CITY OF LOS ANGELES
California

SYLMAR NEIGHBORHOOD COUNCIL
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SYLMAR NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE AGENDA
Wednesday, November 11th, 2026, 6:30 pm
This meeting is held in person and virtually via Zoom Sylmar Neighborhood Council Office
13521 Hubbard Street Sylmar, CA 91342
Please use the link https://us02web.zoom.us/j/84419966911to join webinar; and/or, dial (669) 900-6833 enter ID 844 1996 6911 and Press # to join the meeting via telephone
Peter Postlmayr / Leah Blose, Co-Chairpersons
Committee Members – Cheri Blose, George Ortega, Patti Hug, Lucille Floresta

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. 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 o por telephono 818-833-8737 para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE SYLMAR NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Every person wishing to address the Board must dial **(669) 900-6833** and enter **844 1996 6911** and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

California Government Code Section 54953.8(b(3).
The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.
California Government Code Section 54953.8(b)(4).

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

California Government Code Section 54953.8(b(5),

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed.

California Government Code Section 54953.8(b)(6(A),

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment.

California Government Code Section 54953.8(b)(6)(B).

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. 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 2 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, 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:** September 9th, 2026, and October 14th, 2026, Planning & Land Use Committee Meeting Minutes – (10)

6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
    a. Questions / Comments about Announcements from Committee Members and Public.

7. **Presentation and Discussion:** Santiago Estates Expansion by ELS - Equity Life Style Properties April 13th, 2022 SNC PLUC meeting in which ELS presented their plan for a 47-unit manufactured home complex, enhanced and expanded recreation with new club house for residents. This is proposed to be on vacant land just south of the existing 303-unit Santiago Estates. ELS hopes to be granted from the City of Los Angeles an amendment to the original Conditional Use Permit they were issued when they built the existing Santiago Estates complex back in 1983, which was later updated/amended in 2004. Project representative, Andi Ceragioli, andi@advocacy.la 213-254-2442. – (60)

8. **Follow Up on Past Discussions:** Past Projects (15)
    a. Misc.

9. **Committee Member Comments on subject matters within Committee's jurisdiction**. (5)

10. **Future Agenda Items:** Please e-mail the PLUC Chairs at **Leah.Blose@SylmarNC.org or Peter.Postlmayr@SylmarNC.org** by the first of the month for that months' meeting.

11. **Closing Remarks, Announcements, Acknowledgements and Adjournment (5)**

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

Public Posting of Agendas -
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- (List your physical posting location here)
- **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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 SNC Planning and Land Use Committee Chairperson Peter Postlmayr or Leah Blose at 818-833-8737 or email: peter.postlmayr@sylmarnc.org / leah.blose@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**