

CITY OF LOS ANGELES  
California



SYLMAR NEIGHBORHOOD COUNCIL

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SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE  
APPROVED MEETING MINUTES

Wednesday, March 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 @6:34**
2. **Roll Call** Cheri Blose, Patty Hug, George Ortega & Peter Postlmayr. Lucille Floresta enters at 6:45pm.
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 as original host recording**
4. **Public Comment on matters not appearing on the agenda. NONE**
5. **Discussion and Possible Action to approve Meeting Minutes:** February 9th, 2022 Planning & Land Use Committee Meeting.  
Patty moves to approve minutes as presented. Patty 2<sup>nd</sup>. All present vote to approve. **PASSED**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
  - a. Questions / Comments about Announcements from Committee Members and Public.  
**NONE**
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 QSF of office space, 27 loading docks, and 121 parking spaces. Height, Yard, and Building Line Adjustments 20% Slight Modifications. At the last month's meeting the PLUC voted to support this project, attached is a draft letter of support and if approved it will be the recommendation of the committee to the SNC. Applicant Josh Kreger 310-838-2400 [josh@craiglawson.com](mailto:josh@craiglawson.com)

**Motion:** Patty moves to approve letter as written. Cheri 2<sup>nd</sup>'s,  
All present vote to approve.

**Passed.**

**Action:** Letter of support to be proposed for SNC March 24, 2022 meeting agenda.

- 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/> At the last month's meeting the PLUC voted to support this project, attached is a draft letter of support and if approved will be the recommendation of the committee to the SNC. Nick Leathers 310-994-6657

**Motion:** Patty moves to approve letter as written. Cheri 2<sup>nd</sup>'s.

All present vote to approve.

**Passed.**

**Action:** Letter of support to be proposed for SNC March 24, 2022 meeting agenda as well as sent to Sarah w/City of LA.

- 9. Continued 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. Did not have project representative at last month's meeting and move the items to March agenda. Applicant: Eukon Group Jeremy Siegel [Jeremy.Siegel@eukongroup.com](mailto:Jeremy.Siegel@eukongroup.com) 714-366-8047 and Monica McCauley [Monica.Mccauley@eukongroup.com](mailto:Monica.Mccauley@eukongroup.com) 661-621-5083

Jeremy Siegel to present.

**Motion:** Patty moves to accept the project as accepted. Cheri 2<sup>nd</sup>. All present vote approve.

**Action: None.**

- 10. Continued Update and Discussion on:** City of San Fernando's Reservoir Replacement Project at 13655 Foothill Blvd., Sylmar, near the intersection with Hubbard Street. 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.

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. 12-16 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 [ddepinto@depintomorales.com](mailto:ddepinto@depintomorales.com) and John Robinson 626-375-9389 [jrobinson@johnrobinsonconsulting.com](mailto:jrobinson@johnrobinsonconsulting.com)

John Robinson with David DePinto to present and answer questions with provided documentation & visuals.

Peter makes request to have contact with who is working with them through DOT (Department of Transportation) Regarding insertion of bike lane along construction route, minimizing additional vehicle lane. Patty questions time frame of worktime – a total of 16 months. All traffic limits and variants must maintain during entire project.

**Action: Peter to receive information for DOT for follow-up.**

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

- a. 15827 Roxford Street Shean Kim, XEBEC update. –  
No new information at this time with request to be added to April agenda.
- b. PLUC Member Draft Application -  
Reviewed draft application provided to review. With addition of question of previous meeting attendance and ability to be present in future meetings.
- c. Misc.

**12. Committee Member Comments on subject matters within Committee's jurisdiction.**

NONE

**13. 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.

**14. Closing Remarks, Announcements, Acknowledgements and Adjournment 8:11pm**