

CITY OF LOS ANGELES  
California



**SYLMAR NEIGHBORHOOD COUNCIL**  
**PRESIDENT:** Kurt Cabrea-Miller  
**VICE PRESIDENTS:**  
Administration: Andres Rubalcava  
Communications: Jose Velasquez  
**TREASURER:** George Ortega  
**SECRETARY:** Kathy Bloom

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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE  
MEETING MINUTES (Draft)**

**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

1. **Call to Order: @6:35pm**
2. **Roll Call:** Peter Postlmyer, Cheri Blose, Patty Hug & George Ortega  
Absent: Lucille Floresta
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines  
No Speaker Cards available as of yet, just raise your hand to be acknowledged. As the meeting is in person and on Zoom, meeting with recordings to be forwarded to Leah Blose doing minutes for PLUC; SNC has original host recording.
4. **Public Comment on matters not appearing on the agenda. N/A**
5. **Discussion and Possible Action to approve Meeting Minutes:** Zoom recordings uploaded as available minutes with written minutes tabled till next meeting.
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
  - a. Questions / Comments about Announcements from Committee Members and Public.  
N/A
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>  
Requested information from Applicant still not provided. **No Action at this time.**

- 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.  
Mario Vasquez presenting. Applicant looking to break up into 4 lots with an addition of cul-de-sac for access from street to property driveways.  
Patty questions equestrian easement and that is being provided.  
Design staying with community guidelines. Price point around \$1.2 – 1.5 million.  
Application for permits submitted in December so process just beginning.  
**No Action at this time.** Request for representation when design is finalized. Possible future agenda item.
- 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>  
Multiple community members present to discuss but no contact with owner/developer.  
Concerns regarding loss of parking. Handicap accessibility for new building and older building ramp removal.  
**Tabled as possible future agenda item with hopefully a presentation available.**
- 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  
Robert Amond presenting for owner. Long term existing business with 3 previous zone variances and all conditions met. Looking for 10+yr variance. No questions or comments.  
**MOTION: Patty moves to continue supporting zone variance of 15yrs.**  
**VOTE: Patty – Yes. Cheri – Yes. Peter – Yes. George – Abstain.**  
**PASSED**  
**ACTION: Letter of support to be written and presented to SNC Board.**
- 11. Follow Up on Past Discussions:** Past Projects  
a. Misc. **N/A**
- 12. Committee Member Comments on subject matters within Committee’s jurisdiction. N/A**
- 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.
- 14. Closing Remarks, Announcements, Acknowledgements and Adjournment**  
**Happy Valentine’s Day! 2024 Adjourn @7:48pm**