

CITY OF LOS ANGELES
California

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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE –Minutes
Wednesday, February 8th, 2017 6:32 pm to 8:40 pm
El Cariso Park, Gymnasium Community Room, 13100 Hubbard St. Sylmar, CA 91342
Peter Postlmayr, Chairperson

1. Call to Order (1) **6:32 pm**
2. Roll Call (1) **Peter Postlmayr, George Ortega, Lucielle Floresta, Patty Hug, - Cheri Blose (arrive 6:42pm)**
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)
None.
5. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)
 - a. Questions / Comments about Announcements from Committee Members and Public.
Steve Jaramillo, CD 7. Covering for Abigail. Introduction only.
6. Discussion and Possible Action: **Appoint Marti Marshall** as Planning and Land Use Minutes Taker and Proof Reader provided Ms. Marshall accepts these responsibilities.
 - **Motion as written: Peter, 2nd Lucille**
 - **Vote: (4/0/0) (Cheri absent)**
7. Discussion and Possible Action: 13267 – 13275 W. Foothill Blvd. **Williams Homes, Inc.** 2nd Lot ZA-2006-2596-ZV-YV-ZAA-ZAD-SPR-PA2 Reduced setbacks for front and rear yards, fences and walls being over eight feet in the required setback, six walls in lieu of two walls, and location of recycling area on the front half of lot in lieu of rear half. Marc Smith, Project Manager will attend and present information.
 - **Keith Herren & Marc Smith**
 - **Presentation of project south of Harding. Basically same walls and layout as other side.**
 - **Want to move trash to front, will not be seen by traffic.**
 - **64 ft difference from one side to other of project. Currently have 22' designation. Standard 15'. Asking for 13'. Building move closer to wall. Retaining walls will stay same. Will also be widening Foothill Blvd with sidewalk, trees, etc. (only top floors encroach on setback)**

- **Landscaping - on Harding will be sidewalks and a 10' setback for public access that has landscaping. The Bridge will be available to public access.**
 - **Peter would like trees along Foothill in front of wall to make it nicer looking. Keith said they were putting vines on the walls along Harding.**
 - **Peter asked for anti-graffiti coating and clinging vines and any conditions be met. Would like to see plans. Keith says they have a letter, not a condition.**
 - **Invited back next month with updates.**
8. Discussion and Possible Action: 13217 Gladstone Avenue, **Orchard's Neighborhood Market**. Presentation by owner's representative Robert Amond with Pauline Amond and Associates, (818) 366-5779 RJAmund@gmail.com. (15)
- **Dan Rosales appeared instead of Robert.**
 - **Dan, Brandon, Frankie, Bruce Macpherson.**
 - **Taking 3 retail spaces and converting into a market. Loading dock in back. 9500 sq ft**
 - **Patty had consideration about booze in front of store. Bruce: said staff will be in front at all times.**
 - **Peter: who is target population? Brandon: Natural, organic, fresh. Full service meat dept. Deli, bakery, custom baked cakes, etc. Maybe smokers & outside/BBQs. More of the neighborhood feel. Possibly reward card program.**
 - **Bonnie: columns at entrance for security? Keith: No, just visual**
 - **Marti: Dedicated/ Short term parking. Brandon: Will try to designate some short term parking.**
 - **Curt: When set to open? Brandon: As soon as get okay from City.**
 - **Peter: windows in front? Keith: windows will not throw a lot of natural light into store. Need to maximize space for product.**
 - **Dan Roasles: Looking for Conditional Use Permit to sell liquor. Want it community plan compliant. 7am - 11 pm.**
 - **Peter: sell individual bottles? No**
 - **Motion: Do a letter in support of Orchard's Neighborhood Market with recommendation they apply for and be granted a liquor license. Motion by Cherie, 2nd George**
 - **Vote: 5/0/0**
9. Discussion and Possible Action: 12680 N Bradley, Vesting Tentative Tract for 9 Detached Residential Condominium Units. ENV-2016- 4015-EAF and VTT-74518-CN. Project was presented to the PLUC in November with recommendations to comply with goals and objectives in the Community General Plan. A letter to deny was approved by the SNC. The developer has updated the plans per our recommendations and Mr. Tony Constanza, 805-836-2233 TonyC@999CADD.com with CAD2 is representing the project. (15)
- **Morad Moallem also presenting.**
 - **Narrative in packet which addresses considerations. Cross Street Oro Grande.**
 - **Added roof (shingles) and more windows. Added landscape on site plan.**
 - **George: 24' turning radius. Some places only have 22'. Some cars may have issues.**
 - **Owner: Will not be for sale - only for rent - Possibly \$2200 (3-4 bdrms)**
 - **Cherie: Subsidies? Owner: No**
 - **George: Suggestion: where washer/dryer on slab - might want to move the curb 1.5' toward garage as a car stop. Tony appreciated the suggestion.**
 - **Motion: Recommend approving as recommended, based on current plan. George, 2nd Cherie.**

- **Vote 4/0/1 Patty abstain**
10. Discussion and Presentation: **13872 Polk Street** - AA-2016-3873 - This is a 39,381 sf. lot to be subdivided into 2 parcels. Property is located in the "K" District Overlay. Mr. David Acosta is the Owner's Representative will present information.
 - **David Acosta not in attendance.**
 - **Peter: Looking at requirements in overlay, pool in back, and how it gets implemented.**
 - **Patty: requires 2k sq ft in back.**
 - **Les: lives 4 houses away and has concerns.**
 - **George: Total sq footage may not be quite right. May not have enough to split.**
 - **Ann: will committee track to ensure does not get by without public hearing?**
 - **Table item. Unanimous.**

 11. Discussion and Possible Action: 13647 Foothill Blvd, **La Oficina Bar Café** Entertainment/Show Permit Application. Further information from VICE.
 - **Peter: got input from VICE. Kate Luna. Opposing this. 9 related incidents. Suggested visiting CrimeMapping.com.**
 - **Peter & Ann did not make it there since last meeting.**
 - **Curt: uses crime mapping and only 2 fights, but may have been from gym.**
 - **Motion: Table this (Cherie, 2nd George) 5/0/0**

 12. Reporting on Status of Projects previously presented to the Committee: 13737 Foothill Blvd. Update on information provided via email from Fred Efraim with EFPAR Development, Owners representative. (**Harbor Freight**)
 - **Peter: Located a door facing Sayre. Main entrance on back parking lot. Mr Rodriguez explained the shorter side is front, longer side is side. Call from new planner - made an error. Peter hopes they talk with planner.**
 - **Patty: Suggested door on corner (like Rite Aid).**
 - **Ann: Has a Foothill address, so door on Foothill seems appropriate.**
 - **No action to take.**

 13. Committee Member Comments on subject matters within the Committee's jurisdiction.
 - **Ann: Meeting Pacoima City Hall re: Mayor's Budget. Gave some literature to Peter. Asked about impact of "S" and "H" on ballot. If "S" passes, will make things more complicated.**

 14. Discussion and possible action to approve **Meeting Minutes: January 11, 2017** Planning & Land Use Committee Meeting. (5) -
 - **Motion: as presented: Cherie, 2nd Lucielle**
 - **Vote: 5/0/0**

 15. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting. Metro R Presentation 12-14 Meeting (2)

 16. Closing Remarks, Announcements, Acknowledgements and Adjournment (5) **8:40pm**