

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



Office:

13521 Hubbard Street

Sylmar, CA 91342

Telephone: (818) 833-8737

Email: Board@SylmarNC.org

Website: www.SylmarNC.org

SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING AGENDA

Wednesday, June 11th, 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 / Leah Blose, Co-Chairs

- 1. Call to Order: 6:32pm**
- 2. Roll Call:** All committee members - Patty Hug, Cheri Blose, George Ortega, Leah Blose, Lucille Floresta & Peter Postlmayr, present
- 3. Housekeeping:** Sign-in Sheets, Recording and Timekeeper, facilities information. Zoom meeting guidelines:
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.:**
Peggy Bennett questions house in her neighborhood at 13156 Aztec building ADU & problems with setbacks & easements with steps and handrails.
Looked up building and permit records on Zimas to see that all permits pulled properly & approved to be sent for occupancy permit by end of month.
Kurt announces that Rite Aid is closing by July 3rd. There is no new tenant for building as of yet.
- 5. Discussion and Possible Action to approve Meeting Minutes:** April 9th Planning & Land Use Committee Meeting Minutes – May Meeting Cancelled.
MOTION: Patty moves to approve April 9th meeting minutes as presented. Cheri 2nd.
VOTE: Lucille abstain from voting. All other 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. Kurt reports that the next phase of the recuperative care unit expansion, Olive View Hospital has been approved with funding to start. They will present in Fall sometime.

7. Discussion 12534 N. San Fernando Road Currently under construction. SNC opposed this development between Astoria and Polk. 6-Stories above ground and 1-Subterranean story on 27,299 sf parcel. 164 1-bed units, 82 parking spaces, roof will have active amenity space and 2nd floor will have 107 bicycle parking stalls.

There was a community meeting in May per request of neighbors. Project had been previously presented to PLUC and opposed. Project is going forward with concerns from neighbors regarding subterranean digging causing damage to immediate neighboring properties. Peter to send follow-up information to Kurt to share.

8. Discussion and Follow Up 13315 Dronfield ADM-2024-6618-DB-VHCA-ED1 24010-10000-02850 B24LA112785 Plan New 5-Story Type IIIB 354 Units 100% Affordable Housing Using AB1763 / AB2345 - This location is in an RD6-1XL-K Zone which provides Equine Keeping. The surrounding area is also Zoned for Equine Keeping as are other parcels on either side of Dronfield and Polk. This location is in the middle of numerous K-Zone parcels. Opposition letter to Planning from PLUC 12-11-2024.

Peter to email city planner requesting any new information regarding this project.

9. Discussion May Canyon Sediment Placement Site Activity The January Eaton Fire denuded a significant portion of the undeveloped San Gabriel Mountains. Once the vegetation burned, it destroyed the roots that act to hold the soil and rock in place during rain events. As a result, subsequent rainstorms washed down natural sediment into local debris basins used for flood protection within the region. These basins must be cleaned out in a timely manner to restore capacity. The cleanout operation involves removing the sediment (consisting of mainly eroded soil and rock) from the basin and then placing the material at a Flood Control District SPS. One of the sites we are using is located at May Canyon in Sylmar. This regional SPS is strategically placed to accept material from all regional debris basins including those impacted by Hurst and Eaton Fires. For more information, please visit [FAQs](#).

Hauling of debris from fires along the presented haul route to May Canyon. No action at this time.

10. Follow Up on Past Discussions: Past Projects

a. Trojan Storage update hand-out presentation – builders resubmitted for unknown reasons. Already been approved, no action at this time. Peter to reach out to builder to inquire if anything additional has changed or needed.

11. Committee Member Comments on subject matters within Committee's jurisdiction. N/A

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

13. Closing Remarks, Announcements, Acknowledgements and Adjournment:

Adjourn @7:18pm