

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-REVISED**

Sylmar Neighborhood Council Office
13515 1/2 Hubbard Street
Sylmar, CA 91342

Thursday July 20, 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. Keep looking for alternate uses for **Dennis Kazarian of California Mobile Home Parks' 4.39 acres at the end of Shablow Avenue east of Tibbets Street, adjacent to the Hang-glider air park. CMHP wants to either get their money back out of the property or build homes there.**
4. **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 %**. Hearing was **Friday, July 14 at 1:30 PM in Van Nuys**. We hope it's coming back to the community for proper discussion.

5. 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.
6. We have requests to stop building in Sylmar until infrastructure catches up, or at least is studied. What are all the avenues available to encourage slower, smarter development in our city?
7. At 13103 N. San Fernando Rd., **Robert's Iron Works wants a Conditional Use Permit to allow continued use and maintenance of a 2,570 sq-ft iron works fabrication shop**, and in addition, to skip the required minimum 5-foot landscaping and 50% transparent windows normally required on all public streets.
8. Proposed **13 homes on 94,000 sq-ft at 13147 N. Gladstone Ave, Near Polk. Zone change from RA-1-K to R1-1-K and a General Plan Amendment required**. Builders are Glen Gorski of RAMCO Engineering and Victor Valle of Sierra Del Valle Realty. Surprise hearing was 6/30/06.
9. Proposed **12 small-lot homes and 5 multi-family residences on 29,256 sq-ft. at 12739, 12745 & 12751 Bradley Avenue**, by Civil Land Engineers of Downey, for an undisclosed client.
10. Report on meeting with Anita from Planning Dept.
11. **Shall we make a list of opportunities** (community organizations, projects, activities, etc.) **for builders to directly in our community as they profit from building here?**
12. **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)?
13. Previous tabled item: 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.**
14. 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?**

15. Discussion on any **new information on previously discussed projects or appeals.**
16. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda**
17. **Comments and requests for future agenda items** from Committee members or Stakeholders.
18. Next meeting date and adjournment

[Remove after 07/21/06]

(Approved BB71406)