

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, February 9th, 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](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>

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](mailto: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) @6:30**
- 2. Roll Call (1) All present**
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2) Online meeting with recordings to Leah Blöse doing

minutes for PLUC; SNC as original host recording.

4. **Public Comment on matters not appearing on the agenda.** (10) None
5. **Discussion and Possible Action to approve Meeting Minutes:** January 12th, 2022 Planning & Land Use Committee Meeting.  
George corrects wording for item #3 to be change – ‘for’ into ‘to’ of who is getting to recording and to correct the spelling of words within the agenda on items #8 & #9. Peter making within the meeting.  
Cheri moves to accept the minutes with the 3 presented corrections. Patty 2nds. All present vote to approve with Lucille unavailable.  
**Passed.**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**  
N/A
7. **Continued Discussion and Possible Action: 12744 San Fernando Road [ZA-2021-4570-ZAA](#)** Demolition of two existing buildings (110,940 SQFT) and construction of a new 146,746 SQFT warehouse containing 6,600 SQSF of office space, 27 loading docks, and 121 parking spaces. Height, Yard, and Building Line Adjustments 20% Slight Modifications. Applicant Josh Kreger 310-838-2400 [josh@craiglawson.com](mailto:josh@craiglawson.com)  
Josh Kreger presenting with the builders with outreach being met with little feedback. Peter questions the above ground easements on the property with property line barriers. Leah questions solar panels for new building with the answer the panels will be installed the availability for the lease holders to utilize.  
**Motion:** Patty moves to accept the project as accepted with support for buffering and possible planting on available easements Lucille 2<sup>nd</sup>.  
George questions feasibility of planting with no argument.  
All present vote to approve the proposed project.  
**Action: None**
8. **Continued 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 (20)  
Nick Leathers with Crest Real Estate presenting for Trojan Storage – returning with planning adjustments from previous presentation. To include parking for residents and guests with more available after hour parking and color building inclusions to blend with the community. Cheri questions the 4 story height. Answer is none but it is within the new City Guideline.  
**Motion:** Patty moves approve the building as accepted with current rendering & budget approved for it as rendering proposed. Cheri 2<sup>nd</sup>. All present vote to approve.  
**Passed.**  
**Action:** Letter of support to be proposed for SNC April '22 meeting.
9. **Discussion and Possible Action: 14360 Bledsoe Street ZA-2022-315-CUW** – The installation, use, and maintenance of a wireless telecommunication facility in the PF-1VL-K

Zone on an existing 163' electrical structure. Applicant: Eukon Group Monica 661-621-5083  
**No representative available.**  
**Continue to next meeting**

- 10. Update:** City of San Fernando's Reservoir Replacement Project. It's been a while since we reached out as there were some delays in the San Fernando Reservoir Replacement Project (13655 Foothill Blvd., Sylmar, near the intersection with Hubbard Street) once the construction/demolition bidding phase began last year. The construction bidding process is moving forward again so we wanted to update you accordingly. We are also reaching out at this time to the LAPD, Senator Hertzberg's office, and affected and neighboring businesses, to advise them. We're happy to reach out further to other individuals or groups you might advise.

Here are our latest estimates for the project timeline:

- a. Potential contractors are bidding on the project now and until mid-February 2022
- b. The San Fernando City Council may award a construction contract about the 3rd week of March 2022
- c. The City of San Fernando may issue a Notice to Proceed to the successful contractor in early May 2022
- d. 12-15 months of demolition and construction will ensue from approximately May 2022 to July 2023

A new development is that as demolition and construction occur later this year, LADOT will require driveway closure (two driveways) on Foothill Blvd. for the Shell gas station and business strip mall located at the corner of Foothill and Hubbard, along with a lane closure and suspension of street parking along Foothill near the Reservoir property. That means customers and employees of those businesses will have to use the two driveways along Hubbard to access that property and those businesses, and traffic near that intersection will be impacted to an extent. Current plans are to retain the pedestrian sidewalk and bike lane access along Foothill Blvd. You may view the affected location by connecting to this link:

<https://goo.gl/maps/1kk1Ax1hpAJcnKaDA> Applicant representative David DePinto 310-502-7928

Many questions asked with concerns of traffic.

No Motion.

**Action:** Request of representative making themselves available

- 11. Discussion and Possible Action: 15827 Roxford Street – ENV-2021-8928-EAF – DIR-2021-8927-SPR.** Ms. Sophia Kim emailed “The applicant is currently updating the application to include a Major Development Permit Conditional Use and due to this change the case will be converted to a CPC level case which will have a hearing officer hearing followed by a CPC hearing and decision.” Received plans from Shean Kim, VP of Dev. Management for XEBEC 562-546-0252 [SheanK@xebecrealty.com](mailto:SheanK@xebecrealty.com)

Applicant to take community comments and questions to present again in March 2020.

## Action: March agenda

### 12. Follow Up on Past Discussions: Past Projects

NA

### 13. Committee Member Comments on subject matters within Committee's jurisdiction.

Movement of current items to be moved to March meeting

### 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.

NA

### 15. Closing Remarks, Announcements, Acknowledgements and Adjournment:

Adjourned @8:50

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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.

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](mailto:NCsupport@lacity.org)

#### Public Posting of Agendas -

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- (List your physical posting location here)
- <http://www.SylmarNC.org>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

#### 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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](http://www.SylmarNC.org)

(Remove after February 9th, 2022)