

CITY OF LOS ANGELES

California



SYLMAR NEIGHBORHOOD COUNCIL

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

Wednesday, January 10th, 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/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

1. **Call to Order @6:30pm**
2. **Roll Call:** Patty Hug, Peter Postlmyer, Cheri Blose, Geroqe Ortega & 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. 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 allow the off-site sale of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 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.
<http://planning.lacity.org/pdiscaseinfo/numericcaseid/270473>
Information requested not given and no response from LAPD. No new action.
8. **Discussion and Possible Action** 13149 Wheeler A Tentative Tract Map to Subdivide One Parcel into 11 Individual Parcels. <http://planning.lacity.org/pdiscaseinfo/numericcaseid/272325>

Lot is 2.96 acres net gross with 124,146 net square feet after required dedication. Applicant Mario Vasquez with Modern Structure CA LLC, modern.structure.ca@gmail.com 661-802-2885 and Owner Jon Bates, Have A Plan LLC.

No information yet as no owner response at this time. Possible future agenda item.

- 9. 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 -

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=23010&id2=10001&id3=03676> and

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=23010&id2=10000&id3=03676>

No information at this time. Invitation sent to new owners to present. Possible future agenda item.

- 10. Discussion and Possible Action –SB 9 and AB2334 and Follow-Up CPC-2023-5273-CA Ordinance related to Administrative Review procedures for 100% Affordable Projects.**

Discussion of inviting an elected official to come to a meeting to present information regarding bills and answer questions regarding them. Possible future agenda item.

- 11. Follow Up on Past Discussions: Past Projects**

- a. Misc. **N/A**
- b. May Sediment Placement Site Placement Project Extension – See Notice/Flyer **Information regarding possible plans for this project.**
- c. Santiago Estates Expansion – Waiting for Draft EIR to be completed. **No Updates**
- d. Target – In-N-Out **No Updates**

- 12. Committee Member Comments on subject matters within Committee’s jurisdiction.**

- 13. Future Agenda Items:** Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that months’ meeting.

- 14. Closing Remarks, Announcements, Acknowledgements and Adjournment**

Happy New Year! 2024

Adjourn @7:44pm