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SYLMAR NEIGHBORHOOD COUNCIL
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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING MINUTES

Thursday, October 11, 2018 6:30 pm to 9:00 pm

Discovery Charter Preparatory School, 13570 Eldridge Avenue, Sylmar, CA 91342
Peter Postlmayr, Chairperson

The Agenda is posted for public review at the Los Angeles Public Library (Sylmar Branch), 14561 Polk 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** 6:41pm
- 2. Roll Call:** Peter Postlmayr, Patty Hug, Patty Rau, Lucille Floresta, Cheri Blose arrives 7:15
Absent: George Ortega
Minutes by Marti Marshall
- 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.**
Marti Marshall: Vote Nov 6th
- 5. Discussion and possible action to approve Meeting Minutes:** August 8th, 2018 Planning & Land Use Committee Meeting. There was not a September meeting.

Motion: 1st Patty Rau, 2nd Lucille Floresta
3/0/1 (Patty Hug abstains)
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
 - a. Questions / Comments about Announcements from Committee Members and Public.
- 7. Presentation and Discussion: 13574 Foothill** Follow up from June 2017 PLUC Meeting - Clifford Beers Housing. Vanessa Luna 213-316-0108 x103. CBH "creates thoughtfully

designed, affordable and integrated communities that enhance the lives of individuals and families who have experienced mental illness and homelessness.” <http://cbhousing.org/>

Audrey Peterson, Sr Project Mgr
25 studio apartments
22 one bedrooms
1 manager bedroom
HHH Funded

Doesn't sit higher than 30' at any point on site.

On Bombay will put in sidewalk and a gate (not for use, just emergency)

2 buildings as part of the property is higher.

John from the community - wants more parking as homeless may/will have need of parking.

Parking 1 spot for 4 units (30 parking spaces provided)

John - the amphitheatre feature - want to ensure security - hang out area with people hanging out may cause problems.

Penny Lane has regulations in place to ensure safety - can evict people who violate rules.

Next Steps: Funding phase. 50% through construction documents. Hoping to close end of this year with construction to start early next year. Estimate 16 months to build.

Bonnie Bernard suggests they come to a General Board Meeting (November?). Peter to coordinate.

- 8. Presentation and Discussion: 12831-12841 W. Maclay Street ZA-2018-3331-ELD-SPR.** The site is 6.01 acres that has historically been used for institutional/nursing home use. The facility was built in 1963 and originally approved for, operating as, a 260-bed convalescent care/nursing home. Currently, the 50,200 sf. building is operating as a Skilled Nursing Facility licensed for 141-beds. The Project is now requesting an Eldercare Facility Unified Development Permit. They propose to demolish the 3,873 sf., one-family dwelling on the northern section and construct a new 70,205 sf., 107-room Eldercare Facility in the A1-1 Zone. With Assisted Living on two floors and Alzheimer's/Dementia Care on a one-story section. 45 surface parking spaces will be provided. Alisa Karlan alias@three6ixty.net and Dana Sayles dana@eka360.net from Architects three6ixty.

Dana Sayles from Architects three6ixty
Nigel Gomersall, Hochhauser Blatter, www.hbarchitects.com, nigel@hbarchitects.com
Julie McGeever - Owner/Operator of current facility, Hochhauser Blatter,
www.hbarchitects.com, julie@hbarchitects.com
Provide long-term residential care for aging seniors

141 beds Before/after
107 guest rooms / after
parking 28 before - 94 after
adding 45 bicycle parking spaces

Eldercare Facility Unified Development permit
Site Plan Review
Waver of Dedication/Improvement (WDI)

Future Requests (anticipated to be filed this year)

Bonnie Bernard mentioned driveway is on a blind curve and there have been accidents.

Peter mentioned increase in trucks, etc.

Dana Sayles - Driveway will have to be upgraded as it was from original building 1963.

Peter - concern about street parking already appears to be insufficient.

John Hughes - Comment from his wife: This proposed project is going to be as significant contribution to the community as Mission College is at the present time.

Peter to coordinate coming back early next year.

9. Reporting and Discussion: Status of Projects previously presented to the Committee. Various

Solar project was defeated per Cheri

Cheri says our Community Plan has been accepted in its entirety

10. Committee Member Comments on subject matters within Committee's jurisdiction.

John Hughes - re: driveway on McClay and how to get in to the facility. If lowered elevation between 2 driveways and put rock down would have expanded vision.

Patty Rau - couple neighbors have concerns about El Cariso Park entrance from Hubbard.

11. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting.

12. Closing Remarks, Announcements, Acknowledgements and Adjournment 8:35pm

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.

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Committee Meeting Minutes are available on the SNC website www.SylmarNC.org
(Remove after October 11th, 2018)