

# CITY OF LOS ANGELES

California

## SYLMAR NEIGHBORHOOD COUNCIL

**PRESIDENT:** Kurt Cabrea-Miller

**VICE PRESIDENTS:**

Administration: Andres Rubalcava

Communications: Jose Velasquez

**TREASURER:** George Ortega

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## SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE MEETING AGENDA

**Wednesday, February 14th, 2024 - 6:30 pm to 8:30 pm**

**Physical Meeting at SNC Office: 13521 Hubbard Street, Sylmar California 91342 and**

**Zoom Meeting Online or By Telephone**

**Please use the link <https://us02web.zoom.us/j/81338817400> to join webinar; and/or,  
One tap mobile +16694449171,,81338817400# US or Toll-free (877) 853-5257 US or  
(669) 900-6833 and enter ID 813 33881 7400 and Press # to join the Meeting via Phone  
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](http://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>

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](mailto:board@sylmarnc.org) o por telefono 818-833-8737 para avisar al Concejo Vecinal.

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** 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 3 (three) 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.*

- 1. Call to Order (1)**
- 2. Roll Call (1)**
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines (4)
- 4. Public Comment on matters not appearing on the agenda. (10)**
- 5. Discussion and Possible Action to approve Meeting Minutes:** December 13th, 2023, and January 10<sup>th</sup>, 2024 Planning & Land Use Committee Meeting. (15)
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
  - a. Questions / Comments about Announcements from Committee Members and Public.

7. **Follow Up Discussion and Possible Action** 12831 Norris Ave – ZA-2023-6831-CUB to allow the off-site sale of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing market. The hours of operation are 7am to 11pm on Sunday through Thursday, and 7pm to midnight on Friday and Saturday. Requested LAPD input, Crime Stats from Applicant Ted Moreno, 818-310-8589.  
<http://planning.lacity.org/pdiscaseinfo/numericcaseid/270473> (15)
  
8. **Discussion and Possible Action** **13149 Wheeler** A Tentative Tract Map to Subdivide One Parcel into 11 Individual Parcels. <http://planning.lacity.org/pdiscaseinfo/numericcaseid/272325> Lot is 2.96 acres net gross with 124,146 net square feet after required dedication. Applicant Mario Vasquez with Modern Structure CA LLC, [modern.structure.ca@gmail.com](mailto:modern.structure.ca@gmail.com) 661-802-2885 and Owner Jon Bates, Have A Plan LLC. (15)
  
9. **Discussion** **13200 Bromont Avenue** New construction of 92-unit restricted 4-story building in place of a parking lot; also included is the rehabilitation of an existing 88-unit affordable building and community center. Requesting two incentives of increased height and reduced parking per AB 2334. (20% MI = 18 + 80% LI = 84) AFFORDABLE HOUSING APARTMENT, 12.22.A.25 /AB 2334 permits listed in the system for a new building and some updating of the current structure. 2023/LADBS -  
<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=23010&id2=10001&id3=03676> and  
<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=23010&id2=10000&id3=03676> (20)
  
10. **Discussion and Possible Action** **14520 Foothill – ZA-2004-167-ZV – ENV-2024-168-CF** Premier Pool Plastering, Zone variance to allow for the continued use and maintenance of a contractor’s office and storage yard and of vehicles with a gross weight in excess of 5,600 pounds in the RD3-1 and RA-1 Zones. Robert Amond 818-307-0472 Applicant Contact
  
11. **Follow Up on Past Discussions:** Past Projects (15)
  - a. Misc.
  
12. **Committee Member Comments on subject matters within Committee’s jurisdiction.** (5)
  
13. **Future Agenda Items:** Please e-mail the PLUC Chair at [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that months’ meeting. Item 9 (5)
  
14. **Closing Remarks, Announcements, Acknowledgements and Adjournment**  
Happy Valentine’s Day! 2024 (10)

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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.

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 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](mailto:NCsupport@lacity.org)

**Public Posting of Agendas -**

Neighborhood Council agendas are posted for public review as follows:

- At SNC Office: 13521 Hubbard Street, Sylmar California 91342
- <http://www.SylmarNC.org>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

**Notice to Paid Representatives -**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@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 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](mailto:Peter.Postlmayr@SylmarNC.org).

**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 <http://www.SylmarNC.org>.

Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)

**(Remove after February 14th, 2024)**