

CITY OF LOS ANGELES  
California



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**SYLMAR NEIGHBORHOOD COUNCIL**  
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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE  
SPECIAL MEETING AGENDA**

**Wednesday, August 8th, 2018 6:30 pm to 9:00 pm**

**Sylmar Neighborhood Council Office, 13521 Hubbard St. Sylmar, CA 91342**

**Peter Postlmayr, Chairperson**

The Agenda is posted for public review at the Los Angeles Public Library (Sylmar Branch), 14561 Polk Street, Sylmar, CA 91342. Agendas may also be found on the SNC website at [www.SylmarNC.org](http://www.SylmarNC.org). You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

**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 three business days (72 hours) prior to the meeting you wish to attend by contacting Peter Postlmayr by phone (818) 833-8737 or email: [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org).**

- 1. Call to Order (1)**
- 2. Roll Call**
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2)
- 4. Public Comment on matters not appearing on the agenda. (10)**
- 5. Discussion and possible action to approve Meeting Minutes:** July 11th, 2018 Planning & Land Use Committee Meeting. (5)
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
  - a. Questions / Comments about Announcements from Committee Members and Public.
- 7. Discussion: 13245 West Hubbard** Lisa Webber, a Planner with the City, called and informed us that Watt Companies has withdrawn their request: DIR-2017-5457-CLQ Modifications to Q Conditions allowing change to elevations from Mediterranean to Modern.
- 8. Presentation, Discussion and Possible Action: 12831-12841 W. Maclay Street** The site is 6.01 acres that has historically been used for institutional/nursing home use. The facility was built in 1963 and originally approved for, operating as, a 260-bed convalescent care/nursing home. Currently, the 50,200 sf. building is operating as a Skilled Nursing Facility licensed for

141-beds. The Project is now requesting an Eldercare Facility Unified Development Permit. They propose to demolish the 3,873 sf., one-family dwelling on the northern section and construct a new 70,205 sf., 107-room Eldercare Facility in the A1-1 Zone. With Assisted Living on two floors and Alzheimer's/Dementia Care on a one-story section. 45 surface parking spaces will be provided.

- 9. Discussion and Possible Recommendation - 15523-15533 Cobalt Street ENV 2018-649-EAF** Proposed development of twelve (12) single family residences on 72,296 SF, 1.67 acres. Property current zone R1-1 and proposed zone R1-1. Developer presented information in April and committee requested additional information as available.
  - 10. Discussion and Possible Recommendation.** Expanding the number of member on the Planning and Land Use Committee.
  - 11. Reporting and Discussion:** Status of Projects previously presented to the Committee. Various (10)
  - 12. Committee Member Comments on subject matters within Committee's jurisdiction.** (5)
  - 13. Future Agenda Items:** Please e-mail the PLUC Chair at [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that months' meeting. Next Meeting August - 15523-15533 Cobalt Street ENV 2018-649-EAF Proposed development of twelve (12) single family residences on 72,296 SF, 1.67 acres. Property current zone R1-1 and proposed zone R1-1. (5)
  - 14. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)**
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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 Committee 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. Comments from the stakeholders on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a stakeholder may become the subject of a future Board meeting.

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.

\*PUBLIC ACCESS OF RECORDS - In compliance with Government Code section 54957.5 non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be viewed by visiting our website at <http://www.SylmarNC.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact committee Chair Peter Postlmayr at 818-833-8737 or email: [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org).

Si requiere servicios de traducción, favor de notificar a la oficina 3 días de trabajo (72 horas) antes del evento. Si necesita asistencia con esta notificación, por favor llame a nuestra oficina al (818) 833-8737.

Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)  
(Remove after August 8th, 2018)