

CITY OF LOS ANGELES
California

PRESIDENT: Christian Rubalcava
VICE PRESIDENTS:
 Administration: Andres Rubalcava
 Communications: David Gonzales
TREASURER: George Ortega
SECRETARY: Michelle Underwood

SYLMAR NEIGHBORHOOD COUNCIL
P.O. Box 921023
Sylmar, CA 91392-1023
Telephone: (818) 833-8737
E-mail: Board@SylmarNC.org
Website: www.SylmarNC.org

SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING APPROVED MINUTES
Wednesday, May 12, 2021 6:30 pm to 9:00 pm
Peter Postlmayr, Chairperson

The Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard Street, Sylmar, CA 91342. Agendas may also be found on the SNC website at 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.

1. **Call to Order** The meeting was called to order at 6:37 p.m.
2. **Roll Call** Present — George Ortega, Patty Hug, Cheri Blose (arrived at 6:40), Peter Postlmayr, and Patti Rau.
Absent — Lucille Floresta.
Also interested stakeholders — Andres Rubalcava, Principal Valesquez, Matt Scott, Tom W., Yvette Garcia, Jason DeGuzman, Pete T., Bart Trevino, Authur Kasumyan, Jennifer DeHaven, Linda Mischke, Stephanie, Teresa (via iPhone), Bill Gasen, Ishpal Singh, Sherrie Olson from 7-Eleven.
3. **Housekeeping: Sign-in Sheets, Speaker Cards** for public comments, Recording and Timekeeper, facilities information.
4. **Public Comment** on matters not appearing on the agenda. Arthur Kasumyan addressed his concerns regarding a sound wall possibly being constructed by CalTrans. Peter wil have to get back to him.
5. **Approval** of the Meeting Minutes: April 14, 2021 Planning & Land Use Committee Meeting.
1st by Patty Hug, 2nd by Cheri Blose. Vote – 4 Yes with corrections, 0 No, 0 Abstain.
6. **Public Official and Community Representative** Announcements & Presentations followed by Public Announcements. None.
7. **Discussion and Possible Action: 15206 W. Roxford Street** – ZA-2020-7049-CUB To allow beer and wine for off-site consumption in conjunction with 2,354 sf 7-Eleven market and operaing 24 hours daily, in the C1-1VL-K-CPIO Zone. 24 hours of operation in lieu of commercial corner 7 a.m. – 11 p.m. daily hours. Cross street Glenoaks. This item came before the PLUC at the February and April meetings and went to the SNC on April 29, 2021 where the SNC took action sending it back to PLUC for additional community input and review. Sherrie Olson is project representative, 909-519-1816; Mr. Meherban Sachdeva is applicant, 562-382-3180, sachdeva.ma@gmail.com.
Peter explained what was being asked for here as a conditional use permit to: 1) allow sale of beer and wine; 2) extend hours to sell beer and wine; and 3) change hours of operation from 7 a.m. to 11 p.m. to 24 hours a day with sale of wine and beer between the hours of 6 a.m. to 2 a.m.
Tom W. brought up a letter regarding the position of Councilwoman Rodriquez that had not been circulated or reviewed by any stakeholders. Andres Rubalcava has a copy of the letter and will forward it to Peter. Later, Tom stated that the wall was currently about 4¹/₂ to 5 feet and should be heightened.
Principal Valesquez stated that he had spoken to several elementary principals who were not in favor of this project.
Teresa (via iPhone), Vice-president of Glenoaks Gardens HOA, located adjacent to the 7-Eleven property, stated that ²/₃ of the 66 unit complex were against the extended hours, and that people will move due to the increase in noise and traffic.

Linda Mischke, President of the Glenoaks Gardens HOA, stated that one could see right into homeowners' bedrooms. She is against sale of alcohol and operating 24 hours a day.

Ishpal Singh, representing 7-Eleven, believes the 7-Eleven would be good for the community, serving those working night shifts, and would be a good neighbor.

Yvette Garcia, a Glenoaks Gardens board member, feels that a 7-Eleven at this location is not needed, only causing more problems with the homeless and trash.

Sherrie Olson, from 7-Eleven, stated that this business was to be in a commercial area, that security was a priority through electronics and outside security people; agreed that the wall should be taller and could be addressed with the property owner.

Cheri Blose agreed that the wall is too short, originally was in favor but with has changed due to the effect on privacy.

George Ortega suggest that the owner work with 7-Eleven on wall height and compromise to reduce concerns of residents, e.g., wall and hours.

Peter thanked the community for their involvement, restated the motion against extending hours and the sale of alcohol, while keeping the hours of operation at 7 a.m. to 11 p.m. He stated he would draft a letter to review at the next meeting.

Motion: 1st by Patty Hug, 2nd by Cheri Blose. Vote — 4 Yes (Peter Postlmayr voted on this issue.), 0 No, 1 Abstain.

8. **Discussion:** 15311 Bledsoe Street – AA-2021-3248-PMLA Division of one lot into three parcels. James Gosen, engineer, moderndesign2000@hotmail.com, 818-438-4928. Bill, representing James, appeared on Zoom. Patty Hug brought up that the property was in K zoning. Cheri Blose explained the Horse Keeping Property laws. K zone has been in effect for five (5) years whether or not horses have been kept on the property. Peter stated he would put this item on the agenda for next month for a vote. It was on the agenda this month for discussion only.
9. **Follow Up on Past Discussions:** It was agreed that a plan will be needed as to how to deal with the project at 14971 Roxford that was on last month's agenda. Tom W. stated that so far only two (2) homes had been purchased there. More outreach to the neighborhood was suggested. Peter will put it on next month's agenda. Peter mentioned the new market at Sylmar Square, stating that they were hiring but not yet open for business. Cheri Blose referred to the project at the corner of Bledsoe and Foothill, stating that an equestrian access would be needed and asked if there was anything the committee could do.
10. **Committee Member Comments** on subject matters within Committee's jurisdiction.
11. **Future Agenda Items:** Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that month's meeting. The projects at Roxford and Foothill and at Bledsoe and Foothill.
12. **Closing Remarks, Announcements, Acknowledgements and Adjournment.** The meeting adjourned at 8:35 p.m.

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.

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