

CITY OF LOS ANGELES

California



SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Andres Rubalcava

VICE PRESIDENTS:

Administration: Brielle Acevedo

Communications: Donald Zelaya

SECRETARY: vacant

TREASURER: George Ortega

Office: 13521 Hubbard Street
Sylmar, CA 91342

Mailing: P.O. Box 921023

Sylmar, CA 91392-1023

Telephone: (818) 833-8737

E-mail: Board@SylmarNC.org

**Sylmar Neighborhood Council
General Board Meeting –Agenda
Thursday, June 24, 2021 – 6:30 PM**

Zoom Meeting Online: <https://us02web.zoom.us/j/89371968816>

Join by Telephone: Dial (669) 900-6833 to Join the Meeting

Then Enter This Webinar ID: 893 7196 8816 and Press #

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico board@sylmarnc.org o por telefono 818-833-8737 para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID-19, THE BOARD OF SYLMAR NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY.

Every person wishing to address the Board must dial (669) 900-6833 and enter 889 5695 6027 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public 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 member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.

6:30-6:31

1. Call to Order

6:31-6:32

2. Welcome and Housekeeping

6:32-6:45

3. Public comment on items not on the agenda.

- | | |
|-------------------|---|
| 6:45- 7:05 | 4. Updates form public officials. |
| 7:05- 7:15 | 5. Discussion and possible action on adopting a letter of opposition to the Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption and 24 hour operation at 15206 W. Roxford St.- ZA-2020-7049-CUB. Letter is Attachment A. |
| 7:15- 7:25 | 6. Presentation from LGBTQ+ Alliance by Chloe R. Ziegler https://www.lalgbtqalliance.org/ |
| 7:25-7:35 | 7. Presentation from Fire Station 91 – Given by Captain I, Jared Kerns (<i>Based on time and availability</i>) |
| 7:35-7:45 | 8. Presentation on Firework Safety , by Tom Weissbarth |
| 7:45- 7:55 | 9. Presentaion from Los Angeles County Assessor by Jeffrey Prang, Tax-Savings opportunities for both home and business owners & Proposition 19. |
| 7:55- 8:05 | 10. Discussion of updates to the SNC website and host research. |
| 8:05-8:10 | 11. Discussion and possible action to approve April 2021 Monthly Expenditure Reports (MERs). MERs are Attachment B. |
| 8:10- 8:20 | 12. Presidential appointment of temporary committee chairs, Secretary, and Treasurer until September 22, 2021. |
| 8:20-8:30 | 13. Discussion and possible action appointment of Ivan Gutierrez to the Board – Home Owner. |
| 8:30- 8:35 | 14. Announcement of Sylmar Neighborhood Council vacancies and application process. Application is Attachment C. |
| 8:35- 8:40 | 15. Discussion on planning SNC Board retreat. |

8:40- 8:45

16. Board Member Updates and Announcements

8:45- 8:50

17. Future Agenda Items: Write to Executive Board by email at ExecutiveBoard@SylmarNC.org or mail Executive Board c/o Sylmar Neighborhood Council, P.O. Box 921023, Sylmar, CA 91392-10

8:50- 9:00

18. President’s Closing Remarks, Acknowledgement, and Adjournment

THE AMERICAN WITH DISABILITIES ACT 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, assisted 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 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

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 board in advance of a meeting may be viewed at the neighborhood council office, at our website 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 Sylmar Executive Board Members: executiveboard@sylmarnc.org

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows: • Our office located at 13521 Hubbard St. Sylmar, CA 91342 • Sylmarnc.org • You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the NC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website.

Officers
President: Andres Rubalcava
Vice President of Administration: Brielle Acevedo
Vice President of Communications: Donald Zelaya
Treasurer: George Ortega
Secretary:

June 24, 2021

DRAFT

Kora McNaughton, City Planner
City of Los Angeles
6262 Van Nuys Blvd, Room 430
Los Angeles, California 91401

kora.mcnaughton@lacity.org

Re: 15206 Roxford Street – New 7-11 Convenience Market ZA-2020-7049-CUB
Allowing the Sale of Beer and Wine for Off-Site Consumption in conjunction with a 2,354-sf market.

Ms. McNaughton,

The Sylmar Neighborhood Council voted to **Oppose the CUP** at its June 24th meeting and request the Planning Department deny the application.

The Sylmar Planning and Land Use Committee (PLUC) held three public meetings this year in February, March and May and the Sylmar Neighborhood Council (SNC) held a public meeting on April 29th on the above referenced item. The CUP discussions are about:

1. To Allow the sale of beer and wine for off-site consumption in conjunction with a new 7-11 convenience market located at the corner of Roxford and Glenoaks; and,
2. Request to operate 24 hours daily in the C1-1VL-K-CPIO zone with sale of alcohol from 6am-2am daily in lieu of the restricted mini-shopping center-commercial corner permitted hours from 7:00am-11pm daily.

At the public meetings, information was presented by Sherrie Olson with PLRC, Owners Rep. and Mr. Meherban Sachdeva the owner. At the first two PLUC meetings no neighborhood objections to the request were presented however, at the April SNC meeting there were numerous residents and stakeholders who objected and the SNC referred the matter back to the PLUC to redraft what was originally recommendation for support. In May the PLUC heard the objections from the community and now recommend Opposing the CUP. The primary objections are selling of alcohol, expanded hours of operations and impacts from delivery, security, privacy, trash and noise to the surrounding residential uses.

It was stated there are numerous of other locations close by to purchase alcohol and no need for another location in the middle of a residential area. As you are aware, this intersection has commercial uses on three corners and residential on the fourth. These commercial uses are completely surrounded by a multi-family and single-family residential neighborhood. Existing commercial businesses on the three corners close before or by 11pm keeping the area quite in the evenings. Allowing expanded hours for the market would impact the quiet and peaceful enjoyment of the residential uses. Other concerns:

- The property line wall affords little privacy or security to the adjacent multi-family housing as the market parking area is a several feet higher than the adjoining property. The wall/fence should be extended to provide privacy, security, deter trespassing and block vehicle lights.
- Parking lot lighting should also not be cast onto the residential areas.
- Store deliveries should be prohibited from 9:00 p.m. to 7:00 a.m. to avoid noise impacts during the night and early morning.
- Outside security camera should be restricted from taking videos of adjoining residential units, grounds and windows.

For the reasons stated above, the **Sylmar Neighborhood Council voted to Oppose the CUP** at its June meeting and request the Planning Department deny the sale of beer and wine for offsite consumption and deny extending the hours of operations beyond what is allowed in the C1-1VL-K-CPIO zone (7:00am to 11pm daily). After denial of the CUP and should the owner desire to open the market, the SNC also requests the Planning Department include conditions to address the privacy, security, lighting, delivery hours and video concerns as stated above.

In closing, this predominantly residential area desires to maintain its character and limit business hours to those allowed, reduce after hours traffic, loitering, noise and for existing retail to be more involved in the neighborhood and in discussions with residents about their concerns. The market “New Branding”, “Healthy Foods = Healthy Life” floor plan and product displays are attractive and appear they would provide convenient shopping with a quality/fresh product line desired by residents. It was represented that the store would be well run and involved with the community as is with their other market.

Respectfully,

Peter Postlmayr
Chair, Sylmar Planning and Land Use Committee

c:	Meherban Sachdeva	562-382-3180	sachdeva.maan@gmail.com
	Sherrie Olson, Owners Representative	909-519-1816	sherrieolson2@gmail.com
	Monica Rodriguez, City Councilmember 7 th District		

Monthly Expenditure Report



Reporting Month: May 2021

Budget Fiscal Year: 2020-2021

NC Name: Sylmar Neighborhood
Council

Beginning Balance	Total Spent	Remaining Balance	Outstanding	Commitments	Net Available
\$10739.32	\$0.00	\$10739.32	\$2800.00	\$0.00	\$7939.32

Budget Category	Adopted Budget	Total Spent this Month	Unspent Budget Balance	Outstanding	Net Available
Office	\$31620.51	\$0.00	\$12989.32	\$2800.00	\$10189.32
Outreach		\$0.00		\$0.00	
Elections		\$0.00		\$0.00	
Community Improvement Project	\$1750.00	\$0.00	\$1750.00	\$0.00	\$1750.00
Neighborhood Purpose Grants	\$1000.00	\$0.00	\$-4000.00	\$0.00	\$-4000.00
Funding Requests Under Review: \$0.00		Encumbrances: \$0.00		Previous Expenditures: \$23631.19	

#	Vendor	Date	Description	Budget Category	Sub-category	Total
Subtotal:						\$0.00

#	Vendor	Date	Description	Budget Category	Sub-category	Total
1	Sylmar Plaza Shopping Center, Inc.	05/27/2021	Motion to approve Administrative Budget for the Fiscal Year 2020/2021 as required by the Office of the City Clerk. Payment of the rent for the month of June 2021 on the SNC office.	General Operations Expenditure	Office	\$1400.00
2	Sylmar Plaza Shopping Center, Inc.	05/27/2021	Motion to approve Administrative Budget for the Fiscal Year 2020/2021 as required by the Office of the City Clerk. Payment of the rent for the month of May 2021 on SNC office.	General Operations Expenditure	Office	\$1400.00
Subtotal: Outstanding						\$2800.00

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**Sylmar Neighborhood Council
Application for Consideration of Appointment**

Name:

Occupation:

Home Address:

City, State, Zip Code:

Home Phone:

Work Address:

City, State, Zip Code:

Work Phone Number:

Mobile Phone Number:

Preferred Email address:

Vacant Board Seat you are applying for:

Stakeholder Qualification – Please provide a brief statement as to how you qualify as a community stakeholder for this Board seat:

(Please also provide documentation that substantiates your status as a Sylmar stakeholder. “Stakeholders” shall be defined as those who live, work or own property in the neighborhood and to those who declare a stake in the neighborhood as a community interest stakeholder, defined as a person who affirms a substantial and ongoing participation within the Neighborhood Council’s boundaries and who may be in a community organization such as, but not limited to, educational, nonprofit and/or religious organizations (Ordinance No. 182830 effective January 26, 2014).)

Please answer the following questions:

- 1. Why do you wish to participate on the SNC Board?**

2. What are your goals for the community?

3. What areas of community service particularly interest you?

4. Do you have any special interests that might conflict with Neighborhood Council responsibilities?

5. Please return this form by email to: Andres.Rubalcava@SylmarNC.org and ExecutiveBoard@SylmarNC.org

If you have any questions, please do not hesitate to call us at (818) 833-8737. Thank you for your interest in the Sylmar Neighborhood Council! Sylmar Neighborhood Council Board Member Application Revised 6-21-21