

CITY OF LOS ANGELES
California

SYLMAR NEIGHBORHOOD COUNCIL

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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
APPROVED MEETING MINUTES

Wednesday, July 20th, 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

1. **Call to Order @6:34pm**
2. **Roll Call** Peter Postlmayr, Cheri Blose & Patty Hug;
Lucille Floresta entering @6:38pm; George Ortega entering @ 6:37pm
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.**
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.
NONE
7. **Discussion and Information on 15200 Bledsoe at San Fernando Road - Sylmar Studios**
CEO Tony Guanci and Executive Vice President Scott Hodgkins. Architect Nouizi, ILYes M, inouizi@waremalcomb.com. Ground was broken last month on the first phase of Sylmar Studios, a 300,000-square-foot, 12-stage facility that's expected to open next year.
<https://abc7.com/sylmar-studios-groundbreaking-production-studio-southern-california/11865516/>

A new 3-Story concrete tilt-up bldg. w/steel frame construction that consists of 3 continuous fire walls separate the bldg. into 3 buildings, 1-story portion fire wall separate into 2 fire areas to be used as sound stage studios. 3-story fire area portion to be used as office building. Type III-B core and shell only, T.I. shall be comply to code required for each use.

The required parking is located in the parking structure under permit # 20010-10k-01637. Parking is comprised of a new 6-level cast-in-place concrete, open parking structure with post-production and restaurant space, core & shell only for post-production area and restaurant.

No representative in meeting.

Motion: N/A

Action: Moved to August 2022 Agenda

8. Discussion and Possible Action: Sylmar Channel Project – Safe Clean Water Program

Glenoaks at Bledsoe to Herrick Avenue. This project aims to improve water quality, increase water supply, mitigate localized flood issues, and provide improved walkability and educational opportunities within Sylmar and the Upper Los Angeles River. Juan Solorio from Councilwoman Monica Rodriguez, 7th District Office requesting the attached support letter be recommended for approval to the Sylmar Neighborhood Council. More information can be found at: [visit our website https://www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-scwp?_afLoop=5948708715810839&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=x1u00t58k_1#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D5948708715810839%26_afWindowMode%3D0%26_adf.ctrl-state%3Dx1u00t58k_5](https://www.lacitysan.org/san/faces/home/portal/s-lsh-sp/s-lsh-sp-scwp?_afLoop=5948708715810839&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=x1u00t58k_1#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D5948708715810839%26_afWindowMode%3D0%26_adf.ctrl-state%3Dx1u00t58k_5) Consider a conditional support letter as long as public access is restricted.

Motion: George moves to support the letter as presented. Patty 2nd.

Vote: Cheri-No, Patty-Yes, George-Yes, Peter-Yes

Passed.

Action: Letter of support to be proposed for SNC August '22 meeting

9. Presentation and Discussion: Santiago Estates Expansion by ELS - Equity Life Style

Properties proposes 47 new home sites, enhanced and expanded recreation with club house for resident. Project representative, Matthew Nichols matthew.nicholas@us.dlapiper.com 213-694-3134 (o) 714-336-5957 (c) (20)

Mike Sukel, Colin Nemeroff and Matt Nichols presenting expansion plans.

Public comments: Concerns with landscaping and nature scape preservation – with response of offer to HOA meeting with residents to later discuss. Questions regarding conditional use permit – with response of no answer as there has been nothing from the city re:application. Question regarding possible fire and safety access – with response that all requirements will be met.

Motion: None

Action: Representatives to return to present again after more community input closer to hearing.

10. Follow Up on Past Discussions: Past Projects (10)

a. Misc. N/A

b. San Fernando Reservoir Project - Beginning Monday, July 18, activity will begin on the project site itself, within the fenced area. In addition, painted markings will start to be

drawn on the nearby street, sidewalk, etc. identifying utilities. These will be unobtrusive, mostly blue painted markings.

As of July 14th, we expect to receive an "encroachment permit" by the end of July. Once that permit is received, we will begin installing the traffic mitigations, k-rails, fencing, etc. We will let you know once we receive that permit and the street work is imminent.

The City of San Fernando is planning to take a photograph at the site in the next two weeks with their City Council and City Manager invited. This is for historical and commemorative purposes to mark the beginning of the Project. It's not really a groundbreaking and not a ribbon cutting. It will be very low key and we are not contacting the media. We would welcome attendance by a representative from the Sylmar Neighborhood Council once this date is chosen. We will have an official ribbon cutting once the project is completed.

It was brought to my attention this morning that there was a minor design change on the concrete design for the new reservoir. A palm tree motif was replaced by more of a mountain profile motif. As soon as we can get a rendering of this for you, we will share it.

I will be visiting local businesses again tomorrow, Friday, July 15, going door-to-door to provide both written and verbal updates to business owners, managers and employees.

We are communicating with LAPD about the project's status as well and have appreciated their ongoing assistance.

N/A

11. Committee Member Comments on subject matters within Committee's jurisdiction. N/A

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

13. Closing Remarks, Announcements, Acknowledgements and Adjournment @9:18pm