

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 August 3, 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. **Proposed by Mark Lovequist of MWH Development(Mark Handel) – wants to build 250 condos on Foothill at Harding(Tentative Tract No.62816) in the last remaining acreage of commercial corridor in Sylmar.**
4. **Tabled from 7/20/06: 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% bonus) 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%. First hearing was Friday, July 14 at 1:30 PM in Van Nuys.

5. **Tabled from 07/20/06:** We have requests to stop building in Sylmar until infrastructure catches up. What are all the avenues available to slow, smarter development in our city?
6. **Tabled from 07/20/06:** 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.
7. **Tabled from 7/20/06: Proposed at 13147 Bradley, 13 single-family homes on 94,039 square-ft. Requires a General Plan Amendment and a Zone Change from RA-1-K to (t)(Q)R1-1-K.** First hearing was on June 30, 2006. Next meeting is CPC on 09-28-2006. We haven't seen detailed plans from the builder. Builders are Glen Gorski of RAMCO Engineering and Victor Valle of Sierra Del Valle Realty.
8. **Any additions to our list of opportunities** (community organizations, projects, activities, etc.) **for builders to directly in our community as they profit from building here?**
9. **Tabled from 07/20/06:** Are there **additional CC+R conditions that can be suggested/recommended to developers that would further enhance the quality of life in our community.** Possibly revisit Interim Control Ordinance.
10. **Tabled from 07/20/06:** 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.**
11. **Tabled from 07/20/06:** 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? Establish guidelines re:recommendations prior to developers having public-hearing dates.**
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 08/04/06]

(Approved BB73106)