

CITY OF LOS ANGELES

California



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

Wednesday, January 12, 2022 6:30 pm to 8:30 pm

Zoom Meeting Online or By Telephone

**Please use the link <https://us02web.zoom.us/j/84653090795> to join webinar; and/or,
Dial (669) 900-6833 enter ID 846 5309 0795 and Press # to join the Meeting via Phone**

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>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico board@sylmarnc.org o por telefono 818-833-8737 para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE SYLMAR NEIGHBORHOOD COUNCIL PLANNING AND LAND USE COMMITTEE MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Every person wishing to address the Board must dial (669) 900-6833 and enter 846 5309 0795 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS The public is requested dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public 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 member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.

- 1. Call to Order (1) 6:35pm**
- 2. Roll Call (1) Cheri Blose, Patty Hug, Lucille Floresta & Peter Postlmayr; George Ortega entering @ 6:41pm**
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2) **Online meeting with recordings for Leah Blose doing minutes and SNC.**

4. Public Comment on matters not appearing on the agenda. (10)

N/A

5. Discussion and Possible Action to approve Meeting Minutes: December 8th, 2021 Planning & Land Use Committee Meeting. (5)

Patty moves to approve the minutes w/no correction; Lucille 2nd. All present vote to approve.
Passed.

6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)

a. Questions / Comments about Announcements from Committee Members and Public.

Jose Hernandez from Councilwoman Monica Rodriguez CD7 office – announces a free COVID Testing site Saturday, January 16 at Pacoima City Hall on Van Nuys Blvd.

7. Presentation and Discussion: San Fernando Valley Partnership, Let's Make a Difference Rx Prevention & Alcohol Delivery Projects – The goal of these projects is to reduce the likelihood of youth accessing and misusing both alcohol and opioids/prescription medications. 1. The “Let's Make a Difference” campaign works to address to number one source of access to opioids and prescription medications by promoting “safe medication practices” (safe storage, not sharing and proper disposal of all unused or expired medications); and 2. The Alcohol Delivery Project, based on our initial “Merchant Committed” project, works with local retailers to reduce the likelihood of youth accessing alcohol via delivery and prevent possible citations for sales to minors. Bart Trevino 818-837-7767 btrevino@sfpv.org

San Fernando Valley Partnership – presented by Bart Trevino & Betty Guevara as stated in agenda.

Patty moves to write letters in support of program as presented & present them to SNC January meeting; Cheri 2nd. All present vote to approve.

Passed.

Action – Letter of support to be drafted to present to the SNC agenda.

8. Discussion and Possible Action: 13076 Glenoaks Blvd. Los Mariscos de Sylmar – Continued Discussion from last meeting. Various concerns were raised at last Month's meeting including:

- Monday - Thursday Live Entertainment until 12:30am five nights a week Wednesday, Thursday, Friday, Saturday and Sunday - Considering restricting hours Su-Th. and mitigate noise to surrounding areas.
- Sale of Alcohol from 7am to 12:30am daily. Considering restricting hours Su-Th.
- Maximum 2 outside Events. Was this weekly, monthly or annually? Considering restricting to only a couple of times a year and restricting hours to mitigate noise to surrounding areas.
- Providing parking lot security during operating hours and close off parking area when business is closed.
- Shield outside lighting from adjoining properties.
- There is concern that this would become more of a night-club than a restaurant.

This is a past proposal with changes for enclosing front patio, renewal of live entertainment permit, addition of 500 square foot patio at rear of building for dining, as well as addition of dance floor to center area of restaurant and extending parking area on currently vacant land at rear. Project Representative Dan Rosales 818-675-6418. (20)

Previous hearing date postponed by request of SNC PLUC. Dan Rosales presents and clarifies

previously posed question from owners and planner. Owner/planner states desire to host only 3 large outdoor events a year. Still looking for live entertainment and/or dancing permit 5 nights a week, with enforcement of city sound codes already in place. All other previously presented requests remain as previously presented.

Patty moves to right letter of approval with for application with stated provisions of –
Limit hours of alcohol sales from 10am-12:30am.

Limit large live entertainment/dance nights to 3 a week.

Parking security during any live music & dance events & making sure that parking lot is closed and locked during off hours.

Limit of the previously stated 3 large outdoor events a year.

Request for additional sound buffering for entrances to reduce noise going out into neighborhood.

Patty moves to right letter of sup. Cheri 2nd. All present vote to approve.

Passed.

Action: Letter of support with provisions stated to be drafted to present to the SNC.

- 9. Discussion and Possible Action: 13260 Maclay Street APCNV-2021-10623-CPIOE-CU-SRP –**
Demolition of an existing apartment building and construction of mixed-use project of 25 dwelling units, 163,455 square feet of self storage and ground floor office/art studios

<https://therealdeal.com/la/2021/12/29/investor-plans-apartments-to-go-with-self-storage-at-200k-complex/> Nick Leathers 310-994-6657

Nick Leathers with Crest Real Estate presenting for Trojan Storage – explanations for the project and 3CPIO Exemptions.

Bart Trevion questions the available parking provided by the building for residents and guests, since there is recent history of parking being shorted for new buildings within the community.

Patty & Peter raises concerns over parking and the shown proposed colors of buildings and designs to fit with the aesthetic of Sylmar of a more Mediterranean/Spanish style with a more natural coloring.

As this is 1st community presentation for this project is just going to entitlements, project not looking to start for at least 18 months.

Action: None

- 10. Continued Discussion and Possible Action: 15089 Nurmi Street – AA-2021-8539-PMLA –** A proposed 2 Lot Parcel Map Subdivision with private Street Serving Parcel A. Site is zoned RE9-1 with General Plan Low I Residential. Applicant Fernando Garcia/Fergar Corporation – Applicant Contact Erik Bowers, PLS 818-342-3277. It was recommended that we do not oppose the project and draft a support letter to send to SNC, see attached draft. (10)

Cheri moves to approved letter as presented. Patty 2nd. George abstained. All other present vote to approve.

Passed.

Action: Present approved draft letter to the SNC January Agenda.

- 11. Continued Discussion and Possible Action: 15277 Cobalt Street – AZ-2021-9185-ZAA - Area, Height, Yard, and Bldg Line 20% Adjustments –** A proposed addition of single-family residence of 743 square feet to a legal non-conforming single-family dwelling unit. Applicant Victor Curiel 818-421-7652. It was recommended that we support the project and draft a letter to send to SNC, see attached draft (10)

Cheri moves to approve letter as presented. Lucille 2nd. Patty & George abstained. All others present vote to approve.

Passed.

Action: Present approved draft letter to the SNC January Agenda.

12. Follow Up on Past Discussions: Past Projects (20)

- a. **15827 Roxford Street – ENV-2021-8928-EAF – DIR-2021-8927-SPR.** We sent email to planner Ms. Sophia Kim requesting postponement of their hearing until they come before the PLUC and have public input.
Representative will be presenting at February meeting.
- b. Misc.
N/A

13. Committee Member Comments on subject matters within Committee’s jurisdiction. (5)

Cheri commends the PLUC for being only committee having minutes posted to the SNC website.

14. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months’ meeting. (5)

N/A

15. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)

8:25p.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.

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 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

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- (List your physical posting location here)
- <http://www.SylmarNC.org>
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Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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.

Reconsideration and Grievance Process -

For information on the NC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.SylmarNC.org>.

Committee Meeting Minutes are available on the SNC website www.SylmarNC.org
(Remove after January 12th, 2022)