

## CITY OF LOS ANGELES

California

### SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Andres Rubalcava

#### VICE PRESIDENTS:

Administration: Brielle Acevedo

Communications: Donald Zelaya

SECRETARY: Kathy Bloom

TREASURER: George Ortega



Office: 13521 Hubbard Street

Sylmar, CA 91342

Mailing: P.O. Box 921023

Sylmar, CA 91392-1023

Telephone: (818) 833-8737

E-mail: Board@SylmarNC.org

## **Sylmar Neighborhood Council Special General Board Meeting –Agenda Thursday, April 7, 2022 – 6:30 PM**

**Zoom Meeting Online: <https://us02web.zoom.us/j/89371968816>**

**Join by Telephone: Dial (669) 900-6833 to Join the Meeting**

**Then Enter This Webinar ID: 893 7196 8816 and Press #**

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 teléfono 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 MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial (669) 900-6833, and enter 893 7196 8816 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial \*9 or use the Raise Hand option, 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.

**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.

AB 361 Updates:

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.

Any messaging or virtual background is in the control of the individual board member in their personal capacity and does not reflect any formal position of the Neighborhood Council or the City of Los Angeles.

*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**
- 2. Welcome and Housekeeping**
- 3. Public Comment** on items not appearing on the agenda.
- 4. Announcements from Public Officials**
- 5. Discussion and possible action** to approve February General Board meeting minutes- Attachment A
- 6. Discussion and Possible Action:** to approve a draft letter of support (Attachment B) for 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)
- 7. Discussion and Possible Action** to approve a letter of support (Attachment C) for 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/> Applicant: Nick Leathers 310-994-6657
- 8. Update and Discussion on:** City of San Fernando's Reservoir Replacement Project at 13655 Foothill Blvd., Sylmar, near the intersection with Hubbard Street.
- 9. Discussion and possible action** to approve Monthly Expenditure Reports MERs.

**10. Discussion and possible action** to approve \$250 for online advertising of SNC vacancies.

**11. Discussion and possible action** to approve pending rent payments: December 2021 and January 2022- \$1,400 and February 2022 and March 2022- \$1,600.

**12. Discussion and possible action** to approve office rent payments of \$1,600 beginning April 2022.

**13. Presidential Appointment** of Board members from applications received.

**14. Announcement** of Sylmar Neighborhood Council vacancies and application process. Application is Attachment D.

**15. Board Member Updates and Announcements**

**16. Future Agenda Items:** Write to Executive Board by email at ExecutiveBoard@SylmarNC.org or mail Executive Board c/o Sylmar Neighborhood Council, P.O. Box 921023, Sylmar, CA 91392-10

**17. President’s Closing Remarks, Acknowledgement, and Adjournment**

**18. Adjournment**

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THE AMERICAN WITH DISABILITIES ACT 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, assisted 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

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 board in advance of a meeting may be viewed at the neighborhood council office, at our website [sylmarnc.org](http://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 Sylmar Executive Board Members: [executiveboard@sylmarnc.org](mailto:executiveboard@sylmarnc.org)

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows: • Our office located at 13521 Hubbard St. Sylmar, CA 91342 • Sylmarnc.org • You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

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.

## Minutes for SNC Meeting on February 24th, 2022

### Call to Order

A General Board Meeting of the Sylmar Neighborhood Council was held on Thursday, February 24th on Zoom. The meeting was called to order at 6:32 pm and was presided over by **Brielle Acevedo**.

### Role Call

Voting members in attendance included **Brielle Acevedo, Kathy Bloom, Cheri Blose, Lucille Floresta, Ivan Gutierrez, George Ortega, Peter Postlmayr, Andres Rubalcava, Jennifer Torres, Jose Velasquez, and Donald Zelaya**.

Members not in attendance included **Rex Allen, Christine Bedolla, Fernando Lopez, and Roxann Nazario**.

### Announcements From Public Officials

**Stephanie Clements** announced that she is running for Los Angeles City Controller. Currently, she is the Chief Financial Officer for the Department of Public Works for the City of Los Angeles. For more information, see [clements4controller.com](http://clements4controller.com).

**Brenda Yanez**, Field Deputy for Los Angeles County Supervisor **Sheila Kuehl**, announced that Covid-19 mandates and health orders will ease in response to fewer hospitalizations. Vaccine clinics, including the one housed at the Van Nuys YMCA, will continue their operations. Also, she addressed the future of Whiteman Airport. She shared that virtual advisory meetings have been useful for discussing ways to use the land; also, in-person workshops for constituents will be scheduled soon. For the meeting and workshop calendar, visit [www.reenvisionwhitemanairport.com](http://www.reenvisionwhitemanairport.com).

**Senior Lead Officer Carter** (LAPD Mission Division) shared updates on crime and public safety. The narcotics unit has been busy investigating several illegal marijuana grow houses in Sylmar. Personal property crime is up this year – stolen vehicles and vehicle break-ins are on the rise. Catalytic converter theft, too, is rising.

**Juan Solorio**, Area Director for **Monica Rodriguez**, spoke on the mural at San Fernando Road off Roxford. They expect to finish the project by late April. He announced that copper wire theft has increased across the city and that Monica's office is working diligently to find solutions and ways to fund overtime pay. Another problem facing the city is the many RVs abandoned on the streets – storage for them has been a major issue. When RVs are impounded or abandoned, where do they store them? She will present a council file to be voted on.

**Salvador Manriquez**, Field Officer for Assemblywoman Luz Rivas, announced a virtual job fair to be held on March 25th, 2022. The point of the fair is to demystify the job application process. Also, she helped secure funding from the Clean City Beautification Project for many of our freeways including the 5 freeway, the 210 freeway, and the 5 & 118 interchange. Also, Assemblywoman Rivas is hosting virtual office hours on the last Friday of every month.

**Raul Preciado** introduced himself as our Neighborhood Empowerment Advocate and informed us that we have until April 1st to submit revisions to our bylaws. Peter Postlmayr reminded us to check our letterhead and make sure the city has our correct office address.

### **Main Motions**

**Motion:** Motion to approve affidavit for missing receipt for Sylmar Lock and Key in the amount of \$22.89. Motion by **Andres Rubalcava** and seconded by **Brielle Acevedo**. Approved by **Brielle Acevedo, Kathy Bloom, Cheri Blose, Lucille Floresta, Ivan Gutierrez, George Ortega, Peter Postlmayr, Andres Rubalcava, Jennifer Torres, Jose Velasquez, and Donald Zelaya**. None against.

**Motion:** Motion to approve December 2021 and January 2022 Monthly Expenditure Reports (MERs). Moved by **Donald Zelaya** and seconded by **George Ortega**. Approved by **Brielle Acevedo, Kathy Bloom, Cheri Blose, Lucille Floresta, Ivan Gutierrez, George Ortega, Peter Postlmayr, Andres Rubalcava, Jennifer Torres, Jose Velasquez, and Donald Zelaya**. None against.

**Motion:** Motion to amend the FY21-22 administrative budget by moving \$2,500 from Outreach to NPG. Moved by **Donald Zelaya** and seconded by **Brielle Acevedo**. Approved by **Brielle Acevedo, Kathy Bloom, Cheri Blose, Lucille Floresta, Ivan Gutierrez, George Ortega, Peter Postlmayr, Andres Rubalcava, Jennifer Torres, Jose Velasquez, and Donald Zelaya**. None against.

### **Adjournment**

**Brielle Acevedo** moved that the meeting be adjourned at 7:25 p.m.



Officers

*President: Andres Rubalcava*  
*Vice President of Administration: Brielle Acevedo*  
*Vice President of Communications: Donald Zelaya*  
*Treasurer: George Ortega*  
*Secretary: Kathy Bloom*

March 24, 2022

**DRAFT**

Mr. Josh Kreger  
Craig Lawson & Co., LLC  
3221 Hutchison Avenue, Suite D  
Los Angeles, California 90034

josh@craiglawson.com  
310-838-2400

Re: 12744 San Fernando Road [ZA-2021-4570-ZAA](#)  
Demolition of two existing buildings (110,940 SQFT) and construction of a new 155,446 SQFT warehouse containing 6,400 SQSF of office space, 27 loading docks, and 143 parking spaces.

Mr. Kreger,

The Sylmar Planning and Land Use Committee held a number of public hearings on the above referenced development beginning September 2021 and more recently on February 9<sup>th</sup> and March 9<sup>th</sup>, 2022. At there were a number of public comments including: the need to outreach to single-family homes on Oswald Street (R-1 Neighborhood), reduced building height and noise towards single-family homes, and buffer the height of the building by planting trees along sanitary sewer utility easement adjacent to property line shared with the single-family homes on Oswald Street .

The applicant is requesting a Zoning Administrator's adjustment for a 20% increase from a maximum height of 33' for an increase up to 39.6 feet in height for the building. It should be noted: The redevelopment of the site will remove the single-story building that is close to the R-1 residences rear property line and the new building will be constructed 60' away.

We appreciate your taking our comments into consideration and making alterations to the project to address these concerns. It is the recommendation of the PLUC Committee to the Sylmar Neighborhood Council to support this project on the conditions that the final site plan,

March 24, 2022

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design, elevations, building heights, exterior finishes, landscaping, and parking are consistent with the presentation and conceptual drawings dated 02-09-2022 and as presented to the committee at their February meeting. If material changes are made which deviate from the presented plan, the developer will come back before the PLUC for their review and recommendation to the SNC. At the March 24<sup>th</sup>, 2022 Sylmar Neighborhood Council meeting, the Council voted to support this development with the conditions recommended by the PLUC.

### **Project Information**

The Project would remove the existing light industrial structures, built in the 1960's totaling approximately 135,250 square feet and construct a single-story light industrial use building with a height of approximately 39.5 feet. The proposed structure would have a total floor space of approximately 155,446 square feet consisting of 143,446 square feet on the ground level and a partial mezzanine level of 12,000 square feet. Approximately 107,146 square feet of the total floor area would be for warehouse use, and 48,300 square feet of the floor area would be for manufacturing. The warehouse and manufacturing use areas include ancillary office areas. A total of 27 truck docks would be provided on the southwestern side of the proposed building, 25 of which would have dock-high doors. A portion of the truck dock area would be striped for tandem parking of employee vehicles to serve the manufacturing use portion of the building, as fewer warehouse docks would be required. The Project would provide 143 paved parking spaces, including the tandem spaces within the truck dock area. The Project would also provide landscaping trees and shrubs in planters along the proposed building perimeter and portions of the parking lot/driveway.

As the proposed structures would not be very visible from an existing public right-of-way and would not be substantially different in scale and height than existing structures to be removed, there would not be a substantial effect on views. The Project would also be consistent with the applicable zoning in an urbanized area and would not substantially alter the visual character or quality of public views of the Site and its surroundings.

### **Comments and Project Alterations**

At the initial public meeting there was discussion about noise, lighting, building façade and landscaping. The project will result in less impact on the adjacent homes by removal of an existing building that sits at the rear property line and its' associated roof equipment, the loading bays are orientated away from the single-family homes with no need for tractor trailer trucks to drive adjacent to the homes. Building design and use of different materials and colors in the elevations will provide interest to the site and building, although the building is difficult to see from the public right-of-way. Site landscaping will help screen the building from the single-family homes as will the 60' set-back from the property line.



March 24, 2022

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We appreciate Rexford Industrial Realty, Inc.'s commitment to ensuring this development is constructed as shown in the presentation. And the sizeable investment a new facility of this scale brings into our Community. This development will bring needed construction and long-term employment opportunities while enhancing Sylmar's manufacturing and industrial sectors. We invited you back to project updates as the project progresses and look forward to seeing the finished product.

Respectfully,

Peter Postlmayr  
SNC Committee Member and Chair, Sylmar Planning and Land Use Committee

C: Rexford Industrial Realty, Inc. – 11620 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025 (Owner)

Sarah Hounsell, Planner 818-374-9917 sara.hounsell@lacity.org

Councilmember Monica Rodriguez, 7<sup>th</sup> District 213-473-7077  
councilmember.rodriquez@lacity.org



Officers

*President: Andres Rubalcava  
Vice President of Administration: Brielle Acevedo  
Vice President of Communications: Donald Zelaya  
Treasurer: George Ortega  
Secretary: Kathy Bloom*

March 24, 2022

**DRAFT**

Mr. Brett Henry  
Trojan Storage  
1732 Aviation Blvd., Suite 217  
Redondo Beach, California 90278

bhenry@trojanstorage.com  
424-428-0539

Re: 13260 Maclay Street – APCNV-2021-10623-CPIOE-CU-SRP

Mr. Henry,

The Sylmar Planning and Land Use Committee held three public hearings for this project: January 12<sup>th</sup>, February 9<sup>th</sup> and March 9<sup>th</sup>, 2022. At these meeting there were a number of public comments including increased parking for the apartments, building elevation enhancements, landscape screening and visual changes to side and rear yard elevations. The applicant made alterations to the project to address these comments. The recommendation from the Committee is to support this project on the conditions that the final design, elevations, exterior finishes, colors, landscaping, parking is consistent with drawings dated 02-09-2022 and as presented to the committee at their March meeting. If material changes are made which deviate from the presented plan, the developer will come back before the PLUC for their review and approval. The Sylmar Neighborhood Council held its public hearing on March 24<sup>th</sup>, 2022 and voted to approve these recommendations.

**Project Information**

The project is located at the south east corner of Maclay Street and Bromont Avenue and consists of an approximately 80,230 sf. of lot area within the Sylmar CPIO Mixed-Use Corridor Subarea. The proposed development is a Mixed-Use project containing 25 residential apartments, self-storage, and art studios/office space. The project proposes to demolish the existing 22 apartments and construct a 196,759 sf. development, including a 42' tall, 3-story

Re: 13260 Maclay Street – APCNV-2021-10623-CPIOE-CU-SRP

mixed-use buildings one with 25 apartments and 54,467 sf. of self-storage, and a second 4-story 44' tall 99,801 sf. self-storage building.

The applicant is requesting a CPIO Exception from the Sylmar plan to allow new construction with 90 parking spaces in lieu of the required 316 spaces in conjunction with the mixed-use project. The proposed development will require a Conditional Use Permit to allow storage buildings for household goods within 500 feet of an R Zone and Site Plan review for a development project which creates or results in an increase of 50,000 sf or more of non-residential floor area.

The area surrounding the site on the north and east is zoned for one-story commercial buildings with neighborhood commercial uses and some single-family residents; to the south it is zoned for single-family dwellings; and, on the west the zone is C2-1-CPIO and consists of the Knights of Columbus facility and parking lots.

The proposed project is a unique combination of apartments, ground floor art studios, and self-storage space and represents a special circumstance that makes the requested exception from the parking regulations of the CPIO necessary for the preservation and enjoyment of a substantial property right. The CPIO requires 1 parking space for every 500 sf. of commercial uses, however the CPIO did not anticipate that a mixed-use project could consist of a residential apartment and self-storage combination. As most are aware, many people who use self-storage only make trips to the facility every couple of months.

The new 44-foot high, three-story building proposes a state-of-the art, contemporary design with brick, steel, stucco and generous use of glass and transparency to greatly improve the aesthetic appearance of the site. State of the art security equipment with strict control of ingress/egress to/from the building will be incorporated into the Project design and shall be subject to review by the LAPD to ensure its effectiveness.

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the Land Use & Design Chapter of the Sylmar Community Plan which encourages high-quality commercial development. The chapter notes that each project will require a unique approach. In this case, the Applicant's project is probably one of a handful in the City of Los Angeles which involves a mixed-use project with both residential and self-storage uses.

### **Public Comments and Project Alterations**

At the initial PLUC's public meeting there was discussion for additional resident parking as street parking is rarely available along Bromont Avenue. The developer responded with increasing the off-street parking for the apartments by providing 43 secured subterranean parking stalls (this includes 3 EV charging parking spaces) for the exclusive use of the 25 apartments plus 16 after hours surface open parking spaces outside the gates along Maclay and Bromont.

March 24<sup>th</sup>, 2022

Re: 13260 Maclay Street – APCNV-2021-10623-CPIOE-CU-SRP

There are a total of 31 surface parking spaces for the storage use inside the gates (this included 5 EV charging parking spaces).

The developer also address comments to enhanced the building elevations to convey a warmer less industrial/modern feel. The revised elevations were well received at the March PLUC meeting along with modulation of the patios, steel trellis features, the varying exterior material changes and improvement to the rear and side yard views. The clear distinction between the mix-uses of the development lend to the projects appeal and will help reduce confusion between entries for residents and businesses. The design also added landscaping to soften the projects scale along with having the height of the building step down towards adjacent single-family homes. this consideration was noted by the committee.

We appreciate Mr. Henry's commitment to ensuring this development will be constructed as shown in the renderings and being well operated as he several similar buildings. The apartments and retail spaces meets the goals of the CPIO zone. And, as one of the first developments in the CPIO zone along Maclay Street, this development will increase pedestrian traffic that utilizes business, shops and seeks dining experiences. We hope the design, quality of materials and mixed-uses leads other developers to make similar investments to better this area of our Sylmar community.

Respectfully,

Peter Postlmayr  
Chair, Sylmar Planning and Land Use Committee

C: PI Properties, LLC – 610 N Santa Anita Ave, Arcadia, CA 91006 (Owner)  
Nick Leathers, Crest Real Estate – 11150 W. Olympic Blvd, #700. Los Angeles, CA 90064 nick@crestrealestate.com 310-994-6657 (Applicant Representative)  
Sarah Hounsell, Planner 818-374-9917 sarah.hounsell@lacity.org  
Councilmember Monica Rodrigues, 7<sup>th</sup> District 213-473-7077  
councilmember.rodrigues@lacity.org

**CITY OF LOS ANGELES**

California



**SYLMAR NEIGHBORHOOD COUNCIL**

**PRESIDENT:** Andres Rubalcava

**VICE PRESIDENTS:**

Administration: Brielle Acevedo

Communications: Donald Zelaya

**SECRETARY:** vacant

**TREASURER:** George Ortega

**Office:** 13521 Hubbard Street  
Sylmar, CA 91342

**Mailing:** P.O. Box 921023

Sylmar, CA 91392-1023

**Telephone:** (818) 833-8737

**E-mail:** Board@SylmarNC.org

**Sylmar Neighborhood Council  
Application for Consideration of Appointment**

**Name:**

**Occupation:**

**Home Address:**

**City, State, Zip Code:**

**Home Phone:**

**Work Address:**

**City, State, Zip Code:**

**Work Phone Number:**

**Mobile Phone Number:**

**Preferred Email address:**

**Vacant Board Seat you are applying for:**

**Stakeholder Qualification – Please provide a brief statement as to how you qualify as a community stakeholder for this Board seat:**

(Please also provide documentation that substantiates your status as a Sylmar stakeholder. “Stakeholders” shall be defined as those who live, work or own property in the neighborhood and to those who declare a stake in the neighborhood as a community interest stakeholder, defined as a person who affirms a substantial and ongoing participation within the Neighborhood Council’s boundaries and who may be in a community organization such as, but not limited to, educational, nonprofit and/or religious organizations (Ordinance No. 182830 effective January 26, 2014).)

**Please answer the following questions:**

- 1. Why do you wish to participate on the SNC Board?**

**2. What are your goals for the community?**

**3. What areas of community service particularly interest you?**

**4. Do you have any special interests that might conflict with Neighborhood Council responsibilities?**

**5. Please return this form by email to: [Andres.Rubalcava@SylmarNC.org](mailto:Andres.Rubalcava@SylmarNC.org) and [ExecutiveBoard@SylmarNC.org](mailto:ExecutiveBoard@SylmarNC.org)**

**If you have any questions, please do not hesitate to call us at (818) 833-8737. Thank you for your interest in the Sylmar Neighborhood Council! Sylmar Neighborhood Council Board Member Application Revised 6-21-21**