

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, November 13th, 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:** @6:31pm
2. **Roll Call:** Cheri Blose, Patty Hug, George Ortega, Lucille Floresta & Peter Postlmayr all 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.:** N/A

5. **Discussion and Possible Action to approve Meeting Minutes:** September 11th and October 9th Planning & Land Use Committee Meeting Minutes.

MOTION: Patty moves to approve September 11th meeting minutes as presented. Cheri 2nd.

VOTE: All present vote to approve.

ACTION: PASSED

MOTION: Patty moved to approve October 9th 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.

Kurt – Announcing SNC Holiday Party on December 12th 6-9pm at Discovery Triumph School

7. **Discussion and Possible Action: 13645 ¼ Foothill Blvd. CUP and ABC Beer and wine sales for consumption in La Costa de Ora de Nayarit restaurant.** This is a planned new Mexican Restaurant serving authentic food with an emphasis on sea-food considering that the owner, Jose Luis Soto, is from the coast of Mexico. Representative Ezequiel “Zeke” Barragan, HM Bookkeeping 747-345-1413 zeke@hmbks.com Zeke Barragan presenting via zoom for the owner. New owner for new restaurant looking to get a on-site beer and wine license. Restaurant already open as soft open.

MOTION: Patty moves to support the application. Cheri 2nd.

VOTE: All present vote to approve.

ACTION: PASSED Peter to write a letter of support to be presented to the SNC general board meeting

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>

Atabak Youssefzadeh via Zoom as a representation for the owner. This is administrative approval via newly imposed ED-1 through LA City.

Peter questions the height of building & the no parking being supplied which may not be conducive to the neighborhood & if any outreach has happened. Answer that there has been no outreach. Cheri supplies that the property on Polk St is a K zoned property.

Atabak states that as this is an administrative approved project he is unsure of there is requirement for outreach or other approvals needed for project. Will inquire at a meeting with the city planner within the weeks' time.

Question status of project, there is no set timeline for approval and financing at this time.

No action at this time – invitation for Atabak and the owner to present at a later meeting.

9. Follow Up on Past Discussions: Past Projects: [N/A](#)

10. Committee Member Comments on subject matters within Committee's jurisdiction. Cheri brings up being presented by Lifeline looking to be able have a facility looking for guidance. Kurt suggest reaching out to the mayors office's Economic Development office for guidance and Supervisor Horvath's office.

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. Item 9
Tom Weissbarth brings up the next phase of Olive View onsite treatment facilities building and future outreach. This has been presented at the general meeting and may be a future PLUC agenda item.

12. Closing Remarks, Announcements, Acknowledgements and Adjournment: @7:28pm