

CITY OF LOS ANGELES

California



SYLMAR NEIGHBORHOOD COUNCIL

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

Wednesday, November 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 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 @6:37pm**
- 2. Roll Call: Peter Postlmayr, George Ortega, Lucille Floresta & Patty Hug ; Cheri Blose @6:43pm**
- 3. Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Online meeting with recordings to Leah Blose doing minutes for PLUC; SNC has original host recording
- 4. Public Comment on matters not appearing on the agenda.**
 - Armando re: bathrooms at Sylmar Park needing maintenance and cleaning
 - Tom W re: trying to get information and have discussion concerning the mandated LA - Counted EDU's being allocated to Sylmar at a disproportionate amount.
 - Kurt Cabrera-Miller – SNC Holiday Toy Drive Friday, December 9th & Saturday, December 10th from 10am – 4pm at the SNC Office on Hubbard benefitting Hope Garden's.
 - Diana Bear – discussing Hope Gardens & their good work. And local homeless she's in contact with looking for available resources for aid.
- 5. Discussion and Possible Action to approve Meeting Minutes:** June 9th, 2022, July 20th, August 10, 2022, September 14th, 2022 and October 12th, 2022 Planning & Land Use Committee Meeting.
 - July '22 Minutes – George moves to approve minutes as presented. Cheri 2nd. All present vote to approve. PASSED
 - August '22 Minutes – George moves to approve minutes as presented. Lucille 2nd. All present vote to approve. PASSED
 - October '22 Minutes – George moves to approve minutes as presented. Lucille 2nd. All present vote to approve. PASSED
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements N/A**

7. **Discussion and Possible Action on “By-Right” High Density Development:** The PLUC committee last week had conversations representatives from Assemblywoman Luz Rivas; Senator Robert Hertzberg; and, Councilmember Monica Rodriguez offices about two High-Density-by-Right projects in Sylmar. One is 12534 N. San Fernando Road the other 14971 Foothill. The PLUC has taken positions opposing these developments as an overwhelming majority of residents and stakeholders expressed serious concerns about extremely negative impacts to these neighborhoods and the scale of the developments is not in keeping with the surrounding neighborhoods.

14971 Foothill **CPC-2021-1056-CU-DB-SPR-HCA**, is a 132-unit residential project with mixed use space for a business. By combining low income and mixed use and bicycle parking they earn the right to increase the height to five stories and reduce the required parking to only 140 spaces. This project was submitted as 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. The attached are excerpts from a presentation the developer did, detail how AB2345 earned the bonus allowances. Thomas Lin, 213-987-4015 TLin@Archeongroup.com and Christian Frederiksen, 213-674-2801 CFrederiksen@Archeongroup.com are Architects with Archeon Group

12534 N. San Fernando Road **ADM-2022-6086-DB-HCA-PHP**, is the construction of 6 Story 164 Unit, 100% Affordable Housing Project with 64 parking spaces. This project is between two single-story, single family homes. Aaron Mensch, R2H Development, Jeff Zbikowski, JZA project representative 310-853-5004, and Sophia Kim, LA City Planner. <https://la.urbanize.city/post/affordable-housing-planned-empty-lot-12534-san-fernando-road-sylmar>

Paola Bassignana from Councilmember Monica Rodriguez office who attend October’s PLUC meeting provided the information below and attached documents as promised:

1: Density Bonus Ministerial Review Memo: This document applies directly to the San Fernando Road project we discussed, it outlines how this will be reviewed based on its on-menu density bonus requests (attached).

2: Appeal Procedures: As I mentioned, appeals can be filed via the link below. The appeals fact sheet also available via this link can be helpful. [https://planning.lacity.org/development-services/appeal-application-online#:~:text=Aggrieved%20parties%20and%20applicants%20can,4%3A30PM%20\(PT\).](https://planning.lacity.org/development-services/appeal-application-online#:~:text=Aggrieved%20parties%20and%20applicants%20can,4%3A30PM%20(PT).)

3. Following the Projects: For folks interested in following the projects, they can join the “interested parties” list, which you can access via this link: <https://planning.lacity.org/about/commissions-boards-hearings#hearings>. They'll need the case number to fill out the online form.

Discussion of Clarification re: what “By-Right” means with CEQA guidelines with current state and city guidelines and the negative impact with regards to the listed current projects and all future possible building.

Future action for all to do more research re:how to handle this with desire for public officials to come for meeting / townhall to answer questions & concerns.

Motion: None

Action: None

8. Follow Up on Past Discussions: Past Projects

- a. Misc. **Cheri with update on 13104 Glenoaks on a mixed use “live work space” project has been issued approved permits during pandemic time ’20-’21 However no zone changes have been applied for or granted.**
- b. Santiago Estates Expansion - They still working through the environmental document and entitlement and have not yet published the MND. They promised to let us know when the document is published and able to be reviewed by members of the PLUC and NC. They are targeting publication next month but will need to see what timing works for the City.
Still working on environmental report and public comments. No new public comment or actions
- c. Sylmar Channel Project Sylmar Channel - From Paola Bassignana: As mentioned LASAN is applying for Measure W funding for the project. At this stage if it were to be funded, it is done so with the understanding that the final design is still under development and would entail additional community meetings to go through an iterative process to final design.
- d. Subsequent to the PLUC meeting, I confirmed with the LASAN project team that if the channel walkway component were to be deemed infeasible due to the property concerns folks have expressed or otherwise, the community will have the opportunity to redirect how the community benefits portion of the funding is spent. It could be anything from landscaping in the surrounding areas to other more creative treatments the community would like to consider. As I shared at PLUC, this is a highly competitive round so there is a concern the conditional support might create doubt that will lose points in scoring and keep it from being funded. If the PLUC is interested in seeing the channel cleaned up and secured, I would encourage you to discuss the above-mentioned information, as there is still an opportunity to remain at the table and shape the final product.
Project going in for grant permission/awarding and if given future public meetings will be held. No new public comment or actions
- e. 14971 Foothill Blvd. at Roxford Presentation Update
N/A

9. Committee Member Comments on subject matters within Committee’s jurisdiction. N/A

10. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months’ meeting. **N/A**

11. Closing Remarks, Announcements, Acknowledgements and Adjournment @7:43pm