

# 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 13515 ½ Hubbard Street Sylmar, CA 91342 Monday June 6, 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.
3. Continued: Status of anticipated 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.** 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. Previously tabled item: 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.). **At a hearing on May 19<sup>th</sup> the zone-change was approved.** 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 3, 2005 at 2:00PM.** The applicant is Hagop Sargasian & SY Development. We're hoping to hear more feedback from the immediate neighbors. Discussion for possible action and recommendation to the Board.
8. Continued item: **15241, 15251, 15255 Roxford St. at DeGarmo Ave.** The developer should be **presenting another modified option combining equestrian and non-equestrian homes.** The architect and engineer listened to neighborhood feedback at our last meeting and are working toward a compromise. Discussion for possible action and recommendation to the Board.
9. Homeowner/builder at 13222 N. Gladstone Ave. wants to discuss options for an additional dwelling on his property that might receive community support. He is seeking to **subdivide a 0.46 acre site in RA-K zone at 13222 N. Gladstone Ave Parcel map no:AA204-4418-PMLA** at the corner of N. Gladstone and Beaver Street. There original request to add 2 dwellings was denied. Discussion for possible action and recommendation to the board.
10. Discussion of **proposed 4-parcel subdivision of .8 acre in R1-1 zone at 15315 West Bledsoe, SW of San Fernando Road.** Hearing at Marvin Braude Bldg. is scheduled for Thursday June 16, 2005 at 1:20 PM. Discussion for possible action and recommendation to the board.
11. Discussion on any **new information on previously discussed projects**?
12. Discussion of **recent pending hearing notices that have not been otherwise listed on this agenda** for possible action and recommendation to the Board.
13. **Comments and requests for future agenda items** from Committee members or Stakeholders.
14. Closing Remarks & **Adjournment**

[Remove after June 7, 2005]