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| CITY OF LOS ANGELES |
| SYLMAR NEIGHBORHOOD COUNCIL PRESIDENT: Ann Job  VICE PRESIDENTS:  Administration: Diane Valencia  Communications: Kathy Grubert  TREASURER: Patricia Rau  PUBLIC RELATIONS: Maria Silva |  | 13517 Hubbard St., Sylmar, CA 91342Telephone: (818) 833-8737Fax: (818) 833-8707E-mail: Board@SylmarNC.orgWebsite: www.SylmarNC.orgOffice Administrator: David Levin |

SYLMAR NEIGHBORHOOD COUNCIL

Planning and Land Use COMMITTEE MEETING SPECIAL MINUTES

Wednesday, December 10, 2014, 6:30 p.m. – 8:30 p.m.

\*\*\*\*Concordia Junior/Senior High School, 13570 Eldridge. Ave., Sylmar, CA 91342

Cheri Blose, Interim Chair

Meeting moved to El Cariso Park

1. Call to Order at 6:45pm

**2.** Roll Call and self-introductions.

3. Minutes Approval, George moved to accept as presented, Maria second, passed and carried.

4. Housekeeping, Leah Blose took minutes.

5. Public Officials, Community Representatives and Committee Member announcements and presentations.

Old Business

6. Review and discussion and possible action about a small lot subdivision for 22 market Rate Single Family Homes at 13245 Hubbard Street: review and discussion about Outreach. Jim Brewer presented changes to the project where 4 homes will enter/exit only off of back street, with a reduction from 19 to 17 homes enter/ exiting to Hubbard. This project is in accordance with the existing community plan. There will be additional pedestrian accessible to units. Patty made motion to accept as presented, George 2nd, passed and carried.

7. Review of previously approved project located at 13267 Foothill Blvd., Sylmar. This project was approved in 2005/2006 but that developed did not complete the project. The land has sold and the new developer, Joseph Yoon of William Homes, wants to present their project. No vote is necessary has it been previously approved. Joseph Yoon & Carl Steinberg presented for project previously approved in 2005/2006 for 128 small lot homes. New project to have a total of 74 homes, 3 story, with 3 to 5 bedrooms total of only 19 guest parking, no HOA, no yard space, 2nd part of this project will have community room plus garden. Gridley Street to be extended and project to use as egress. No vote was taken only presented as it was previously approved.

8. Previously discussed and approved projects: Need to reach out to Casa Torres to come back for further discussion, it was understood that they had removed the alcohol sales from the project

New Business

9. Report, discussion and possible action on the ground-based urban solar farms slated for our community. None

**10.** Discussion, review and possible action about the growth of Sylmar, discuss what kind of development we need and want and ways to outreach to possible developers to achieve it. **Encouraged all to reach out and bring back ideas of possible needed growth; fire stations were discussed, along with retail to our area**

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

12. Public Comments - NONE

13. Committee Member Comments – NONE

14. Future agenda Items:

15. Adjourned at 8:31 pm.