

CITY OF LOS ANGELES

Sylmar Neighborhood Council

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LAND USE COMMITTEE CHAIRS

Patty Hug and Nicholas Krall

CALIFORNIA



SYLMAR NEIGHBORHOOD COUNCIL

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SYLMAR NEIGHBORHOOD COUNCIL

LAND USE COMMITTEE AGENDA

13515 ½ Hubbard Street

Sylmar, CA 91342

Wednesday February 16, 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. Continuing presentation by Pat Younis about the **So. Cal. Edison plans** to give 150 acres of land to Los Angeles and to put 20 acres to commercial use.
4. Hearing information (Feb 3) and discussion of **proposed 7-lot RE11-1 subdivision at 13610 Glenoaks Blvd.(TRACT-61432)**. Results of Feb 3rd hearing and neighbors concerns against making Kadota Street a through-street will be discussed for possible action and recommendation to the board.
5. Discussion of any available information on **possible land-swap and relocation of Baseball-Fields** involving Mission College and affecting various community groups including, but not limited to, homeowners, hang-gliders, and the Army Corps of Engineers, for possible action, outreach, and/or recommendation to the board. The property in question is **between Gavina Ave., Harding St. and El Cariso Golf Course**. So far all we have is rumor and innuendo. We hope to get more concrete

information regarding plans and goals of Mission College that affect our parks and neighborhoods. A representative from Mission College may speak.

6. **Update on proposed 92-condo project at 13461-13559 Foothill Blvd.** Discuss possible action to write Interim Control Letter and recommendation to the board.
7. Previous tabled item: Discussion of **needed project to identify conflicts and possible resolutions between the Sylmar Community Plan zoning and the current Los Angeles City zoning**, for possible action and recommendation to the board.
8. Previous tabled item: Discussion of **needed project to identify unlicensed businesses** and other entities in Sylmar who are operating out of compliance with zoning laws, for possible action and recommendation to the board.
9. Discussion of **proposed project at 13159 N. Wheeler Ave.**, for possible action and recommendation to the board. Proposed are **39 R-1-1 and R-1-1-K zoned single family homes on 7.19 net acres of vacant land(A1-1)**. The developer is The Olsen Company.
10. Discussion of **proposed project at 13232 N. Wheeler Ave.**, for possible action and recommendation to the board. Proposed are **8 R-1-1 zoned single family homes on 1.39 net acres of vacant land(A1-1)**. The developer is The Olsen Company.
11. Discussion of **appeal of zoning approval for continuing use of the unsightly 25,590 square-foot construction and vehicle yard along the railroad tracks at 12864 San Fernando Rd**, for possible action and recommendation to the board. Bart Reed may speak.
12. Discussion of **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.**, for possible action and recommendation to the board.
13. Discussion of **procedures for filing appeals, requests for information and other Land-Use Committee needs that may be reimbursed**, based on information from the Budget Committee.
14. Discussion of **proposed project at 12715 Bradley Ave.**, for possible action and recommendation to the board. The developer is Ariel Company.
15. **Rick Donnelly** would like to speak about a building project. Discussion for possible action and recommendation to the board.
16. **Barry Sylvan** would like to speak about a building project. Discussion for possible action and recommendation to the board.
17. Any **new information on previously discussed projects?**

18. Discussion of **all pending hearing notices** for possible action and recommendation to the board.
19. Previous tabled item: Discussion of **direction of Sylmar future development** and possible recommendation to the board.
20. **Comments and requests for future agenda items** from committee or public
21. Closing Remarks & **Adjournment** [Remove after February 8, 2005]