

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 MINUTES (draft)

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

1. **Call to Order: 6:35pm**
2. **Roll Call: Patty Hug, George Ortega, & Peter Postlmayr, w/Cheri entering 6:42pm**
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 Blöse 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:**  
**MOTION:** Patty moves to approve November 13<sup>th</sup> meeting minutes as presented. George 2<sup>nd</sup>.  
**VOTE:** All present vote to approve.  
**ACTION: PASSED**
6. **Public Official and Community Representative Announcements & Presentations followed by Public Announcements (5)**
  - a. Questions / Comments about Announcements from Committee Members and Public.  
N/A
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](mailto:samthukral@hotmail.com) Representative Rafael Estevez, at Arkit 323-516-5846 [yaz@arkitpp.com](mailto:yaz@arkitpp.com)

Peter reached out to planner so brings before committee if letter of non-support to be sent to city planner.

**MOTION:** Patty moves Peter to write a letter of non-support with concern of breaking the K-zoning. George 2nd

**VOTE:** All present vote to approve.

**ACTION:** PASSED Peter to write a letter.

- 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](mailto:jorge@maxrealtor.com) 818-581-1234 and Patricia Garcia: Representative Kirsten Bladh JDJ Consulting, [kbadh@j dj-consulting.com](mailto: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>

**MOTION:** Patty moves Peter to write a letter of non-support with concern of breaking the K-zoning. George 2nd

**VOTE:** All present vote to approve.

**ACTION:** PASSED Peter to write letter

- 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  
No new information so tabled for later meeting.

- 10. Discussion: Pacomia Reservoir Sedimentation Removal - Fall Update**

Just update of new information provided. No action at this time besides keeping an eye out for future updates.

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

a. Misc.

N/A

- 12. Committee Member Comments on subject matters within Committee's jurisdiction.** N/A

- 13. 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

- 14. Closing Remarks, Announcements, Acknowledgements and Adjournment @7:06pm**