

CITY OF LOS ANGELES
California



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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING APPROVED MINUTES**

Wednesday, August 11, 2021 6:30 pm to 9:00 pm

Zoom Meeting Online or By Telephone

**Please use the link <https://us02web.zoom.us/j/84653090795> to join webinar; and/or,
Dial (669) 900-6833 enter ID 846 5309 0795 and Press # to join the Meeting via Phone
Peter Postlmayr, Chairperson**

1. **Call to Order** (1) Start Meeting 6:31 pm.
2. **Roll Call** (1) George Ortega, Cheri Blose, Patty Hug and Peter Postlmayr ; Lucille Floresta joined @6:37pm
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2) Online Meeting
4. **Public Comment on matters not appearing on the agenda.** NONE
5. **Discussion and Possible Action to approve Meeting Minutes:** Patty comments of George Ortega being omitted from July meeting minutes. Fixed in meeting by Peter to include George in attendance. Patty Hugs moves to accepts meeting as corrected, 2nd by Cheri.
George – Y. Patty – Y, Cheri – Y.
Minutes approved.
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
 - a. Representative Juan Solorio from Councilwoman Monica Rodriguez office present for discussion on other agenda item but no comment at this.
 - b. Representative Hernandez from Assemblywoman Luz Rivas office to comment to other agenda item but no comment at this time.
7. **Discussion and Possible Action: 14971 Foothill – at Roxford CPC -2021 – 1056-CU-DB-SPR-HCA** A 5-story, 61 Foot in Height Mixed Use Project with 132 dwelling units and 1,337sqft of commercial space with basement and ground level parking.
Earlier discussion on this project at previous meetings includes concern over Equestrian Trail that goes up Roxford along this property for trail access to the mountain. And the concerns regarding very limited parking on the property and on the limited street parking in this area especially for the size and occupancy capabilities for the size and number of units proposed for this project. Especially with limited access to public mass transportation. And the concern that the developer is taking advantage of state mandated parking & occupancy bonuses with them providing a limited number of affordable housing.

Peter provided overview with photo overview with community concerned stated in previous meetings – available, or lack of, parking for building and overflow for it into the residential neighborhood, equestrian trail access around & height of building.

Representative for owner

Cheri raised concern for size of this project in density and height with our lack of fire response available. Only one station, one truck, and no hook & ladder in Sylmar.

Community comments -

Raquel Trajio – resident at Roxford/Foothill discussion concern of existing high traffic and crimes already existing in area. Lack of police response already and how this will get worse with such high-density building. Lack resident of parking and available public parking. No need for so many bicycle parking.

Tom – request verification how much response and possible input the community is able to have with new laws. If we will be request changes with help from local council office. And how this building will impact other immediate neighbors.

Eddie – question procedure of approval of application and how it impacts local infrastructure.

Governmental Response-

Rep Julissa Hernandez from Assemblywoman Luz Rivas makes statement that while the Assemblywoman has no stand on this exact project but supports type of development to aid with 'housing crisis.' States that while new bill SB3-30 should help with this the approval of new building still lands in local jurisdiction review and approval.

Rep Paula Rodriguez from Councilwoman Monica Rodriguez CD7- discussed limitations for objections available with SB3-30 that are enforceable. Discretionary are not able to be enforced such as more available parking and community enrichment requests. Only Quantifiable are only allowed to be enforced – such as density and traffic concerns. As of meeting date the building application was returned and on hold for being incomplete and is currently at 0%. No current application or meeting available at this time. All previous comments and concerns will follow any new application and permit reviews.

Rep Juan Solorio from Councilwoman Monica Rodriguez CD7 – Informed that community comment and outreach meetings will continue for 120 days once the application is received and considered complete. No available dates for future meetings at this time. He will send staff building representative information with Peter to share later for people to get on the Interested Party List.

Peter request clarification with SB3-30 how many low income units does developer need to provide for bonus density and parking reduction are entitled to. Answer not immediately available but Julissa will provide to Peter to share with stakeholders.

Project Applicant Christopher Pak, lead developer to comment – they are taking all concerns in consideration. Working with DOT to accomplish equestrian trail along project. Request letter and comments to help with working with city agencies. Will request to be able to give presentation when their application is complete and proposed changes are available to share.

- 8. Discussion and Possible Action: 13361 Glenoaks CPC-2013-1495-CU-PA1-1A Plan**
Approval to meet condition #36 of original approval. Request for review conditions. Existing 6-12 School. No Change to proposed use. Zone is RA-1-K. 196 Parking Spaces.

Tom provided list of conditions- Condition 36 – Entitlement Review is current question.

Comments -

Jennifer – local neighbor states that traffic condition are bad and requests a light for Glenoaks & Cobalt.

Patty – states that traffic and parking during pick-up & drop-off is very difficult. And even though the school puts up cones there is no enforcement, so parents ignore them causing additional traffic and hazards.

Patty moves to compile all information and comments to put in a letter and send to the planner and 2nd by Cheri. No further comments.

George- Y, Lucille- Y, Patty- Y, Cheri- Y.

George to draft first letter for review.

9. Discussion and Possible Action: 12744 San Fernando Road ZA-2021-4570-ZAA

Demolition of two existing buildings (110,940sqft) and construction of a new 146,746 Sqft warehouse containing 6,600 sqft office space, 27 loading docks and 121 parking spaces.

Height, Yard and building line adjustments 20% slight modifications. Applicant Kreger 310-838-2400

Developer requested to be moved to September meeting.

10. Discussion: PLUC needs assistance with meeting minute taking.

Cheri states that Leah may be interested and will contact Peter.

11. Follow Up on Past Discussions: Past Projects (15)

a. 13821 & 13827 Eldridge at corner of Polk St.

Cheri questions the proposal of building 4 houses if it can maintain equestrian keeping. Patty review map to determine these lots are in K-zoning.

Tom finds they submitted for small lot subdivision permit and zone break in 2-2019.

Discussion of lot size under review. Cheri to review it more and get back to in next meeting.

12. Committee Member Comments on subject matters within Committee's jurisdiction. (5)

None

13. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting. (5)

Closing Remarks, Announcements, Acknowledgements and Adjournment (5)

Peter – thanks everyone for input especially with item #7 with its difficulty. Shares that the rep from Hertzberg was unable to attend meeting do to staffing limits and prior commitment for the Senator.

8:11pm Ajornment

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.

*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.

Committee Meeting Minutes are available on the SNC website www.SylmarNC.org