

CITY OF LOS ANGELES

SYLMAR NEIGHBORHOOD COUNCIL

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**SYLMAR NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE MEETING MINUTES**

Wednesday, June 25, 2014, 6:30 p.m. – 9:00 p.m.

El Cariso Park (Small Community Building), 13100 Hubbard St., Sylmar, CA 91342

Wally Aguilar, Chair

1. Call to Order @ **6:33 PM**
2. Appointing and Seating of new Committee Members: **Committee to consist of George Ortega, Jeh Meher, Patty Hug, Cheri Blose, Lucille Floresta.—Dan Feinberg and Eugene Hernandez both objected to the next committee.**
3. Roll Call and self-introductions: **committee all present except for Lucille Floresta has been excused from attending this meeting as she is out-of-town.**
4. Minutes from the June 4, 2014 Planning and Land Use Committee Meeting, Patty Hug make motion to approved, seconded by Cheri Blose- Passed and carried and Approved
5. Housekeeping: Cheri Blose will be taking minutes. When comments from stakeholders are requested, please raise your hand, provide your name when called upon, and keep comments/presentations brief and to the point. Do not speak until called upon so that Cheri can properly record the minutes.
6. Public Officials, Community Representatives and Committee Member announcements and presentations: **Claudia Rodriquez from LA City, Planning Equestrian to be heard July 1, 2014 File # CF140389, We would like to produce an outline for realtor's to learn and to be able to present to prospective equestrian buyers.**

Old Business

7. Update on 16325 Silver Oaks Legends of Cascades - Mark Armbruster, Esq., Armbruster, Goldsmith and Delvac LLP: **Table until the 7/23/14**
8. Report and discussion on new information on previously discussed projects or appeals. **None**

New Business

9. Presentation, discussion and possible action on Solar Panel Proposal (Council File #:14-0331) - **Nancy Woodruff, VP of Administration, Foothill Trails District Neighborhood Council: Nancy Woodruff reported about the current "Solar Farm" Project on 2 ½ acres for approximately 3500 square feet project. The planning commission voted to oppose this project. Council Motion made by Felipe Fuentes CIS Requesting great control over these projects, currently there are 304 of these projects planned for the City of LA, 7 to 9 are in the Sylmar Zip Code. The developers are from Wall St. in New York, not the small local producers they present themselves. These projects to do follow CIS**

California guidelines, working basis 2012. Governor's office, exceptions for on-site roof top parking only does not mention bare land. Motions made by Patty Hug to support the opposition to these projects and asking for further information, seconded by Jeh Meher, Passed and Carried, Approved, George Ortega Abstained.

- 10.** Presentation, discussion, possible action on Zone Change Application for 13110 Wheeler (between Lazard and Gridley Sts.), Case No. APCNV 2014 1577 ZC, "from (T)RS-1 to (T)(Q)R1-1. The project involves a 7 lot subdivision (approved under case # TT-54288. 1 SFD to remain and 5 new SFD, 1 lot to remain vacant: Architect: Ken Stockton, Ken Stockton Architects Inc 818.888.9443, kstockton@stocktonarchitects.com Realtor: Dan Rosales Jr., J.D., DR Realty Tel: (818) 675-6418, dan@danrosales.com
Presented by Ken Stockton, comments about size of homes, set-backs, recommended that make this project smaller. Entire committee opposed this project as presented and recommended that the owner go back and rework this project and re-present
- 11.** Presentation, discussion on LA City Planning Commission Master Land Use Permit Application (Case #ZA 2011 2712-CUB-CUX-PA1) for Casa Torres. Requesting plan approval from Office of Zoning Administrator for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment and dancing, in conjunction with a new restaurant. A separate application is being requested off-site sales of alcoholic beverages in conjunction with a request to expand existing restaurant with a gift shop inside to promote sales of alcoholic beverages that patrons can purchase for off-site consumption. Applicant: Albert Gonzalez, Extra Hubbard, LLC Tel: (818) 521-1739 Contact Person: Sean Nguyen, EZ Permits, LLC Tel: (818) 880-6289, sean@ezpermits.com
Presented by Sean Nguyen, questions were asked about the limited parking (short 16 spaces, security guards, recommended to but the additional items on hold, motions was make to accept the current CUP by Patty Hug, Seconded by Jeh Meher. Passed and carried Approved
- 12.** Discussion of recent pending hearing notices that have not been otherwise listed on this agenda. **NONE**
- 13.** Public Comments on non-Agenda items within the Committee's subject matter jurisdiction:
 - 1. Stakeholder John complained about illegal dumping by San Diego Estates.**
 - 2. Diane Valencia presented that there was a horrible accident where two young men were killed while speeding up and down Harding Street, this is a private road and the police do nothing and will not patrol at it is on private property.**
- 14.** Committee Member Comments on subject matters within the Committee's jurisdiction. Cheri reported that the Sylmar Chamber recommended to the city for smart growth for the commercial space in our community.
- 15.** Future Agenda Items: **Please submit in writing to the Committee before July 17, 2014, Next Meeting date: July 23, 2014, 6:30 p.m., EL Cariso Park (Small Community Building), 13100 Hubbard St., Sylmar, CA 91342.**
- 16.** Closing Remarks, Announcements, Acknowledgements and Adjournment. **Meeting adjourned at 8:38 PM**