

CITY OF LOS ANGELES  
California



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

**Wednesday, March 8<sup>th</sup>, 2023, 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** (1) **6:35**
2. **Roll Call** (1) **All Present**
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)
5. **Discussion and Possible Action to approve Meeting Minutes:** January 11, 2023 and February 8<sup>th</sup>, 2023 Planning & Land Use Committee Meeting. (15) **Approved**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
  - a. Questions / Comments about Announcements from Committee Members and Public.
7. **Discussion and Possible Action: 13916 Polk Street CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA / ENV-2022-8994-EAF** To Demolish a single-family dwelling to construct 40-unit residential apartment w/eight low income units. Draft Opposition Letter to the General Plan Amendment. Applicant: Akhilesh Jha aka AJ (310)995-4859 [akhilesh.jha@gmail.com](mailto:akhilesh.jha@gmail.com) (20) **Opposition Letter Approved with recommendations to SNC to APPROVE**
8. **Discussion and Possible Action: 13022 Dronfield Ave. ADM-2003-722-DB-HCA** Construction, use, and maintenance of a 3-Story (38'-10"), 18-unit, apartment building including, 2 Very Low-Income Units, subterranean garage, and roof deck in the R3-1CPIO Zone. Chris Manasserian (213) 279-6965 **Project presentation, general comments regarding**

lack of services especially fire. Parking in the area is an issue already. By right project <http://planning.lacity.org/pdiscaseinfo/numericcaseid/264594> NO ACTION TAKEN

**9. Discussion and Possible Action: 12188 San Fernando Road ADM-2023-965-DB-HCA-ED1**

The demolition of an existing restaurant and construction, use and maintenance of five-story multi-family residential building with 121 dwelling units. Lauren Oliver, Aydin Akbarut, and Gunjan Modi (323) 306-4648 <http://planning.lacity.org/pdiscaseinfo/numericcaseid/264848> By Right Project NO ACTION TAKEN

**10. Follow Up on Past Discussions: Past Projects (20)**

- a. Misc.
- b. Santiago Estates Expansion – Waiting on Draft EIR to be completed.
- c. 14445 Olive View Drive, Olive View Hospital Master Plan.
- d. City Wide NC's in person meetings are scheduled NOW to begin April 2023.

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

**12. 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. Item 9 (5)

**13. Closing Remarks, Announcements, Acknowledgements and Adjournment (5) 8:15pm**

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All Agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.