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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE**  
**MEETING APPROVED MINUTES**  
**Wednesday, April 14, 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>

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1. **Call to Order** The meeting was called to order at 6:30 p.m.
2. **Roll Call** Present — George Ortega, Patty Hug, Cheri Blose (arrived at 6:35), Lucille Floresta (arrived at 7:45), Peter Postlmayr, and Patti Rau. Also interested stakeholders — EA3, Eliz L., Danielle D., Raquel Trujillo, Mike, Dan Wisdard, Andrew Ross, Andres Rubalcava, Rosemary Shank, Darlene, Eliot Labib, Michael Watts, Leah B., IZ, Martin Silva, Christian Frederikse for Archeon Group, TW, and 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. Andres Rubalcava informed the committee that the 7-Eleven project would present a video at the next SNC General Board Meeting.
5. **Approval** of the Meeting Minutes: March 10, 2021 Planning & Land Use Committee Meeting. 1<sup>st</sup> by Patty Hug, 2<sup>nd</sup> by Cheri Blose. Vote – 4 Yes, 0 No, 0 Abstain.
6. **Public Official and Community Representative** Announcements & Presentations followed by Public Announcements. None.
7. **Approval:** 13475 Gladstone - AA-2021-1468-PMLA. To allow the subdivision of a lot into two lots each containing a Single Family Residence. Domingo Castaneda is Applicant 818-515-9421 [DomingoC818@gmail.com](mailto:DomingoC818@gmail.com). The division will comply with size to maintain horse property. 1<sup>st</sup> by Cheri Blose, 2<sup>nd</sup> by George Ortega. Vote – 4 Yes, 0 No, 0 Abstain.
8. **Presentation and Discussion:** 14971 Foothill – at Roxford CPC-2021-1056-CU-DB-SPR-HCA A 5-Story, 61 Foot in Height Mixed Use Project with 132 dwelling units and 1,337 SF. of commercial space with basement and ground level parking. Christian Frederikse, Archeon Group 213-984-4015 [cfrederiksen@archeongroup.com](mailto:cfrederiksen@archeongroup.com) - Thomas Lin, is applicant 213-987-4015. Christian Frederikse was present and went over CUP application SB23456. The project is trying to stay in context with rest of community and will consist of studio to 3-bedroom units, and 143 parking spaces. There are 2 levels below ground for parking. Landscaping will be set back from the sidewalk. The project includes patio sites, garden areas and dog park for residents. Mr. Frederikse explained there would be a slight effect on traffic in AM and PM during rush hour of about 30 seconds. He stressed the support for bike traffic. Also, there would be an increase in signage to alert horse traffic to oncoming traffic from the project. **Patty Hug** remarked that an actual horse trail would be needed as horses can't be ridden on the sidewalks. A dedicated trail was needed; the streets are too busy. **Andres Rubalcava** remarked about area fires of the past, suggesting a letter to the council for a new fire station. **Cheri Blose** calculated that about 400 new residents would be added to the community and that Sylmar still has

only one (1) fire station and one (1) EMT group and the planned for 143 parking spaces would be insufficient. **Mr. Frederikse** stated that they were able to reduce the number of parking spaces by have more bicycle parking. **Leah B.** was concerned about the parking for the commercial spaces. In fact, the majority of stakeholders were concerned with traffic and parking.

**Jay Palmer** did not see any upside for the community and brought up the issue of methane gas, as it has been a problem in the past.

Due to the fact that Sylmar is not flat, bike riding, for anything other than recreation, is generally not a means of transportation for the majority of residents.

**Peter Postlmayr** wrapped up by asking Mr. Frederikse to return to inform us of any changes and/or solutions.

9. **Item 9** is a duplicate of Item 8 above and ignored.
10. **Follow Up on Past Discussions:** Past Projects. The project at Glenoaks and Polk has received good feedback and will go to a future SNC General Board Meeting; not necessary to return to the Planning and Land Use Committee.
11. **Committee Member Comments** on subject matters within Committee's jurisdiction. Peter Postlmayr thanks Patty Hug, Cheri Blose and Leah for comments at Special General Board Meeting on April 13, 2021.
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.** The meeting adjourned at 8:05 p.m.

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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).

Committee Meeting Minutes are available on the SNC website [www.SylmarNC.org](http://www.SylmarNC.org)