

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



Office:

13521 Hubbard Street

Sylmar, CA 91342

Telephone: (818) 833-8737

Email: Board@SylmarNC.org

Website: www.SylmarNC.org

**SYLMAR NEIGHBORHOOD COUNCIL PLANNING & LAND USE COMMITTEE
MEETING AGENDA**

Wednesday, December 11th, 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**

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. 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 o por telefono 818-833-8737 para avisar al Concejo Vecinal.

Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

Every person wishing to address the Board must dial **(669) 444-9171 and enter 813 3881 7400 and then press #** to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

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** (1)
2. **Roll Call** (1)
3. **Housekeeping:** Sign-in Sheets, Speaker Cards for public comments, Recording and Timekeeper, facilities information. Zoom meeting guidelines (4)
4. **Public Comment on matters not appearing on the agenda.** (10)
5. **Discussion and Possible Action to approve Meeting Minutes:** November 14th Planning & Land Use Committee Meeting Minutes. (20)
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements** (5)
 - a. Questions / Comments about Announcements from Committee Members and Public.
7. **Discussion and Possible Action: 13420 Borden Avenue – ZA-2024-5718-ELD** Follow up from November Meeting. Convert a Single-Family Dwelling Unit into a new Eldercare Facility plus Addition to existing 2,045 square foot buildings of 8,528.8 square feet for a total of 10,373.8 on a 25,950 square foot lot. The project involves converting a residential building and addition to accommodating 24 beds/12 double rooms assisted living and 4 beds/ 2 double rooms for skilled nursing Care. Site plan shows 9-onsite parking spaces and application states 14 are required. Applicant Archana Thukral samthukral@hotmail.com Representative Rafael Estevez, at Arkit 323-516-5846 yaz@arkitpp.com
8. **Discussion and Possible Action: 13315 Dronfield Avenue - ADM-2024-6618-DB-VHCA-ED1 24010-10000-02850 B24LA12785 PLAN. NEW 5 STORY TYPE IIIB 354 UNIT 100% AFFORDABLE HOUSING APARTMENT AT REAR, USING AB1763 / AB2345 INCENTIVES** 54,531 SF Lot. 149,867 SF of new construction The proposed development slated for a roughly 54,500-square-foot lot at 13315 N. Dronfield Avenue and 14265 W. Polk Street calls for the construction of a new five-story building featuring 354 studio and one-bedroom apartments. Applicant and Owners Jorge Martinez, jorge@maxrealtor.com 818-581-1234 and Patricia Garcia: Representative Kirsten Bladh JDJ Consulting, kbadh@j dj-consulting.com 818-827-6243: Architect Atabak Youssefzadeh, Metropolis Architecture - City Planner Dang Nguyen <https://la.urbanize.city/post/354-unit-affordable-housing-complex-planned-13315-n-dronfield-avenue>
9. **Discussion: Olive View Medical Center Los Angeles County Olive View Continuum of Care Facility** – Located on the Olive View-UCLA Medical Center campus that will add critical levels of care – Psychiatric Health Facility (PHF), Mental Health Rehabilitation Center (MHRC) and Enriched Residential Services (ERS) for residents in the San Fernando Valley
10. **Discussion: Pacomia Reservoir Sedimentation Removal - Fall Update**
11. **Follow Up on Past Discussions:** Past Projects (15)
 - a. Misc.
12. **Committee Member Comments on subject matters within Committee’s jurisdiction.** (5)

13. Future Agenda Items: Please e-mail the PLUC Chair at Peter.Postlmayr@SylmarNC.org by the first of the month for that month's meeting. Item 9 (5)

14. Closing Remarks, Announcements, Acknowledgements and Adjournment (5)

SB 411 Updates: In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

All Agenda items may include presentations, discussions and actions by the Committee for recommendations to the SNC Board of Directors. The Board of Directors may discuss the recommendations and take action on the item, which could result in a Community Impact Statement to the City and/or a position letter to a City agency.

The Stakeholders may comment on any Agenda item only when the item comes up for discussion. The Committee will determine the length of discussion and comment times. The attending stakeholders may be polled for their opinion on any Agenda item before the Committee takes action for a recommendation to the Board. Comments from the stakeholders 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 stakeholder may become the subject of a future Board meeting.

Any Committee action may be reconsidered following the Meeting when the original action occurred. A Committee Member makes a Motion for Reconsideration and if approved another vote on the issue takes place based on the reasoning for the reconsideration. The Committee Member must have been on the prevailing side of the action/issue.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- Sylmar Neighborhood Council Office - 13521 Hubbard St. Sylmar, CA 91342
- <http://www.SylmarNC.org>
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records - In compliance with Government Code section 54957.5 non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be viewed by visiting our website at <http://www.SylmarNC.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact committee Chair [Peter Postlmayr](mailto:Peter.Postlmayr@SylmarNC.org) at 818-833-8737 or email: Peter.Postlmayr@SylmarNC.org.

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <http://www.SylmarNC.org>. Committee Meeting Minutes are available on the SNC website www.SylmarNC.org

(Remove after December 11th, 2024)