

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 April 25, 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. **Star Wagons** would like to present their **proposal for a vehicle-storage yard on DWP land at Filbert & Foothill Blvd**, near Juvenile Hall.
4. Continuing promise of a 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.
5. There appears to be a **Hearing related to Agenda Item #3 above, affecting** our neighboring district of **Lakeview Terrace. On Thursday, May 5, 2005, the North Valley Area Planning Commission will hear an appeal concerning their approval of a 108,401 square-foot self-storage complex by RHC Communities/Pacific Storage Partners, under the Edison power-lines, behind homes, similar to what we are facing in Sylmar.** Our communities are reaching out to each other for help. What are our options? For possible action and recommendation to the Board.

6. **Representatives of Mission College have been invited to speak about plans regarding expansion and construction issues, acquisition of adjacent land, leasing of land at Eldridge Avenue & Harding Street for construction storage and management, and proper notification and public discussion.** Interested parties include, but are not limited to, Mission College, LA County, nearby homeowners and homeowners associations, hang-gliders, and the Army Corps of Engineers.
7. 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.
8. 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 6).
9. **We would like Mark Handel and Ben Salisbury of MWH Development to speak about a residential project at 14400-14486 Foothill Blvd.** The project is for **52 RD-2 condominiums** on the SW side of Foothill Blvd. between Bledsoe St. and Cobalt St. Discussion for possible action and recommendation to the Board. Was approved without our oversight and has been appealed. Hearing will be Thursday April 28 at 6262 Van Nuys Blvd.
10. **Discussion of requested Variance at 15079 Roxford Street to permit the continued use and maintenance of 2 existing dwellings, built without authorization** to the rear of an existing home on 29,315 square-foot property. The rear of the property faces Kadota Street. Additional structures were believed to be non-permitted, but new information indicates otherwise. Discussion for possible action and recommendation to the Board.
11. **Discussion of proposed 10,902 square-feet, 6-unit retail store building on Gladstone on the street side of the shopping-center parking-lot, addressed as 13201-241 N. Gladstone Avenue.** There was a hearing Friday, March 25th at 9:00 AM. Discussion for possible action and recommendation to the Board.
12. **Discussion of proposed subdivision at 13096, 13110 & 13130 N. Gladstone Avenue, from 3 existing lots comprising 4.8 net acres of A1-1-K, to 28 single-family R1-1 lots.** There will be a hearing on Tuesday, May 3rd at 10:30 AM. Discussion for possible action and recommendation to the Board.
13. **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.
14. Discussion of 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.** There is strong opposition from the neighbors, but also some suggestions for compromise, such as some senior-accessible single-story, more parking, and fewer units. Will the builder adjust? **Hearing May 5, 2005 at 13:30 AM at 6262 Van Nuys Blvd.** Discussion for possible action and recommendation to the Board.
15. 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.
16. 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.
17. 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.** The Zoning Hearing was cancelled. Status? For possible action and recommendation to the Board.

18. 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.
19. Discussion of D and S Homes' **proposed 4-story 152-unit apartment complex with 2 stories of underground parking (total=6 stories, 4 above ground) on Maclay Street at Bromont Avenue. It would be the tallest building in Sylmar other than Olive View Hospital.** For possible action and recommendation to the Board.
20. **Review of recent hearings and notable lack of support from our Councilman's Office.** We feel undermined and would like to **discuss inviting our City Councilman to personally speak with us** and the community, about the role and relevance of our Neighborhood Council, **at one of our upcoming Land-Use Committee meetings.**
21. Discussion on any **new information on previously discussed projects?**
22. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda** for possible action and recommendation to the Board.
23. **Comments and requests for future agenda items** from Committee members or Stakeholders.
24. Closing Remarks & **Adjournment**

[Remove after April 26, 2005]

Approved TF42205