

CITY OF LOS ANGELES

Sylmar Neighborhood Council

CALIFORNIA

SYLMAR NEIGHBORHOOD COUNCIL

OFFICERS
PRESIDENT: Tammy Flores
VICE-PRESIDENT: Bonnie Bernard
TREASURER: Richard Yamauchi



13515 1/2 Hubbard Street
Telephone: (818) 833-8737
FAX: (818) 833-8707
EMAIL: SylmarNC@verizon.net
Website: SylmarNC.org

LAND USE COMMITTEE CHAIRS

Patty Hug
Nick J Krall

SNC Secretary: Doris Jacobs

SYLMAR NEIGHBORHOOD COUNCIL

LAND USE COMMITTEE AGENDA

Sylmar Neighborhood Council Office

13515 1/2 Hubbard Street

Sylmar, CA 91342

Thursday May 18, 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**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator, Leyla Campos at (818)756-8523 or e-mail to lcamos@mailbox.lacity.org

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 (5+) committee members.
3. **Continued: Dennis Kazarian of California Mobile Home Parks plans a 4-home subdivision(not mobile homes) of 4.39 acres at the end of Shablow Avenue east of Tibbets Street.**
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.**

5. Previous tabled item: Dr. Navarro **proposes a dental office on Hubbard St. at Glenoaks Bl. above the UltraMar gas station. The proposal needs a Conditional Use Permit.**
6. Previous tabled item: Continued from March 2, 2006: consideration of application for **Conditional Use Permit, to serve beer and wine within 500 feet of an A or R Zone,** applied for by Jose Cortez **at 13031 North Glenoaks Blvd (Southwest corner of Polk & Glenoaks)** in an existing 2400 sq-ft restaurant.
7. Hearing coming up Friday, May 26, 2006 9:30 AM regarding **D&S Homes proposed mixed-use project (10,115 sq-ft commercial space and 141 multi-family apartments) at 13260 Maclay Street.**
8. **Proposed 27-condominium development on 40,841 net sq-ft. at 13435 N Hubbard Street** between Wheeler and Gladstone. Application for **subdivision and Zone change** from RA-1-K to RD1.5-1.
9. Discussion on any **new information on previously discussed projects or appeals.**
10. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda**
11. **Comments and requests for future agenda items** from Committee members or Stakeholders.
12. Next meeting date and adjournment

[Remove after 05/19/06]

Approved BB51506