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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
SPECIAL MEETING APPROVED MINUTES
Wednesday, February 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. 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>

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1. **Call to Order** — The meeting was called to order at 6:38 p.m.
2. **Roll Call Present** — Peter Postlmayr, Patty Hug, Lucille Floresta, Patti Rau, Cheri Blose and George Ortega. Also present — Tom W, Sherrie Olson, Mike O'Msrshall, and Sara Houghton. Please note, the meeting was recorded.
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:** January 13, 2021, Planning & Land Use Committee Meeting. Approve with corrections. 1st by Patty Hug; 2nd by George Ortega. Vote: 5 Yes, 0 No, 0 Abstain.
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements.** None,
7. **Discussion and Possible Action: 13655 Foothill Boulevard, City of San Fernando** Upper Reservoir Replacement Project. See attached Draft support recommendation. David DePinto is the project representative and providing outreach information, he can be reached at ddepinto@depintomorales.com. David stated that they would like to start construction in October. There were a few changes/corrections to the letter by Christian Rubalcaba, SNC President, and the last sentence will be reworded. Peter will present an updated letter to the SNC March 2021 General Board Meeting for their approval. 1st by Patty Hug; 2nd by Cheri Blose. Vote: 5 Yes, 0 No, 0 Abstain.
8. **Discussion and Possible Action: 13864 Foothill Blvd. Proposed In-N-Out Burgers** drive thru and restaurant. Sara Houghton is the project representative from three6ixty and can be reached at Sara@three6ixty.net 310-204-3500 x312. Tom W. was concerned about the nearby building that appears to be on the Vallarta property. Sara is going to check on use occupiers and for what the purpose the building is being used. The same changes/corrections to the letter by Christian Rubalcaba, SNC President, and the last sentence will be reworded. Peter will present an updated

letter to the SNC March 2021 General Board Meeting for their approval. 1st by Patty Hug; 2nd by Cheri Blose. Vote: 5 Yes, 0 No, 0 Abstain.

- 9. Discussion and Possible Action: 15206 W. Roxford Street – ZA-2020-7049-CUB** To allow beer & wine for off-site consumption in conjunction with 2,354 sf 7-Eleven market and operating 24 hours daily, in the C1-1VL-K-CPIO Zone. 24hrs of operation in lieu of commercial corner 7am-11pm daily hours. Cross street Glenoaks. Sherrie Olson is project representative 909-519-1816, Mr. Meherban Sachdeva applicant 562-382-3180 sachdeva.maan@gmail.com. Sherrie presented plan to mitigate neighbor issues and did outreach to local schools. George Ortega referred to this request as being several years old. He was also concerned about the width of the drives and wanted to know if the bollard were included in that figure. Sherrie reiterated that 7-Eleven was not the original builder but just a tenant but would check on widths. Sherrie explained that there were auto locks on the refrigerated alcohol doors which were controlled by the cashier, and that general merchandise was more at risk than alcoholic merchandise. There is also a camera system and they can use the IP address if necessary to stay in touch with the LAPD. Jose Ishpal (?), the general manager, said it is possible to see what is going on inside as well as outside the store. Alcohol is only 5 – 10 % of merchandise. Beer and alcohol would be on sale from 6 a.m. – 2 a.m. The other merchandise would be available 24 hours a day. Peter will write a letter of support to be presented at the SNC March 2021 General Board Meeting. 1st by George Ortega; 2nd by Patti Rau. Vote: 5 Yes, 0 No, 0 Abstain.

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. Cheri Blose reported she had spoken to Juan at CD7 who feigned ignorance and that no letter has been received. Peter will locate letter and forward to the committee members. A number of stakeholders have concerns about maintaining the K District zoning of this area. Peter maintains that if this takes away from the K District, the committee cannot endorse the project. Mike needs to show support for project. He would like to work with the committee, is willing to do outreach beyond the 500 ft. if that would help. Distributing flyers in English as well as Spanish and doing a survey on Nextdoor or Survey Monkey were suggested

- 11. Committee Member Comments on subject matters within Committee’s jurisdiction.** None, however, Cheri Blose reminded committee that the SNC will be having their election on April 28, 2021. There are 14 candidates but 21 seats are up for election. The deadline to be included on the ballot has passed, but interested, qualified persons could be appointed after election.

- 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.

- 13. Closing Remarks, Announcements, Acknowledgements and Adjournment.** Meeting adjourned at 8:12 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.