

CITY OF LOS ANGELES

California

SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Kurt Cabrera-Miller

VICE PRESIDENTS:

Administration: Andres Rubalcava

Communication: Jose Velasquez

TREASURER: George Ortega

SECRETARY: Kathy Bloom

PUBLIC RELATIONS: LaTonya Campbell



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

Wednesday, April 9th, 2025 - 6:30 pm to 8:30 pm

This meeting is held in person and via Zoom

Sylmar Neighborhood Council Office

13521 Hubbard Street Sylmar, CA 91342

Please use the link <https://us02web.zoom.us/j/84419966911> to join webinar; and/or,
**One tap mobile +16694449171, 84419966911# US or Toll-free (877) 853-5257 US or
(669) 900-6833 and enter ID 844 1996 6911 and Press # to join the Meeting via phone**

- Peter Postlmayr, Chairperson

- 1. Call to Order: 6:32pm**
- 2. Roll Call:** Present – Patty Hug, George Ortega & Peter Postlmayr. Cheri Blose entering @6:34pm
Absent – Lucille Floresta
- 3. Housekeeping:** Sign-in Sheets, Recording and Timekeeper, facilities information. Zoom meeting guidelines. No Speaker Cards available, 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:** March 12th Planning & Land Use Committee Meeting Minutes.
MOTION: Patty moves to approve March 12th meeting minutes as presented. George 2nd.
VOTE: All present vote to approve.
ACTION: PASSED
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
 - a. Questions / Comments about Announcements from Committee Members and Public.
- 7. Discussion and Possible Action 13749 Aldergrove** Expansion of an existing six-bed congregate living health facility to add Six Beds for a total of 12. Leo Candido (818) 452-3644 Ramon Baguio CAS LLC 4273 Canoga Avenue, Woodland Hills, California 91364
Ramon Baguio presenting for Owners Mike & Maggie Hovsepyan. Describing a congregate health facility is primarily subacute and skilled nursing facilities with physical therapy. Pre-presentation before submitting application permit for expansion, change of use occupancy

and zone variances for parking on property. Removing the current garage for expansion but then asking for variance allowing parking around facility. Have done outreach to neighbors, with support from one neighbor but continuing to reach out to other neighbors. RE: parking being with them being in the new AB2097 zone which requires no parking, but they are putting in what would be needed.

Peter suggests continuing outreach to neighbors to present when application is submitted and presenting to PLUM in future.

NO ACTION AT THIS TIME.

- 8. Discussion and Possible Action 12831 Maclay AA-2025-1102-VPM** Parcel map for the subdivision of one lot into two with no new development proposed in the A1 Zone. Applicant: Maclay Investments Craskin@beecanhealth.com (818)-309-2454 Representative: Glen Gawtney glen@anacalengineering.com (714)-774-1763
No one available to present. **TABLED TILL LATER MEETING**

9. Discussion and Possible Action Cannabis Activity Licenses

- a. 12423 Gladstone Avenue – Herbal Remedies Caregivers Inc.
- b. 12527 San Fernando Road – San Fernando Valley Patients Cooperative
- c. 13187 San Fernando Road – Sylmar Retailer LLC
- d. 13509 Hubbard Street – Cannatopia Gardens
- e. 13741 Foothill Blvd. – Nicholas Patrick Pringle
- f. 15507 Cobalt Street, Unit 4 - Zen Medical Garden corp.

This is just presented as an information package. Already been presented to SNC board and been approved by the city. **NO ACTION.**

- 10. Discussion and Possible Action Planning and Land Use Co-Chair Nominations** The goal is for a smooth transition with the upcoming elections and allow the current chair flexibility in their travel schedule.

With Peter not rerunning for Board position due to time limitations, however, to possibly remain Committee chair he moves to a cochair to help run meetings in his absence and help with agenda items.

ACTION: Peter nominated Leah Blose as co-chair committee.

VOTE: All present vote to approve.

ACTION: PASSED

11. Follow Up on Past Discussions: Past Projects

- a. Misc.
- b. 13420 Bordon – Eldercare Facility Still no additional information

12. Committee Member Comments on subject matters within Committee's jurisdiction.

- 13. Future Agenda Items:** Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting. Item 9

14. Closing Remarks, Announcements, Acknowledgements and Adjournment: 7:38pm