

CITY OF LOS ANGELES
California

SYLMAR NEIGHBORHOOD COUNCIL

PRESIDENT: Kurt Cabrera-Miller

VICE PRESIDENTS:

Administration: Andres Rubalcava

Communication: Jose Velasquez

TREASURER: George Ortega

SECRETARY: Kathy Bloom

PUBLIC RELATIONS: LaTonya Campbell



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

Wednesday, August 14th, 2024 - 6:30 pm to 8:30 pm

This meeting is held in person and via Zoom

Sylmar Neighborhood Council Office

13521 Hubbard Street Sylmar, CA 91342

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 agenda items will be heard only when the respective item is being considered. 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 2 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: @6:48pm**
2. **Roll Call:** Patty Hug, Cheri Blose, George Ortega, Lucille Floresta & Peter Postlmayr present.
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines:
No Speaker Cards available, 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.**
Zoom question from stakeholder Jay Aaseng re: driveway daylighting and visibility on Roxford. Was advised that Public Safety or Transportation Committee would be who to ask.

Kurt advises with email address for chairs of both committees and for him to get in contact with CD7 office and provides representative information.

5. Discussion and Possible Action to approve Meeting Minutes: July 10th Planning & Land Use Committee Meeting Minutes:
MOTION: Patty moved to approve meeting minutes as presented. Cheri 2nd.
VOTE: All present vote to approve.
ACTION: PASSED

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. **Discussion and Possible Action: 12795 Norris Avenue – ENV-2024-3947-EAF and [VTT-84496-CN-VHCA](#)** a Proposed one Lot, Residential Condominium Subdivision for 7 Condominium Units – Applicant: Jon Bates, Have a Plan, LLC Jon@elev8.group. Representative: Mario Vasques, Modern Structure CA LLC, modern.structure.ca@gmail.com, 661-802-2885
TABLED to a later meeting when representatives are available.

8. **Discussion and Possible Action: 13947 Foothill Blvd Suite 108. El Choherita Pollos A La Brasa.** This restaurant is interested in applying to obtain a “41 On-Sale Beer & Wine – Eating Place” license from ABC. Agent from Elite Management Solutions, Jonathan Guanilo Ibarra, jguanilo@elitemanagesolutions.com
TABLED to a later meeting when representative is available.

9. **Discussion and Possible Action: 15112 Roxford Street – ZA-2024-3307-ELD Oasis Homes.** The current site consists of four houses located at 15112, 15114, 15116 and 15116 ½ Roxford Street as well a cabin house. Currently, these properties are licensed by the state to accommodate six residents in each dwelling, allowing for a total occupancy of 24 residents across the facility. The facility comprises 23 bedrooms and 22 bathrooms. The proposal aims to increase the resident capacity to 46, with an allocation of 2 persons per bedroom. The proposed Eldercare Facility provides for a total of 8 bedrooms (16 residents) for Alzheimer’s/Dementia memory Care, and 15 bedrooms (30 residents) for Assisted Living with associated service-enriched amenities and common areas. Oasis Manors Inc. oasismanorsinc@gmail.com
Applicant Akhilesh Jha, 310-995-4859 akhilesh.jha@gmail.com
Applicant Akhilesh Jha “AJ” presenting with power point – Asking for support in increase occupancy from 23 to 46 people as well as a parking variance from the 5 required parking down to 4 actual parking spaces.
DISCUSSION: Patty asks about the pool. Leah asks if parking variance is received will there be parking available for staff and possible guests. Peter asks about trash & collection, clarification about guest & staff parking, Lucille asks about age of building. Kurt asks about staffing ratio.
MOTION: Peter moves to support request for parking variance. Cheri 2nd.
VOTE: All vote to approve.
PASSED
ACTION: Peter to write letter to be reviewed at September meeting.

10. Follow Up on Past Discussions: Past Projects:

- a. Misc.
- b. 12831 Norris Ave. ZA-2023-6831-CUB Market Full-Line of Alcohol sales. LAPD-
To ask LAPD at Community Outreach Meeting

11. Committee Member Comments on subject matters within Committee's jurisdiction.

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

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