

# CITY OF LOS ANGELES

## Sylmar Neighborhood Council

### OFFICERS

PRESIDENT: Tammy Flores  
VICE-PRESIDENT: Bonnie Bernard  
TREASURER: Richard Yamauchi  
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### LAND USE COMMITTEE CHAIRS

Patty Hug and Nicholas Krall

CALIFORNIA



## SYLMAR NEIGHBORHOOD COUNCIL

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SNC Secretary: Doris Jacobs

## SYLMAR NEIGHBORHOOD COUNCIL

### LAND USE COMMITTEE AGENDA

At Dyer Street School

14500 Dyer Street

Sylmar, CA 91342

Monday May 23, 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. Discussion of results of the May 28 LU **Strategic Planning** Meeting and the recommendations to the Board for the May 19 Board of Director's meeting. Implement decisions. Discussions and/or possible LU Committee Action.
3. Continued: Discussion of the result of the appeal against the **So. Cal. Edison plans to lease land for the building and operation of a 25-bldg Self-Storage businesses behind homes, from Olive View toward Polk Street.** And on-going issues with the larger plan to give open space to the Hansen Dam area financed by leasing land to businesses in Sylmar. Hearing on the appeal against the approval of the Self-Storage project was on **Thursday, May 19, 2005 after 4:30 PM**, at 6262 Van Nuys Blvd. Discussion for possible action and recommendation to the Board.
4. Previously tabled item: 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.
5. Previously tabled item: Discussion of **proposed 6(reduced from 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.** Hearing Officer approved on April 22, 2005. The ruling is appealable. For possible action and recommendation to the Board.

6. Discussion of **proposed 5-lot single-family subdivision on 25,350 net square foot site in RA-1 at 15235 Nurmi Street** (at the very end of Nurmi St, SW of San Fernando Rd and 1 block NW of Polk St.). **Hearing was held on May 19<sup>th</sup>, before we could have a local meeting to discuss the project.** For possible action and recommendation to the Board.
  
7. Previously tabled item: **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.** **Hearing is scheduled for Friday, June 1, 2005 at 2:00PM.** The applicant is Hagop Sargasian & SY Development. Discussion for possible action and recommendation to the Board.
  
8. Discussion of **Variance, requested by Arutyun and Eranouhi Keshishyan, to allow an automotive repair and maintenance yard having open storage of trucks, vehicles, a mobile trailer, and auto parts on a 28,770 square-foot lot in the RA-1-K zone at 13745 Sayre Street next to homes and the Edison power lines.** The Zoning Administration hearing will be on Monday, June 6, 2005 at 2:00 PM. Discussion for possible action and recommendation to the Board.
  
9. Discussion of **proposed 4-story, 60-unit apartment building on 53,339 square feet at 13710 Foothill Blvd.** There will be a hearing before the City Planning Hearing Officer on Friday, June 10, 2005 at 1:30 PM. For possible action and recommendation to the Board.
  
10. Discussion on any **new information on previously discussed projects**?
  
11. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda** for possible action and recommendation to the Board.
  
12. **Comments and requests for future agenda items** from Committee members or Stakeholders.
  
13. **Closing Remarks & Adjournment**

[Remove after May 24, 2005]

Approved BB51805