

CITY OF LOS ANGELES

Sylmar Neighborhood Council

CALIFORNIA

SYLMAR NEIGHBORHOOD COUNCIL

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LAND USE COMMITTEE CHAIRS

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SYLMAR NEIGHBORHOOD COUNCIL

LAND USE COMMITTEE AGENDA

Sylmar Neighborhood Council Office

13515 1/2 Hubbard Street

Sylmar, CA 91342

Thursday June 22, 2006 6:30 PM

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 1/2 Hubbard Street, Sylmar, Ca. 91342

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All agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.

The Stakeholders may comment on any agenda item, but only when the item comes up for discussion. The Chair/s will determine the length of discussion and comment times. The attending stakeholders may be polled for their opinion on any agenda item before the Committee takes action for a recommendation to the Board.

Any Committee action may be reconsidered following the meeting when the original action occurred. A Committee member makes a Motion for Reconsideration and if approved another vote on the issue takes place based on the reasoning for the reconsideration. The Committee member must have been on the prevailing side of the action/issue.

1. Call to Order.
2. Self-Introductions of stakeholders and committee members. **Reminder: give us your e-mail address so we may notify you of SNC community meetings and alerts.**
3. Previous tabled item: Continued: **Dennis Kazarian of California Mobile Home Parks plans a single-family-home subdivision(not mobile homes) of 4.39 acres at the end of Shablow Avenue east of Tibbets Street, adjacent to the Hang-glider air park.**
4. Previous tabled item: Continued for more community outreach: **Proposed 44 small-lot homes at 12900 Harding(lot at Harding & Eldridge), presentation by Comstock Homes. Outreach meeting to be held Monday, June 12, 7PM at Harding School.**

5. **Manuel Carlito & Ron Brendel plan to demolish 2 single-family dwellings and construct a 3-story(1 below-ground parking, 2 residential floors), 49-unit apartment complex(32 units plus 17 density bonus(a 53% increase) at 13904 & 13890 W. Sayre Street(at Dronfield Ave). Height is 36 feet. Project requires a Zone-change from RA-1 to RD-3-1 and a Conditional Use Permit(?) for density-bonus over 25%.**
6. **A request has been received from a stakeholder to take action to move Juvenile Hall out of Sylmar**, since it is no longer used as a juvenile incarceration and rehabilitation facility, but is a temporary detention facility for the overburdened criminal justice system and, as such, poses a much greater risk to our community.
7. **Shall we petition the MTA end the lease of and remove the “temporary” business and storage blight along the tracks and addressed as 12864 San Fernando Rd?**
8. **Shall we make a list of opportunities** (community organizations, projects, activities, etc.) **for builders in our community, as they profit from building here?**
9. **Are there additional CC+R conditions that can be suggested/recommended to developers that would further enhance the quality of life in our community** (example forwarded by a stakeholder: limit subletting to a maximum of 10% in a condominium association development)?
10. Possible presentation by **Oscar Ensafi regarding possible project on 16,500 sq-ft R1-1 lot at 12659 n. Bradley Ave, between Oro Grande & Astoria, through-lot to Florentine St.**
11. Continued discussion of **possible preparation requirements for developers** prior to presentation to the committee. **Should certain groundwork, outreach, etc. be done before we hear a project presentation?** We need to **establish guidelines for issuing/not issuing positions and/or recommendations prior to developers having public-hearing dates.** How do we **encourage and benefit from developers coming to us early, but not bypass the value of Notices of Public Hearings** in bringing in more **concerned neighbors?**
12. Discussion on any **new information on previously discussed projects or appeals.**
13. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda**
14. **Comments and requests for future agenda items** from Committee members or Stakeholders.
15. Next meeting date and adjournment

[Remove after 06/23/06]

[Approved BB21506]