

CITY OF LOS ANGELES

CALIFORNIA



SYLMAR NEIGHBORHOOD COUNCIL

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PUBLIC RELATIONS: Nick Krall

LAND USE COMMITTEE CO-CHAIRS

George Ortega & Roy Smith

SYLMAR NEIGHBORHOOD COUNCIL

Land Use Committee Meeting

Minutes for February 13, 2012

1. Roy Smith, cochairman of the committee called the meeting to order at 6:30 PM.
2. Committee members in attendance-- Roy Smith, George Ortega, Liz Meher, Rheba Eichorn, Patty Hug, Cheri Blose arrived late, Stakeholders Sherry Lincoln, Angela Mendez, Chris Shows, Ken Stockton, Al Avila.
3. **Mr. Ortega moved that we approve the minutes as written for January's committee meeting seconded by Ms. Hug. MOTION PASSED UNANIMOUSLY**
4. Ken Stockton, presented a zoning administrator's decision to allow the construction, use, and maintenance of a Senior Housing Development comprising of 2-four-story buildings: one of 98 units Senior Independent Housing and the other 58 units of Assisted Living Care Housing. The site is zoned(T)(Q) RD3-1 and (T)(Q)6-1 on 2.8 acres at 13233, 13249, & 13263 Wheeler Ave. also one of these properties as a K. overlay. Mr. Stockton, since the last meeting that we were here we went back and made some revisions, to the project based on the input the committee gave us. The revisions were to add parking to this project. We added 28 additional parking spaces a total of 114, we did reduce the number of units by three which gives us a total of 153 units. We added employee parking and double up parking. And the goal was 20 to 30 spaces. Referencing the building code on this ordinance we are required to only have 79 spaces by code. None of the open space got reduced. Basically it's the same project. **Mr. Ortega: moved we approve the project with the appropriate dedications and improvements and the additional parking. Seconded by Ms. Meher. MOTION PASSED UNANIMOUSLY.**
5. Al Avila presented a conditional use permit for on-site sales and consumption of alcoholic beverages within addition of 380 ft.² of indoor -- outdoor patio to a restaurant under construction for a total of 6428 ft.² and 287 seats with live entertainment and dancing at 14117 Hubbard St. Mr. Avila stated, basically what you have in front of you is a re-do of a existing conditional use as approved a few years back originally a planned steakhouse in the Hubbard village development near Glen Oaks. As you know Casa Torres restaurant in the Ralph's shopping center, there's a lot going on with that development and the ground lease is expiring and as you know they take action years in advance of the actual event. I guess they want to do something different where Casa Torres is right now. They want to take it down build a new building with a drive-through. One time they were talking about putting CVS on the corner. It's not surprising with the Rite Aid development of the brand-new building on the corner with the drive through. So we've had to come back and admin the existing CUP. So basically what I'm asking for is tweaking the hours, still closing of the same time but we just asking that alcohol sales close at 12 and the restaurant closes at 12:30 AM. That was the first item. The lounge or the bar area we are asking for the same as it's really a different item Casa Torres with seafood and steaks. The other item the existing conditional use did not allow for entertainment we were not going after that, but since they want to reproduce what they have now. We had to come

back and asked for entertainment and dancing, we have worked it out with vice and the Councilman's office. As far as dancing it's not a club it's not that kind of atmosphere is more for if people get up next to the table and do a little dance there will be a problem, there will be no permanent dance floor at the location, were not going to promote or encourage dancing. There shall be no dancing allowed without a valid annual Police Commission dance hall permit. There is no live entertainment or dancing in the outdoor area. There are banquet areas that can be sectioned off for private parties or weddings. The live entertainment would usually be Wednesday, Friday and Saturday and only three nights a week. This was a zone change community plan amendment. And the parking behind the building will only be used for employees and owners of the businesses. **Ms. Blose made a motion to accept the project as presented seconded by Ms. Meher.**
MOTION PASTED UNANIMOUSLY

6. Discussion on any new information on previously discussed projects or appeals. We received a decision from the zoning administrator regarding 13665 W. Polk for the Verizon cell tower **was denied.**
Mr. Ortega informed the committee about a letter that had been written on the behalf of the neighborhood Council regarding Lakeside Park proposal. Ms. Lincoln requested a letter be read into the record.
Mr. Ortega read the letter as follows.

Dear Mr. Attaway,

We appreciate the opportunity to express our views on the Lakeside Park Draft E.I.R. it is hoped that the following is brief and complete. There are three areas of comment, direct Draft E.I.R. comments, policy, and Lakeside Park Phase II.

As topics are sequenced in the document attachments the first item is lighting impact. It is comforting to know the analysis given and the thought of applying new technology to the issue. We feel that as much as possible retaining what wooded areas there are along the northeast boundary of the site for aiding the reduction of stray and reflected light.

With regards to air-quality we will stipulate that the park will not made worse and owing to the site prospects of making it better are remote. All that can be done to minimize impacts during construction would be welcome.

We are supportive of all the things noted in exploiting native plants, retaining habitat for the animals and waterfowl in the biological resources assessment.

It would appear that there is not much of a concern in the cultural resources assessment, but it is hoped that we can create a legacy of cultural resources in the future with this project in regards to athletics, recreation, cultural, and the arts: more especially with the Phase II of this project on the latter two items.

In the noise impact report, it seems to cover the challenges and options for mitigating the impacts from both the construction phase and the final project. We would repeat here that retaining as much of the existing wooded area along the northeast boundary of the site and adding to its density where it is then would help noise reduction.

Lastly for the Draft E.I.R., the traffic impact report is extensive enough only that it doesn't quite show the component of traffic going to the Lakeside street entry on all appropriate maps and figures. Those maps and figures should include what is happening at the intersection of Lakeside Street and Telfair Avenue, so one could get directly the volume showing up at that location. We are grateful for

the streets mentioned as considered for mitigation with the terms, methods and process of determining the appropriateness of their application.

The policy items may not be relevant to the Draft E.I.R. but if they are not addressed some of the support for the park may erode. Some of us have wanted this park for years but there is a perception that an outside group has made this project come to be. Their expectations is to control a portion of the park under their own keys. If this is done the support for the part in the Sylmar community would be hurt. We want Granada Hills North neighborhood Council to be part of the process as well as other neighboring councils, but one guiding principle must be that this a facility to be shared with all of us.

We are confident that provisions for police protection, ADA accessibility, and water conservation systems are code required or have gotten assurances on the relevant departments. Still we have constituencies that are concerned on these issues.

Phase II will have its own E.I.R. process, we know that, but let us express that the community has great expectations of its own for this portion. Hopefully we can satisfy most. Things like a performing arts center, dog park, community garden, senior center, a Boys and Girls Youth Center, and exploiting retaining walls for mural artist: some ambitious, some doable. We look forward to that occasion.

To conclude it should be easy to read between the lines and we feel this will be a lasting asset to the community, and fully embrace the: even if we may quibble about some details.

Respectfully,

Quyen Vo-Ramirez
President-Sylmar Neighborhood Council

George Ortega
Director-Sylmar Neighborhood Council
Chairperson-Land Use Committee.

7. Comments and requests for future agenda items from committee members or stakeholders. There was no request for comments.
8. Meetings this month are Outreach and Public Safety in Services Committee Meeting Tuesday, February 14, 2012 at 6:30 PM right here.-Olive Festival Planning Meeting Wednesday, February 22, 2012 7 PM Mission College Main Hall room CC 4.- Sylmar neighborhood Council board meeting Thursday, February 23, 2012 at 6:30 PM Sylmar high school in Spartan Hall address is 13050 Borden Ave.-Community meeting about El Cariso Park Wednesday, March 7, 2012 7 PM Mission College campus Center the actual date of the meeting is Monday, March 5 the website was incorrect and needed to be changed- next Land Use Committee Meeting Monday, March 12, 2012 at 6:30 PM right here.

Meeting adjourned at 7:07 PM

Minutes written by Mr. Smith