand to be acknowledged. As the meeting is in person and on Zoom, 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.:**  
Gus Berham, owner of 15730 Larkspur St. looking to change zoning of the property for possible development of the lot into 3 separate lots. Was informed the with a K zoning and community/general plan they will breaking that zoning is required and advised to go to a city planner in Van Nuys for information & guidelines.
- 5. Discussion and Possible Action to approve Meeting Minutes:** December 13th, 2023, January 10<sup>th</sup>, 2024, February 14<sup>th</sup>, 2024, and June 12th Planning & Land Use Committee Meeting Minutes. Note: April 10<sup>th</sup> Minutes Approved June meeting and May PLUC Meeting was cancelled.  
**Patty moves to approve all meeting minutes as presented. Cheri 2<sup>nd</sup>.  
All present vote to approve.  
PASSED.**

6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
  - a. Questions / Comments about Announcements from Committee Members and Public  
N/A
  
7. **Discussion and Possible Action: 12795 Norris Avenue – ENV-2024-3947-EAF and [VTT-84496-CN-VHCA](#)** a Proposed one Lot, Residential Condominium Subdivision for 7 Condominium Units – Applicant: Jon Bates, Have a Plan, LLC [Jon@elev8.group](mailto:Jon@elev8.group). Representative: Mario Vasques, Modern Structure CA LLC, [modern.structure.ca@gmail.com](mailto:modern.structure.ca@gmail.com), 661-802-2885  
**No representatives for proposed project available for presentation or questions. So moved to be tabled to a later meeting.**
  
8. **Discussion and Possible Action: 13947 Foothill Blvd Suite 108. El Choherita Pollos A La Brasa.** This restaurant is interested in applying to obtain a “41 On-Sale Beer & Wine – Eating Place” license from ABC. Agent from Elite Management Solutions, Jonathan Guanilo Ibarra, [jguanilo@elitemanagesolutions.com](mailto:jguanilo@elitemanagesolutions.com)  
**Jonathan Guanilo Ibarra presenting with a letter asking for approval for beer & wine liquor license.**  
**Peter asks how long the current owner has owned this establishment, if they own any other establishments & if they sell liquor there at all.**  
**Answer: Current owner has another location in Pacoima and acquired the Sylmar location as an established restaurant 9 months ago. No location sells any alcohol currently.**  
**Asked for information regarding requirements for license and provided answers. All information to be sent.**  
**Tabled till August meeting.**
  
9. **Follow Up on Past Discussions: Past Projects (15)**
  - a. Misc. N/A
  - b. 12831 Norris Ave. ZA-2023-6831-CUB Market Full-Line of Alcohol sales.  
**No new information – need to reach out to LAPD**
  
10. **Committee Member Comments on subject matters within Committee’s jurisdiction.**  
**Cheri comments regarding lots sold on Herrick with possible ADU but no permits pulled.**  
**Peter comments regarding lots on Gladstone that is for sale with possible high density/low-income building.**
  
11. **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. 😊
  
12. **Closing Remarks, Announcements, Acknowledgements and Adjournment:**  
**Adjourn @7:26pm**