

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, June 8th, 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 Agenda is posted for public review at the Sylmar Neighborhood Council Office, 13521 Hubbard Street, Sylmar, CA 91342 Agendas may also be found on the SNC website at www.SylmarNC.org. You may also subscribe to receive them via email through the City's Early Notification System (ENS) at the following link: <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

1. **Call to Order** (1) 6:35 pm
2. **Roll Call** (1) [George Ortega](#), [Cheri Blose](#), [Patti Hug](#)
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. (2)
4. **Public Comment on matters not appearing on the agenda.** (10)
[Tom](#) How many numbers of affordable housing is in Sylmar vs. other areas. Believes Sylmar is housing more homeless than other surrounding areas. Request city to provide information.

[Jay Palmer](#), information from [Sheila Kruells](#) office regarding conversion of the Economy Hotel on SFR and Tyler to a supportive housing project.
5. **Discussion and Possible Action to approve Meeting Minutes:** May 11th, 2022 Planning & Land Use Committee Meeting. (5) [May 11th minutes](#). [George Motion to approve](#), [Cheri Second](#). [Patty](#), [Cheri](#), [George](#), [Lucille](#) approved. Note [Lucille](#) joined the meeting at 6:35.
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
[Juan Solorio w/CD7: July holding second Annual Fireworks buyback program with operation valuable at Brand Park drop-off.](#)
[Hosting 4th of July drone show at Hanson Dam 5-9pm](#)
 - a. Questions / Comments about Announcements from Committee Members and Public.

Skipped item 7 and went to item 8, after 8 then back to 7

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 Monday 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.

Required parking is are 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.

Peter, neither Tony or Scott present, asked Juan to provide information about the project. Hope they will come to our meeting in July.

Juan, it's a bi-right project. CD7 was invited to groundbreaking. Not sure what they

Bonnie, disappointed the CD7 did not make SNC aware of the groundbreaking.

Leah, stunned that CD7 did not know about this project, believes they must have had some involvement with this project. Traffic impacts.

Cheri, started getting phone calls after article and news clipped aired.

Jay, project with help jump start Sylmar and is very supportive.

Peter, run news reel. Work to get more information on the 26-acre project.

8. **Discussion and Possible Action: Sylmar Channel Project – Safe Clean Water Program** Glenoaks at Bledsoe to El Casco Street? 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-](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_afrWindowId%3Dnull%26_afrLoop%3D5948708715810839%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dx1u00t58k_5](#)

Juan Solorio, power point presentation. Lorena Matos is Project Manager, Architect and Burro Manager with Dept. of Sanitation. Channel not well maintained. Efforts made to clean up the Channel, seeking funds to improve the Channel from Measure W group. Seeking support from PLUC. Questions and comments:

Patty Hug, met with group and requested equestrian trails not shown in plans. Horses will use pedestrian walk way. This is a horse area.

Lorena, not enough room in the existing channel width. Channel needs to maintain the same volume of water.

Jay Palmer, document listing project costs. No funding to clean up Sylmar in CD7 budget. Only a 4-block area, cost is very high. Not sure who benefits from this project. Starts and ends nowhere. 100 ways to better ways to spend this money to clean up Sylmar.

Diana, 100% agrees with Jay.

Shirly Granger, read statement. Lives at top end of the Channel Project. Easement to City only for water passage signed 7-11-1950 with City responsible for cleanup. Easement is not for people or horses. Petition signed by residents who lives on the Channel for clean up in 2019. Opposes public access as it will invade back yard privacy and security. Homeless, drugs, night access activities, trespass and other negative impacts like more trash. City has not kept the Channel clean and will not in the future. No public outreach by City. Neighbors do not support public access, ok with clean up and wells.

Tom, agree that easement is for water. Existing fencing is in disrepair and transparent where you can see into back yards.

Bonnie Bernard, appreciated the comments. Worried it will be passed with public access which is just unconceivable.

Jay Santos, lives on the Channel. Same comments as Shirly. Agreed no outreach, was not contacted.

Cheri, massive flooding that happens at Glenoaks and Cobalt, it is almost unpassable will the Channel Project deal with this issue.

Lorena, study not complete. At this moment does not have the full design to be able to address this issue.

Leah Blose, this is the 3rd time she has seen this presentation. Believes they have taken the worst of all the designs presented, have not taken any of the Community comments and put them into the design. Just held the meeting to say they did outreach, then did what they wanted. Like putting a concrete top above the channel, not done which would have allowed a horse trail.

Penelope McMillian, channel goes to Bradley and Polk. Effort is only for ½ the Channel.

Lorena, other areas are already channelized. Their proposal is only for the natural area to maximize infiltration.

Tom, do you intend to hold further meetings now that local residents are aware.

Lorena, presented August of last year. Yes, they are looking input. Do plan to have further meeting.

Juan, Community engagement will be included in the application.

Peter, summarizes project benefits and community concerns.

Juan, we do want investment and amenities in the community. Try to mitigate impacts. Looking at channel for 2 years, see an opportunity. If we receive the grant we will have more community input during the design phase and revisiting the homes in this area.

Shirly aka “dicelady`1”, Do not have proper storm basins at Borden and Rosario which is why the intersection floods. Repeats that easement is not for public access, only water.

Juan, met with Shirly for about 1hr, and some if the items can’t answer until the funding is awarded.

Anthony Sanchez, asked how they will allocate the funds. Use at Ryan and Herrick to upgrade the pathway and gets flooded.

Juan, funds has specific uses and cannot be used for other reasons.

Peter, thanks everyone.

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

**Santiago Estates want to come back to PLUM at the July meeting
Bonnie, Beverly Dupree I met with Vice President and held a Community Meeting and shared information from PLUM.**

Tom, In-&-Out, applied for demo permits but they have not been issued yet.

Bonnie, Orchard Market is not able to get permits and they waiting on them, having permit problems.

a. Misc.

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

Cheri, no talk of a fire station, no public safety committee. Can this fall under PLUM?

Peter, I think that's a pretty tall task and it deserves its own committee. Put on SNC agenda and see if anyone will do it

Jay, nobody is addressing parking for our views that are just junking up our whole city.

There are no where to tow them, no outreach and it is not being addressed.

11. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months' meeting. (5)

Move July meeting to 20th do you vacation.

12. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)

Peter, thanking everyone and appreciate the community organizing around the Channel

Project. Thanks, Shirly for getting the community involved. Shirly to send over community contact information for PLUM to keep informed.

Adjourned 8:29.