

CITY OF LOS ANGELES

California



SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Andres Rubalcava

VICE PRESIDENTS:

Administration: Brielle Acevedo

Communications: Donald Zelaya

TREASURER: George Ortega

SECRETARY: Kathy Bloom

Office: 13521 Hubbard Street

Sylmar Ca. 91342

Telephone: (818) 833-8737

E-mail: Board@SylmarNC.org

Website: www.SylmarNC.org

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

Wednesday, October 12th, 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 @6:34pm**
2. **Roll Call** Peter Postlmayr, George Ortega & Cheri Blose & Lucille Floresta w/Patty Hug entering @6:39pm
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. **N/A**
4. **Public Comment on matters not appearing on the agenda. N/A**
5. **Discussion and Possible Action to approve Meeting Minutes: Tabled to be voted when minutes provided**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
 - a. Questions / Comments about Announcements from Committee Members and Public. **N/A**
7. **Discussion and Possible Action on “By-Right” High Density Development:** The PLUC committee last week requested representatives from Assemblywoman Luz Rivas; Senator Robert Hertzberg; and, Councilmember Monica Rodriguez attend this meeting. Two examples of By-Right High-Density Developments are 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.

CD7 REPRESENTATIVE – Paola Bassignana 14971 Foothill 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

- a. 12534 N. San Fernando Road 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>

CD7 Monica Rodriguez office representative Paola Bassignana discusses Housing Accountability under CEQA codes.

Senator Hertzberg representative Mercedes Ortiz.

Community and Committee member concerns -

Being able to break community plan & zoning. Fire & Safety Concerns. Lack or respect for parking and pedestrian safety.

Action: Possible future addition to agenda and/or special meetings for all concerns.

8. Follow Up on Past Discussions: Past Projects

- a. Misc.
- b. Santiago Estates Expansion
- c. 14971 Foothill Blvd. at Roxford Presentation Update

9. Committee Member Comments on subject matters within Committee's jurisdiction. (5)

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. Item 9

Possible Town Hall with future/present county & state representatives.

11. Closing Remarks, Announcements, Acknowledgements and Adjournment @7:54pm