

CITY OF LOS ANGELES

Sylmar Neighborhood Council

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LAND USE COMMITTEE CHAIRS

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CALIFORNIA



SYLMAR NEIGHBORHOOD COUNCIL

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SYLMAR NEIGHBORHOOD COUNCIL LAND USE COMMITTEE AGENDA 13515 ½ Hubbard Street Sylmar, CA 91342 Monday May 9, 2005 6:30pm-8pm

Committee meeting notice is posted for public review at: **1)** Sylmar Chamber of Commerce, 13867 Foothill Blvd Sylmar, CA 91342 **2)** Sylmar City Library, 14561 Polk Street Sylmar, CA 91342. **3)** Mission College, Office of the President Posting location, 13356 Eldridge St, Sylmar, CA 91342 **4)** Ross Liquor, Corner of Polk & San Fernando Road Sylmar, CA 91342 **5)** Roxford Veterinarian Clinic, 13571 Glenoaks, Sylmar, Ca 91342 **6)** Sylmar Neighborhood Council, 13515 ½ Hubbard Street, Sylmar, Ca. 91342

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1. Call to Order. Request for brevity and conciseness.
2. Self-Introductions.
3. Continued: Possible presentation by Pat Younis of The Bridge Group, doing **Public Relations and outreach for Southern California Edison Company**, about the **So. Cal. Edison plans to give 150 acres of land under the power-lines, to Los Angeles and to put 20 acres to commercial use including "Self-Storage" and Car-wash businesses behind homes, from Olive View toward Hubbard Street.** Hearing on the appeal against the premature approval of the project will be on **Thursday, May 19, 2005 after 4:30 PM**, at 6262 Van Nuys Blvd. Discussion for possible action and recommendation to the Board.
4. Continued: Update on March 17 hearing on the **Appeal of zoning approval for continuing use of the unsightly and non-permitted businesses in 25,590 square-foot construction and vehicle yard along the railroad tracks at 12864 San Fernando Rd.** Sent back to Zoning for review. Another hearing will be coming.
5. Continued: Update on March 18 hearing on the **Variance request to permit the use of currently non-compliant construction yards and auto-storage business, towing business, equipment rental business and steel & marble fabrication business in the 13500 block of San Fernando Rd.**, which was pending the decision on 12864 San Fernando Rd.(agenda item 4).

6. **Discussion of proposed development at 12670 N. Bradley Avenue, for 10 units of RD-3-1 condominiums on 28,641 square feet of land. We want to hear from the development company, ARIEL.** Discussion for possible action and recommendation to the Board.
7. Continued: Follow-up regarding Bob Knight's **proposed 23-detached RD-6 condominiums on 2.36 acres of R1-1 zone, at 13159 Glenoaks Blvd, between Tyler and Polk Streets.** Mr. Knight met with neighbors May 2nd at Councilman Padilla's office and the APC hearing was **May 5, 2005 at 10:30 AM at 6262 Van Nuys Blvd.** Mr. Knight has made many concessions and adjustments to the project. Discussion for possible action and recommendation to the Board.
8. Previously tabled item: Discussion of a **proposed 1-lot subdivision for a 5-unit condominium(1 existing new 2-story, 4 being added behind it) on 21,813 net sq-ft of R1-1 zone, requesting a zone-change from R1-1 to RD3-1, at 12759 Norris Avenue, between Astoria and Polk Streets. Owner Ismael Ochoa and Engineer Manuel Gomez will present their project proposal.** For possible action and recommendation to the Board.
9. Previously tabled item: Discussion of **proposed 4-parcel single-family subdivision on .8 acres of R1-1 zone, at 15315 W. Bledsoe Street, Southwest of San Fernando Road.** Discussion for possible action and recommendation to the Board. Hearing on April 21st was postponed to be rescheduled. For possible action and recommendation to the Board.
10. Previously tabled item: Discussion of **proposed 7-home subdivision at 14550 Bledsoe Street. Involves demolishing 1 single-family dwelling and building 7 R1-1-K homes on 43,560 square feet of land.** Area Planning Commission approved on April 22, 2005. For possible action and recommendation to the Board.
11. Previously tabled item: Discussion of **proposed subdivision of 1 lot of unknown size into 4 equestrian lots at 13242 Glenoaks.** For possible action and recommendation to the Board.
12. Possible action item. **Shall we ask the Board to write or endorse a letter to the City of Los Angeles planning agencies insisting that a 500-foot radius for outreach is too limited?** If so, what radius would be best? For possible action and recommendation to the Board.
13. Discussion on any **new information on previously discussed projects?**
14. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda** for possible action and recommendation to the Board.
15. Discussion of "**Sphere of Influence**": the land area outside the Los Angeles City limits but extending to the first line of foothills, controlled by either Los Angeles County or State of California. This may be brought under the City's purview. Would this be a good thing? Discussion for possible action and recommendation to the Board.
16. **Comments and requests for future agenda items** from Committee members or Stakeholders.
17. **Closing Remarks & Adjournment**

[Remove after May 10, 2005]

Approved TF5505