

**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 APPROVED Nov. 13<sup>th</sup>, 2024**  
**Wednesday, October 9<sup>th</sup>, 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**

- 1. Call to Order: 6:31pm**
- 2. Roll Call:** Patty Hug, Cheri Blose, Peter Postlmayr via Zoom & Lucille Floresta entering at 6:35pm  
George Ortega absent.
- 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.**  
N/A
- 5. Discussion and Possible Action to approve Meeting Minutes:** August 14th Planning & Land Use Committee Meeting Minutes.  
**Meeting Recording posted as minutes with written to be presented next month.**
- 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: 12860 Encinitas Avenue – ZA-2024-5552-CU2-ZV**  
<https://planning.lacity.gov/pdiscaseinfo/search/casenumber/ZA-2024-5552-CU2-ZV>  
 McDonald’s Restaurant with dining room and Dual Point Order Drive-Through. Proposed project is to demolish existing restaurant and Rebuild a New McDonald’s (3,780 sf.) with dining room and dual point order drive-through providing 19 parking stalls with bicycle parking reducing parking by 11 stalls. Requesting a CUP (CU3) to allow a drive-through restaurant adjacent to residential; and zone variance for parking deviation of 11 stalls. Applicant Carlos Madrigal, McDonald’s USA, LLC 818-219-0980 – [Carlos.madrigal@us.mcd.com](mailto:Carlos.madrigal@us.mcd.com) Architect, Jessica Steiner, Bickel Group, 949-757-0411 [Jsteiner@bickelgrp.com](mailto:Jsteiner@bickelgrp.com)  
 Carlos Madrigal presenting via Zoom. McDonald is looking to demolish and remodel the existing location on Rosales. Building size is going 3,279sqft to 3780sqft. Construction and new building size to have no effect on neighborhood. New lighting to improve safety and visual access. Construction time frame of 1-2yrs.  
**MOTION:** Patty moves to write a letter of support for this project as presented. Lucile 2<sup>nd</sup>  
**VOTE:** All present vote to approve  
**ACTION:** PASSED with Peter to write a letter of support.
  
8. **Discussion and Possible Action: 13420 Borden Avenue – ZA-2024-5718-ELD** 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 accommodate 24 beds/12 double rooms assisted living and 4 beds/ 2 double rooms for skilled nursing Care. The site plan shows 9-onsite parking spaces and application states 14 are required. Applicant Archana Thukral [samthukral@hotmail.com](mailto:samthukral@hotmail.com) Representative Rafael Estevez, at Arkit 323-516-5846 [yaz@arkitpp.com](mailto:yaz@arkitpp.com)  
 Sam Thukral owner presenting as looking for a zoning variance for parking. With investigation property is K zoned so non-support for any variances allowed. Where advised to look at Sylmar Community Plan. Representative Rafael via Zoom makes statements the city planner approved this with the “Eldercare Unified Facility Permit.” Which doesn’t cover the K zoning. Request for all information provided by city planner regarding this. To email Peter information for follow up and possible action at a later meeting.  
 Neighbors from surrounding area present to question the request for the parking variance & lack of available safe parking in the neighborhood.  
**ACTION:** None at this time.
  
9. **Follow Up on Past Discussions:** Past Projects  
 N/A
  
10. **Committee Member Comments on subject matters within Committee’s jurisdiction.**
  
11. **Future Agenda Items:** Please e-mail the PLUC Chair at [Peter.Postlmayr@SylmarNC.org](mailto:Peter.Postlmayr@SylmarNC.org) by the first of the month for that months’ meeting. Item 9
  
12. **Closing Remarks, Announcements, Acknowledgements and Adjournment: 7:26pm**