

CITY OF LOS ANGELES

California

SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Kurt Cabrea-Miller

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TREASURER: George Ortega

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**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING MINUTES (DRAFT)**

Wednesday, July 12th, 2023 - 6:30 pm to 8:30 pm

Physical Meeting at SNC Office: 13521 Hubbard Street, Sylmar California 91342 and

Zoom Meeting Online or By Telephone

Please use the link <https://us02web.zoom.us/j/82663904702> to join webinar; and/or,

One tap mobile +16694449171,,82663904702# US or Toll-free (877) 853-5257 US or

(669) 900-6833 and enter ID 826 6390 4702 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: @6:34pm

2. Roll Call: Present: George Ortega, Cheri Blose, Patty Hug & Peter Postlmayr.

Absent: Lucille Floresta

3. Housekeeping: Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines.

No Speaker Cards available as of yet, just raise your hand to be acknowledged. As the meeting is in person and on Zoom, meeting with recordings to be forwarded to Leah Blose doing minutes for PLUC; SNC has original host recording.

4. Public Comment on matters not appearing on the agenda.

Tom Weissbarth commented and presented a city released document called A Standard of Cover, a 300-page document documenting over all hours in use and manpower hours for Los Angeles fire stations and departments. Basically showing how each community with LA is being represented in regards to emergency services & fire response.

Peter requests Tom send him report. Tom agreed to send him the link he created since document is so large.

Geronimo Bugarin made statement RE: SB23 being passed through CA Senate to go for a vote. He presented that SB 23 is a proposed bill that will protect all equestrian and ag zoned property from being built on with automated zone changes, during current building allowances given by SB35. The bill is looking to be passed to help with some protection. Questioned if this will help already proposed building but that is unclear. Hopefully more information will be available soon.

5. **Discussion and Possible Action to approve Meeting Minutes:** April 12th, and June 14th, 2023, Planning & Land Use Committee Meeting.

APRIL MINUTES: Patty moves to accept minutes as presented. Cheri 2nd. All present vote to pass.

Motion : Passed, April Minutes.

JUNE MINUTES: Unavailable.

6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements**

Kurt Cabrillo-Miller as SNC Outreach Committee announcing event at the office in the following week on July 19th for the CA Dep of Insurance to give presentations for safer in wildfires & CA state mandatory in car insurance. To help residents & businesses be able to keep or get insurance coverage.

Anthony Espinoza representative from Councilwoman Monica Rodriguez office, present via Zoom. Presented local events sponsored by the office.

7. **Discussion and Possible Action:** **VTT-83323-SL-HCA** 12603 Ralston Avenue – Demolish Single Family Home and subdivision into 5 small lots, HCA Housing Crisis Act and SL Small Lot Subdivision <http://planning.lacity.org/pdiscaseinfo/numericcaseid/267737>
<http://planning.lacity.org/pdiscaseinfo/numericcaseid/267736> Applicant: Tigran Oganessian, Representative : Camille Zeitourny zeitounyc@gmail.com 323-892-1168, City Staff Assigned: Jazmin Roque.

Presentation given by Suran as representative for owner: 5 lot subdivision for 5 single family dwellings.

Question: Cheri: What is the current zoning on the lot. Answer: Zoning is RD3.

Q: Peter: Is the owner planning to sell them as individual units? A: There is no set plan if they will be sold or rented but the eventual plan is for them to be all detached separate lots. Each unit will have covered 6” gaps. And each unit will have a separate address.

Q: Peter: Have any conditions been given by the planning commission? A: Given by Camille as planner – Since the application has just been submitted but no hearing with City Planning has happened yet.

Q: Peter: Any outreach to surrounding area. A: No

Q: Geronimo: Has setbacks and clearances been given in plan for the surrounding equestrian zoned and inhabited properties been given? A: None are required.

Patty states that there are since surrounding properties have horse keeping there is a requirement of a 75ft easement from the horse keeping to the living space in new building. Planner states no knowledge of this information.

Q: George: Parking clearances & standards? A: The required 24ft is met at 24.6ft has been met.

Q: Jose Duran: Have you looked at the location of lot and surrounding area? Why did you design such a modern looking building that will not fit into the surrounding area at all? A: Yes, I have. And because that is what the owners wanted and there are no required guidelines with current CPIO.

Patty advises and informs that the approved Sylmar Masterplan, does in fact have a requirement for all new building be done in a Mediterranean or Spanish style to blend into community.

MOTION: None at this time.

ACTION: Request for them to take given information under advisement and return.

- 8. Discussion and Possible Action: 15311 Bledsoe Street AA-2021-3248-PMLA-EXT Parcel Map** <http://planning.lacity.org/pdiscaseinfo/numericcaseid/267772> This was discussed in May of 2021, the Planning Department approved 10-15-2021. The applicant filed for a time extension, and this is the file. Joe & Dora Gosen GosenSharpDrafting@gmail.com 818-561-0473

Project already approved. Came back up but with no new information just a filing for extension. No presentation or action to be taken.

9. Follow Up on Past Discussions: Past Projects

- a. Misc.
- b. Santiago Estates Expansion – Waiting on Draft EIR to be completed.
- c. Patty questions status of project at 13916 Polk St.-
Update: City denied application. Owner has appealed to planning commission & City Council. The hearing was on 6/27 – City Council denied because application was incomplete.
- d. San Fernando Reservoir replacement project update: project ongoing, traffic controlled installed, shoring installed to protect old reservoir and old removed.

10. Committee Member Comments on subject matters within Committee’s jurisdiction.

Peter states there have been requests to join the PLUC committee. He will be releasing the application to join.

- 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.

12. Closing Remarks, Announcements, Acknowledgements and Adjournment: Adjourn @7:38pm
