

CITY OF LOS ANGELES  
California



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**SYLMAR NEIGHBORHOOD COUNCIL**  
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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE  
COMMITTEE – SPECIAL AGENDA MINUTES  
Wednesday, December 14th, 2016 6:30 pm to 8:45 pm  
El Cariso Park, Gymnasium Community Room, 13100 Hubbard St. Sylmar, CA 91342  
Peter Postlmayr, Chairperson**

1. Call to Order (1) **6:32pm**
2. Roll Call (1) **Peter Postlmayr, George Ortega, Patty Hug, Lucille Floresta, and Cheri Blose absence.**
3. Housekeeping: Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2) **Peter did introductions**
4. Public Comment on matters not appearing on the agenda. (10) **None**
5. Discussion and possible action to approve Meeting Minutes: November 9, 2016 Planning & Land Use Committee Meeting. (5) **Minutes not available will be at January meeting.**
6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5) **Metro presentation on double track project from Brighton to Roxford. Goals to Improve Safety, Travel Time, Quiet Zones and Upgrade local stations. Phase I of project consists of Community meetings and plan development. San Fernando/Sylmar station planned platform extension. Phase II scheduled for spring of 2017.**
7. Presentation and Discussion: 13104 Glenoaks, initial presentation and discussion. Mike Marshall owners' representative is seeking guidance from Committee. (20) **Two options presented 15 units & 13 units with commercial fronting on Glenoaks. Development on 26,478 sf. lot increases density based on (R-3). Property has K-District Overlay. Guidance is to keep current zoning and develop single family with space for equestrian keeping. Other residential lots adjacent to site are horse keeping properties.**
8. Presentation and Discussion: 14040 Hubbard, Chalet Liquor & Smoke Shop. Change planned with building renovation to The Bottle Shoppe. Owner George Younan plans to take possession April and open after renovations in June. **Mr. Younan whose family owns the property and leases to the operator will renovate the building when the lease ends early 2017 and open as a boutique retailer of fine wines, craft beers, and spirits. Effort will be made to clean up this corner and stop loitering. PLUC and stakeholder express support for the change and PLUC will draft support letter for PLUC action.**

9. Presentation and Discussion: 13737 Foothill Blvd. Plan for a Harbor Freight store at the corner of Foothill and Sayre. Fred Efraim with EFPAR Development, Owners representative. **Mr. Efraim was not in attendance but provided conceptual site and building elevation plans. There were comments about improving elevations with use of different building materials more in keeping with GP design goals, having public access from Foothill and improved landscaping. PLUC will draft email and letter stating our comments for PLUC action.**
10. Presentation and Discussion: 12745 Arroyo Street, UPS Facilities Improvement Project. Harris Shapiro, RED Architectural Group, Owners Representative. **Mr. Shapiro was not in attendance but provided plans for review. UPS is in a very industrial area with truck traffic and at the end of Arroyo Street. Comments were to liven up the building elevation as seen from the public right-of-way perhaps with different colors as well as encouraging a planting design that softens the street view of the facility. PLUC will draft letter with comments for PLUC action.**
11. Presentation and Discussion: LA County Flood Maintenance Division, May Sediment Placement Site and hauling of sediment. **No representative from LA County was present. There was a flyer about the sediment activity shared and email that hope to have major activity completed by end of week. Note there would be placement of sediment as needed over the next coming weeks as rains are projected.**
12. **Reporting on Status of Projects previously presented to the Committee:** Lopez Canyon Equestrian Trails and Trailhead Project; 13454 Dronfield, GPA ZC; etc... (15) **No further information on 13454 Dronfield GPA; 13647 Foothill La Oficina Bar applying for Café Entertainment/Show – Peter and Ann to visit; Flyer about Lopez Canyon Equestrian Trail Project meeting.**
13. **Committee Member Comments on subject matters within the Committee’s jurisdiction.**  
(5)
14. **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. (2)
15. Closing Remarks, Announcements, Acknowledgements and Adjournment (5) **9:15**