

# CITY OF LOS ANGELES

California

## SYLMAR NEIGHBORHOOD COUNCIL

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

**Wednesday, September 14th, 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](http://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>

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte por correo electrónico [board@sylmarnc.org](mailto:board@sylmarnc.org) o por teléfono 818-833-8737 para avisar al Concejo Vecinal.

*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 (1) 6:35pm**
- 2. Roll Call (1) George, Cheri & Lucille – Patti not present at start and joined 6:39pm**
- 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) Jay Palmer, working on Lake Side Park.**
- 5. Discussion and Possible Action to approve Meeting Minutes:** June 9th, 2022, July 20<sup>th</sup>, August 10, 2022 Planning & Land Use Committee Meeting. (15) Leah, update on minutes, have three done but having some computer issues and will get them to you for next month's meeting.
- 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 Possible Action: 15827 Roxford Street – ENV-2021-8928-EAF – DIR-2021-8927-SPR.** UPDATE The applicant updated the previous application to include a Major

Development Permit Conditional Use and due to this change the case will be converted to a CPC level case which will have a hearing officer hearing followed by a CPC hearing and decision. The project involves the demolition of an existing 182,230 square foot of warehouse building and construction, use, and maintenance of two new warehouse buildings with a total of approximately 595,147 square feet including 15,742 square feet of ancillary office space. The proposed project will provide surface parking including 382 vehicle parking spaces, 95 dock doors, and 26 trailer stalls. An MND was issued in August 22 Shean Kim, VP of Dev. Management for XEBEC 562-546-0252 [SheanK@xebecrealty.com](mailto:SheanK@xebecrealty.com) (15)

Shean Kim and Rodger presenting. Just finished M&D process and under review. We previously were presented this project and updated to a Major Development plan. Better illustration. No significant EA impacts. Showing building foot prints and detailed project information, street and building entrances. Solar panels on 90% of roof area with energy going back to grid. Mitigation for archaeology with tribal monitoring for excavation of more than 5'.

Diana Bear, try to do something with Roxford Street to do clean up and remove fire hazard and trash. Shean with get cleaned up. Asked to adopt-a-highway, Shean will consider.

Leah, asked about vehicle entrances and trucks. Telfair and Roxford street traffic, DOT study indicated that the project does not need an additional signals or stops. But could post signage indicating slow down and trucks turning.

Carpenters Unions – Several Speakers Hiring a responsible contractor to participate with labor union. Project will use union labor and pay enter next door.

Leslie Sampley, trucks accessing 210 and 5 freeways and routes. Shortest routes.

Peter, bring a lot of jobs to the Sylmar community

Cheri motion to accept/support the project, George seconded.

Vote - Patti, Yes, George, Yes, Lucille. Yes, Cheri Yes

Shean, confirmed they have an agreement with Union but cannot commit 100% of workers will be union due to fair hiring practices

Peter, stated that Union and Non-Union is not a decision within the preview of the Sylmar PLUC. And is not something that this committee works out levels of union involvement on a project.

- 8. Project Update Discussion and Possible Action: 14971 Foothill – at Roxford CPC-2021-1056-CU-DB-SPR-HCA** 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. Thomas Lin, 213-987-4015 [TLin@Archeongroup.com](mailto:TLin@Archeongroup.com) and Christian Frederiksen, 213-674-2801 [CFrederiksen@Archeongroup.com](mailto:CFrederiksen@Archeongroup.com) are Architects with Archeon Group. (20)

Peter stated that developer wanted to be on the agenda but canceled after the agenda was posted. Opened for comments.

Cheri stated this is the worst location for this development due to lack of parking and restricted street parking. Jay Palmer thought 132 is way too many units, thought we should have a plan B of what would be acceptable.

Patti Hug, postponement is a cause for concern and what is happening behind the scenes. Mr. Reyes, try to get union employments for project and accredited apprentice training program.

Tom, house that remains next door is in a V with 180 degrees for a 6-story building views. Thinks people will wake up if they realize what is happening with all the building and which homes are being impacted.

Ms. Sampley, impact from traffic and traffic study needed. Need fire station.

Cheri, individuals can file objections to the project

Jay Palmer, get City Council office involved and objecting to this development.

- 9. Discussion and Information: 12534 N San Fernando Road - ADM-2022-6086-DB-HCA-PHP** New Construction of 6 Story 164 Unit, 100% Affordable Housing Project. Aaron Mensch, R2H Development, Jeff Zbikowski, JZA project representative 310-853-5004, and Sophia Kim, LA City Planner.

Project is for Administration Review and not Public Hearing, so it's a by right with exception on various.

Tim Moran with Irvine and Associates. Describes proposed project. Limited not by units but floor area. 100% comes with an array of incentives. Project is within Sylmar CPIO Zone.

Peter, project does not fit within this community. It is too tall, next to single and two-story homes, makes it look like there is no zoning.

Leah, what is the unit mix 162 1-bed and 2 are 2-bed. With 82 parking spaces. Project far from downtown, lack of bus service. Only 1 fire station no hook and ladder for tall buildings. Can't guarantee residents safety.

Jay Palmer, what is the definition of affordable housing. Tim Moran, 20 moderate and 80 moderate with 55-year convent to restrict rents.

Mario Sanchez, 3 houses over. Mostly single-story homes. Live here 35 years. Residential streets. Only 40 parking spaces on street available, that means 100 more cars looking for parking stalls. Buildings on other side of San Fernando are only 4 story.

Penelope McMillian, large vacant parcel owned by city next door. Tim Moran responded that they did approach the city but they were not open to selling.

Cheri, does not suite the area. No community support.

Nicholas, asked what federal or government funding is involved. Tim Moran, project is privately funded.

Tom, where are the air conditioning units give the roof top deck. Anything that would prevent an entire block from being similar high-density project. Tim Moran, mechanical not show on the drawings. Limited landscape areas, trying to make the most money as they can. The fault is with our Politicians.

Armando Rodriguez, any recreation for kids. Kids need to play.

Aaron, there is a huge need for affordable of housing. Many families

Cheri, motion to oppose this project. Patti seconds. Comments none

George Abstains, Lucille, Yes, Patti Yes, Cheri, Yes.

Tom, suggests to get CD7 to attend our next PLUC meeting.

Mario and Penelope to work on activation the neighbors and take concerns to CD7.

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

a. Misc.

b. 13574 Foothill Blvd, Metamorphosis on Foothill Rd.

Holos Communities, formerly Clifford Beers Housing. I'm writing to invite you to a brief mural unveiling at on Foothill Road on Monday, November 14th from 1:30-2:00pm. We're wrapping up the installation of a mural on two of the buildings featuring a butterfly scene, echoing the theme of metamorphosis and would be love to have you, and anyone else you'd like to invite in attendance.

Sylmar Channel Project

Tom, make recording of the residents from June 9<sup>th</sup> meeting available to public and Council members.

San Fernando Reservoir Replacement Project UPDATE- We continue to pursue a variety of low level, but required permits that is delaying the start of the traffic mitigations we discussed and heavy construction. We've been feeling like its day to day and week to week for months....but, we have to stick to it and get all the administrative approvals needed. I'll update you as we progress and may contact you if we need assistance at the City of LA level.

Have not started yet, traffic mitigation is still needing to be resolved.

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

Cheri, Hertzberg running for re-election contact to object to the h

**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) [Santiago Estates](#), once EIR is done.

**13. Closing Remarks, Announcements, Acknowledgements and Adjournment (5) 2hours  
37min.**

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