

CITY OF LOS ANGELES
California

SYLMAR NEIGHBORHOOD COUNCIL
PRESIDENT: Kurt Cabrea-Miller
VICE PRESIDENTS:
Administration: Andres Rubalcava
Communications: Jose Velasquez
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
MEETING MINUTES**

Wednesday, March 13th, 2024 - 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/81338817400> to join webinar; and/or,
One tap mobile +16694449171, 81338817400# US or Toll-free (877) 853-5257 US or
(669) 900-6833 and enter ID 813 33881 7400 and Press # to join the Meeting via Phone
Peter Postlmayr, Chairperson**

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 3 (three) minutes per speaker, unless adjusted by the presiding officer of the Board.

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: @6:36pm**
- 2. Roll Call: Peter Postlmayr, Cheri Blose, Patty Hug & George Ortega. W/Lucille Floresta @7:19pm**
- 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. N/A**
- 5. Discussion and Possible Action to approve Meeting Minutes:
Tabled till next meeting**
- 6. Public Official and Community Representative Announcements & Presentations followed by Public Announcements**
 - a. Questions / Comments about Announcements from Committee Members and Public.
N/A

7. **Follow Up Discussion and Possible Action** 12831 Norris Ave – ZA-2023-6831-CUB to upgrade on-site sale Beer & Wine for off-site consumption to, allow the on-site sale of a full line of alcoholic beverages for off-site consumption, to an existing 1,526 SF market. The hours of operation are 7am to 11pm on Sunday through Thursday, and 7pm to midnight on Friday and Saturday. Requested LAPD input, Crime Stats from Applicant Ted Moreno, 818-310-8589. Owner Mountaha Mubaraka mountahamubaraka@yahoo.com
<http://planning.lacity.org/pdiscaseinfo/numericcaseid/270473>

Owner Mr & Mrs Sakaar and representative Ted Moreno presenting. Able to present proposed improvements along, repairing parking lot & building with application for full liquor license. Also, in response to previous protest concerns they provide proof of neighbor support for improvements in the form of signatures and letters of support. Peter asks for those to be emailed to him for a digital backup.

MOTION: None at this time

ACTION: With no concerns from committee members or the public at this time, Peter will reach out to the Senior Lead through LAPD for any information re: crimes or concerns for this location. And with the return of that information, along with the requested information emailed to him by owner the PLUC will revisit this item at the next meeting.

8. **Discussion 13200 Bromont Avenue** New construction of 92-unit restricted 4-story building in place of a parking lot; also included is the rehabilitation of an existing 88-unit affordable building and community center. Requesting two incentives of increased height and reduced parking per AB 2334. (20% MI = 18 + 80% LI = 84) AFFORDABLE HOUSING APARTMENT, 12.22.A.25 /AB 2334 permits listed in the system for a new building and some updating of the current structure. 2023/LADBS – Applicant: Cortney Brown
Courtney@three6ixty.net Plan Checker: Manuel Montufar

Project of Valley Pride Village with Representatives from Alliance Property Group presenting – Danielle Curls Bennett & Nicole Louis. Current building of 88 market rate units with new construction of an additional 92 units – totaling 180 of new construction & renovated Senior 55+ Low Income Affordable Units. Rental price with subsidies from \$600 - \$1892 monthly rent with qualifications.

Existing tenants will remain in tendency during renovation – Each existing residents been notified of work with preliminary plan with a tenant meeting planned by end of March.

Project Dates – Begin construction & rehab April '24 with date of interior and rehab completion in December '24. New building construction by April '26.

Question – Regarding accessibility upgrades to existing units.

Answer - No upgrades to existing but there will be new accessible units in new construction with first offer to existing tenants for transfer.

Question – Loss of parking for existing tenants.

Answer – With new construction they will be building on current parking lot. It will be diminishing from 132 down to 77 parking spaces for all 180 units.

ACTIONS: NONE AT THE TIME

9. Follow Up on Past Discussions: Past Projects **N/A**

10. Committee Member Comments on subject matters within Committee's jurisdiction. **N/A**

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. **N/A**

12. Closing Remarks, Announcements, Acknowledgements and Adjournment
@7:43pm