

CITY OF LOS ANGELES

**SYLMAR NEIGHBORHOOD COUNCIL**

**PRESIDENT: Ann Job**

**VICE PRESIDENTS:**

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Communications: Kathy Grubert

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**PUBLIC RELATIONS: Maria Silva**



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**SYLMAR NEIGHBORHOOD COUNCIL  
PLANNING AND LAND USE COMMITTEE MEETING SPECIAL AGENDA  
Wednesday, October 8, 2014, 6:30 p.m. – 8:30 p.m.  
Concordia Junior/Senior High School, 13570 Eldridge Ave., Sylmar, CA 91342  
Cheri Blöse, Interim Chair**

The Agenda is posted for public review at: 1) Sylmar Recreation Center, 13109 Borden Ave., Sylmar, CA 91342; 2) Sylmar Branch Library, 14561 Polk St., Sylmar, CA 91342; 3) Mission College, Office of the President posting location, 13356 Eldridge Ave., Sylmar, CA 91342; 4) Roxford Veterinarian Clinic, 13571 Glenoaks Blvd., Sylmar, Ca 91342; and 5) Ross Liquor, 12643 San Fernando Rd.; As a courtesy, and as time permits, agendas may be emailed to Stakeholders if requested. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://www.SylmarNC.org).

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 days (72 hours) prior to the Meeting you wish to attend by contacting Cheri Blöse at [Cheri.Blöse@SylmarNC.org](mailto:Cheri.Blöse@SylmarNC.org)

**1. Call to Order**

**2. Roll Call** and self-introductions. Please sign in with your e-mail address so we may notify you of SNC meetings and alerts.

**3. Review & Discussion** about meeting dates to keep on Wednesday or move to Thursday.

**4. Minutes Approval** from the August & September Planning and Land Use Committee Meeting.

**5. Housekeeping**, Leah Blöse 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 Leah can properly record the minutes.

**6. Public Officials, Community Representatives and Committee Member announcements and presentations.**

**Old Business**

**7. Review, discussion and possible action about zone variance and appeal filed for the project located at 12361 & 12385 North San Fernando Road, Case No ZA2013-1577; variance to include less parking, separation space of 6 feet instead of 12 feet and removal of all common open space from 175 square feet to 0. And to write a letter to the ZA and Michael LoGranda, City Planning Director: and to formally request Councilman Felipe Fuentes to intervene. Architect: Ken Stockton, Ken Stockton Architects Inc. 818.888.9443, [kstockton@stocktonarchitects.com](mailto:kstockton@stocktonarchitects.com), Rogelio Navar & Shawn Evenhaim of California Home Builders**

**8. Review and discussion about a small lot subdivision for 22 market Rate Single Family Homes at 13245 Hubbard Street: Presented by Jim at 818 398-6418 or while David Spiegel at 818.404.1443 [spiegelhomes@aol.com](mailto:spiegelhomes@aol.com)**

**9. Presentation, discussion on LA City Planning Commission Master Land Use Permit Application (Case #ZA 2011 2712-CUB-CUX-PA1) for Casa Torres. 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

**10. Report and discussion on new information on previously discussed projects or appeals.**

**New Business**

**11. Discussion and possible action about the SNC Board reaction to the projects located at 13506 Glenoaks Blvd Sylmar, CA 91342 - Market Rate Single Family Homes; and Roxford Homes 15248-60 Roxford Street, Sylmar CA 91342 – and how we need to present in future to avoid the current reaction to our projects.**

**12. Discussion of recent pending hearing notices that have not been otherwise listed on this agenda.**

**13. Public Comments** on non-Agenda items within the Committee's subject matter jurisdiction.

**14. Committee Member Comments** on subject matters within the Committee's jurisdiction.

**15. Future Agenda Items:** Please submit in writing to the Committee before November 5, 2014. **Next Meeting date:** TBA for September \_\_\_\_, 2014, 6:30 p.m., At TBA

**16. Closing Remarks, Announcements, Acknowledgements and Adjournment.**

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 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.

Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org).

[Remove after October 8, 2014]