

**CITY OF LOS ANGELES**  
**California**

**PRESIDENT:** Christian Rubalcava  
**VICE PRESIDENTS:**  
    **Administration:** Andres Rubalcava  
    **Communications:** David Gonzales  
**TREASURER:** George Ortega  
**SECRETARY:** Michelle Underwood

**SYLMAR NEIGHBORHOOD COUNCIL**  
P.O. Box 921023  
Sylmar, CA 91392-1023  
Telephone: (818) 833-8737  
E-mail: [Board@SylmarNC.org](mailto:Board@SylmarNC.org)  
Website: [www.SylmarNC.org](http://www.SylmarNC.org)

---

**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE**  
**SPECIAL MEETING APPROVED MINUTES**  
**Wednesday, March 10, 2021 6:30 pm to 9:00 pm**  
**Peter Postlmayr, Chairperson**

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](http://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>

**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 three business days (72 hours) prior to the meeting you wish to attend by contacting Peter Postlmayr by phone (818) 833-8737 or email: [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org).**

1. **Call to Order** — The meeting was called to order at 6:36 p.m.
2. **Roll Call Present** — George Ortega, Patty Hug, Peter Postlmayr, Cheri Blose and Patti Rau. Lucille Floresta absent. Also present — Juan Solorio and Paola Bassignan from Monica Rodriguez's office, and Sherrie Olson from the 7-Eleven market, and stakeholder Jay Palmer.
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information.
4. **Public Comment on matters not appearing on the agenda.** None.
5. **Discussion and Possible Action to approve Meeting Minutes:** February 10, 2021, Planning & Land Use Committee Meeting. Approve with corrections. 1<sup>st</sup> by Patty Hug; 2<sup>nd</sup> by Cheri Blose. Vote: 5 Yes, 0 No, 0 Abstain.
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements.** Juan Solorio informed committee of Mobile Vaccination that would take place Tuesday through Saturday and to call for appointment. The vaccination appointments will take place next at Sunland.
7. **Discussion and Possible Action: 15206 W. Roxford Street – ZA-2020-7049-CUB.** Support of draft letter to allow beer & wine for off-site consumption in conjunction with 2,354 sf 7-Eleven market operating 24 hours daily. 1<sup>st</sup> by George Ortega; 2<sup>nd</sup> by Patti Rau. Vote: 5 Yes, 0 No, 0 Abstain.
8. **Discussion and Possible Action: 13475 Gladstone – AA-2021-1468-PMLA** to allow the subdivision of lot into two lots with a Single-Family Residence on each. The lot size was determined to be about 1.25 acre but there is no indication as to how the lot would be divided. Peter Postlmayr will outreach to applicant for further information. No vote taken.
9. **Discussion and Possible Action: 14971 Foothill Blvd. at Roxford CPC-2021-1056-CU-DB-SRP-HCA.** A 5-story, 61-foot-tall, Mixed-Use Project with 132 dwelling units, and 1,337 sf of commercial space with basement and ground level parking. Thomas Lin is applicant, 213-987-4015. Property is located on the NE corner of Foothill and Roxford. Peter Postlmayr will try to

contact Thomas Lin. Jay Palmer brought of several problems with this project. There is fewer than one parking place per each apartment and thinks that should be at least two. On-street parking is already a problem. Further, a mini-strip mall is not needed in the community; renters will have to deal with freeway noise; and, there are methane gas issues in the area. There is a major access to the trails for the equestrians of our community and Cheri Blose is concerned that this may be blocked or diminished. Paola Bassignana, from CD7, only found out about this project through the Early Notification System and informed the committee that SB330 is involved, curtailing the limits the community can impose upon the developer. She has reached out to the developer to meet and will keep up informed. There is a limit on the number of meetings the committee can request with the developer.

**10. Follow Up on Past Discussions: Past Projects**

a. 13104 Glenoaks is in the K-District Overlay and Very Low Density – Owner proceeding with GPA and Zone Change for Mixed Use Development Update. This item had been on the agenda in late 2016; letter sent dated January 26, 2017. There is a new meeting date of April 13, 2021. Cheri Blose stated she would contact Geronimo, who lives nearby, for more information. The feelings of the neighborhood need to be determined and, as of yet, the developer has received none.

b. 14089 Foothill at Polk. Chevron Gas Station Renewal of AZ-94-0727-CUB allowing the sale of beer and wine for off-site consumption. There is no case number yet.

**11. Committee Member Comments on subject matters within Committee’s jurisdiction. None.**

**12. 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.

**13. Closing Remarks, Announcements, Acknowledgements and Adjournment.** Meeting adjourned at 7:22 p.m.

---

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.

\*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 committee Chair Peter Postlmayr at 818-833-8737 or email: [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org).