

CITY OF LOS ANGELES

SYLMAR NEIGHBORHOOD COUNCIL
PRESIDENT: Ann Job
VICE-PRESIDENTS:
Administration: Diane Valencia
Communications: Kathy Grubert
TREASURER: Patricia Rau
PUBLIC RELATIONS: Maria Silva



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**Minutes of the
SYLMAR NEIGHBORHOOD COUNCIL (SNC)
GENERAL BOARD MEETING**

Thursday, September 25, 2014

Sylmar High School, Spartan Hall Auditorium, 13050 Borden Ave., Sylmar, CA 91342

SNC (and all other) Meeting Minutes are a summary, not an exact, verbatim, word-for-word transcript of what was said at a Meeting. The only two exceptions are the Motions shown in italics and quotes shown with quotation marks (" ") at the beginning and ending of a word or words. The Minutes are not, nor were they ever meant to be, a comprehensive record of what was said about an issue or project.

1. Call to Order and Pledge of Allegiance

President Ann Job called the meeting to order at 6:31 p.m. The Pledge of Allegiance was said.

2. Roll Call

Roll Call was taken by the President. Fifteen of the 21 Board Members were present at the beginning of the Meeting: Kathy Bloom, Cheri Blose, Peggy Courtney, Lucille Floresta, Carlos Gonzalez, Kathy Grubert, Ann Job, Derek Martin, Jackie Mata, Patricia Rau, Christian Rubalcava, Chris Shows, Maria Silva, Monique Simpson and Diane Valencia. Laurie Fadness arrived later. Board Members absent: Carlos Lara, Jeh Meher, Chardell Powell, Brenda Resendis and Roy Smith. The SNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is 11 (see <http://empowerla.org/wp-content/uploads/2012/05/Sylmar-NC-Bylaws.pdf>), so the Board could take such votes. All 21 of the 21 Board Seats were filled (by election or appointment). No Board Seats were vacant. Also attending: 31 Stakeholders and Guests.

3. Housekeeping, Speaker Cards and Timekeeper – Ms. Valencia explained this.

4. Secretary's Report

The Secretary described some of the work completed and in progress, including on the SNC email system

5. Welcome and Announcements by Board Meeting Host.

Meeting Host Derek Martin welcomed everyone and reported that 188 Sylmar High School students got 3.6 or higher Grade Point Average medals.

6. Approval of the Minutes

MOTION (by Ms. Mata, seconded by Ms. Grubert): The Sylmar Neighborhood Council approves the Minutes of its August 28, 2014 General Board Meeting as written.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with 12 in favor (“Yes” or “Aye”) (Bloom, Courtney, Gonzalez, Grubert, Job, Martin, Mata, Rau, Rubalcava, Shows, Simpson and Silva); three abstained (Blose, Floresta and Valencia).

7. Approval of the Minutes

MOTION (by Ms. Valencia, seconded by Ms. Rau): The Sylmar Neighborhood Council approves the Minutes of its September 6, 2014 Special Retreat as written.

MOTION to CALL FOR THE QUESTION (by Ms. Job); there was no objection.

MOTION PASSED unanimously by a roll call vote of the 15 eligible voters present with 11 in favor (“Yes” or “Aye”) (Bloom, Courtney, Gonzalez, Grubert, Job, Mata, Rau, Rubalcava, Silva, Simpson and Valencia); three abstained (Blose, Floresta, Martin and Shows).

8. Public Official and Community Representative announcements and presentations.

Jacqueline Serrano, Field Representative for State 39th District Assemblyman Raul Bocanegra (818-504-3911; Jacqueline.Serrano@asm.ca.gov; <http://democrats.assembly.ca.gov/members/a39>), reported that the Governor signed 16 bills “authored by” the Assemblyman, including the “Film Tax Credit Incentive.” The Junior Legislators Program includes “about 15 from Sylmar.” She encouraged contacting her to report graffiti and homeless people.

a. Questions / Comments from the Public

There were no questions or comments at this time.

9. Board Member community announcements.

Ms. Courtney announced an Interfaith Council November 3rd meeting about homeless shelter availability. Ms. Grubert announced an October 18th, 11:00 a.m.

re-dedication ceremony in the soccer field for the new El Cariso Park area. Mr. Gonzalez announced that L.A. Mission College “enrollment is over 7,000 students.”

10. Committee Reports

Executive – Ms. Valencia reported that business cards have been ordered and more nameplates will be ordered. She will look into ordering badges. The Community Impact Statement (CIS) enrollment process soon will be finished.

Board Member Laurie Fadness arrived at this time, making 16 Board Members present (the SNC quorum is 11).

Ms. Job is surveying Committee Chairs. Ms. Grubert reported that the new Webmaster is working. The new website is unavailable until January 1st and awaits DONE [L.A. Dept. of Neighborhood Empowerment] processing; Agendas and more will be emailed.

Budget – Ms. Rau indicated that there was no report.

Outreach – Ms. Silva reported that the SNC booth at the recent Olive Festival received “over a hundred surveys.” The Committee will be “categorizing the things . . . Stakeholders like about Sylmar and don’t like.” SNC pamphlets are available.

Equestrian -- Ms. Blose reported that the Committee is working on the next Make Your Horse Count event. Corral 12 is considering enhancing facilities and intersection crossings at Lakeside Park at Encinitas.

Bylaws – Ms. Valencia reported for Mr. Smith that the Committee meets every two weeks.

Planning and Land Use – Ms. Blose reported that building activity is increasing as the economy improves.

Government Affairs & City Services – Mr. Rubalcava indicated that there was no report.

Emergency Preparedness & Public Safety Committee – Mr. Powell was not present and there was no report.

Ad Hoc Sediment Removal – Ms. Grubert reported that the Committee will have a Town Hall Meeting in November.

11. Reports by Liaisons to the City

Budget Representatives – Ms. Job reported that SNC Budget Representatives Maria Silva and Patricia Rau are communicating with the Budget Advocates [www.BudgetAdvocatesLA.com]. The Department of Public Works SNC Liaison

position is held by Ann Job. Ms. Job said that she introduced herself to President Kevin James at the Congress of Neighborhoods . Legal Liaison – Ms. Job reminded that Alois Phillips, Deputy City Attorney, North Valley/South Valley/East Areas, Neighborhood Council Advice Division (213-978-8132; Alois.Phillips@LACity.org), is responsive to us.

12. Public Comments

Lillian DeLoza Gutierrez, Metro representative (213.922.4749), said she would like to present about the East San Fernando Valley Transit Corridor study <http://www.metro.net/projects/east-sfv>. Also, Metro fares increased September 15th; you can use your “Tap” card for free transfers on some routes. Patty Lopez, State 39th District Assembly Seat Candidate (818.554.7810), described her community interests, including education and jobs. Former Candidate Kevin Suscavag supports her. Ann Porter of the organization “Move to Amend” believes that “corporations are not people” and that campaign finance reform is needed; their film “A Question of Personhood” is on the Internet. Kim Lamorrie, President, Homeowners Federation in the Santa Monica Mountains, endorses Bobby Shriver for County Supervisor.

Unfinished Business

13. Appointments of Board Members to City Liaison positions.

Planning Liaison; Public Safety Liaison; Department of Water and Power; and Transportation.

Ms. Job encouraged volunteers for the above Liaison positions.

14. Discussion and possible Board action to approve and/or amend the letter as drafted by Carlos Gonzalez to Mayor Eric Garcetti, copying Councilmember Felipe Fuentes, supporting Garcetti’s call for assistance for newly-arrived unaccompanied minors from Central America.

Ms. Job reminded that this was considered at the last [August 28th] Meeting.

MOTION to POSTPONE (by Mr. Gonzalez, seconded by Ms. Fadness) to the next Meeting.

DISCUSSION: Mr. Martin requested and Mr. Gonzalez agreed to email more information about this to the Board before the next Meeting.

MOTION to POSTPONE PASSED unanimously by a roll call vote of the 16 eligible voters present with all 16 in favor (“Yes” or “Aye”) (Bloom, Blöse, Courtney, Fadness, Floresta, Gonzalez, Grubert, Job, Martin, Mata, Rau, Rubalcava, Shows, Silva, Simpson and Valencia).

- 15. Discussion and possible Board action** regarding Presentation by the Valley on Track Coalition, a coalition of community organizations, transportation advocates and elected officials calling for the expansion of the Metro Rail system in the San Fernando Valley. Presentation and Q&A by Stuart Waldman and Douglas Arseneault, Senior Legislative Affairs Manager, Valley Industry & Commerce Association (VICA).

No presenter was present and there was no presentation or vote.

New Business

- 16. Presentation** to inform stakeholders about Olin Virtual Academy. Olin is a virtual online high school. It is an accredited public charter high school, serving grades 9 through 12; and students 18 to 21 years old. Presentation and Q&A by Karen Ruvalcaba, Academic Counselor.

Copies were distributed of a "Frequently Asked Questions" sheet. Ms. Ruvalcaba, who was an Intern of Mr. Martin, explained that Olin is a free, independent online High School that "offers honors and AP [Advanced Placement] courses." Students can "sign up online."

- 17. Discussion and possible Board action** regarding [see the below Motion]. Presentation and Q&A by a representative from California Home Builders (CHB).

Rogelio Navar, Vice-President of Land Development for CHB (818.999.9979 x107; Rogelio@CalHomeBuilders.com; www.CalHomeBuilders.com), said they met with the SNC Land Use Committee. CHB is local and has "built . . . reasonably-priced homes . . . around the San Fernando Valley," including in Sylmar. He said that on June 27, 2013 the SNC received a copy of their Tract Map and "Q" condition for the proposed project by Astoria St. He stated that "nothing in the design has changed since the Neighborhood Council" supported it. The project would be a Small Lot Subdivision of two-story homes. It originally was approved for 247 units with a 60-foot height limit and included commercial space and around 600 parking spaces. Mr. Navar reported that at a December 3, 2013 Public Hearing no public attended and the project was approved; a July 14, 2014 Planning Dept. Determination letter also approved the project. He said that Notice letters were sent to adjacent property owners; some support the project.

Stakeholder Leah Blose said she appealed the project and that she attended and the Land Use Committee opposed CHB's Variance request at its August 13, 2014 Meeting. She said "the Appeal will be heard October 2nd . . . about the Variance" and CHB's request for a reduction of space between buildings from 12 feet to six feet. Ms. Courtney was concerned with whether the project would have enough guest parking or open space. Mr. Navar said they are "required to provide 23 parking spaces" and they are "providing 31"; they "originally had more parking" but were "encouraged to take some out to provide more landscaping . . . each house is

going to have its own private dedicated space in their own back yard.” He explained that L.A. County Parks and Recreation wanted Quimby funds to be used for a local park(s). He described project changes since the SNC supported it. Cheri Blose was concerned that there would not be enough emergency response maneuverability area.

Mr. Navar said that homeowners can be part of a “Maintenance Association” and set rules different from an HOA (Homowners Association); there still would be CC&R’s (Covenants, Conditions, and Restrictions) and “entitlements are still active.” He believed that City rules require homes to be ADA-accessible. The project is set up as “fee-simple.” He expects homes to sell “in the mid- to high-3” [hundred thousand dollars] range. He said the City Dept. of Transportation gave their “sign-off on traffic mitigations.” He said the “Small Lot Subdivision Ordinance doesn’t require common open space” because private back yards are provided. Ms. Fadness was concerned that no multipurpose facility is planned. Mr. Navar explained that landscaping in front of units would be considered homeowners’ responsibility. Homes would be six feet apart, but could be as little as inches apart. Fences between homes “need to be at least six feet” high. Ms. Job was concerned that the project does not include any retail. A straw (unofficial) poll of Stakeholders present was taken by a show of hands. 20 Stakeholders raised their hands in opposition to the project. The only two who raised their hands in favor of the project were Mr. Navar (the presenter) and his assistant.

[This Agenda Item was returned to after the Item #18 discussion.]

[Ms. Job resumed as the Presiding Officer.]

MOTION (by Ms. Grubert, seconded by Ms. Rau): The Sylmar Neighborhood Council **opposes** the proposed project located at 12361 and 12835 North San Fernando Road (Case # ZA 2013-1577-ZV-ZAA-CLQ) for a subdivision for 90 small lot single family homes.

MOTION PASSED by a roll call vote of the 16 eligible voters present with 12 in favor (“Yes” or “Aye”) (Bloom, Blose, Courtney, Fadness, Floresta, Gonzalez, Grubert, Job, Mata, Rau, Rubalcava and Valencia); one opposed (“No” or “Nay”) (Shows); three abstained (Martin, Silva and Simpson).

- 18. Discussion and possible Board action** to [see the below Motion]. Applicant: Shawn Evenhaim Mountain. Request for a letter of support for the appeal against this project filed by Leah Blose.

Cheri Blose noted that only two people present in favor of the project were the presenter, Mr. Navar and his assistant. She believed that it does not have enough open space or infrastructure and that changes made after the SNC support are not acceptable. Mr. Navar noted that the City notifies residents within 500 feet of projects. Stakeholder Carolina Perez believed that the area already is overcrowded.

[At this time Ms. Job turned the Presiding Officer role to Ms. Valencia.] Ms. Job, “speaking as a Stakeholder,” believed that the City needs to retain Sylmar’s large-lot character and that the project also does not include open space, nor does it include any commercial use in an area zoned for commercial. Mr. Navar stated that “there’ve been minor alterations” to the project.

[This Agenda Item was returned to after the Item #17 vote.]

MOTION (by Ms. Courtney, seconded by Ms. Fadness): The Sylmar Neighborhood Council approves the recommendations of its Planning & Land Use Committee regarding the appeal filed on the project located at 12361 & 12385 S. San Fernando Road for 90 small lot homes.

DISCUSSION: Cheri Blose read aloud the Appeal filed by Leah Blose.

[This Agenda Item was returned to after the Recess. Board Members Kathy Bloom and Monique Simpson left during the Recess, making 14 Board Members present (the SNC quorum is 11).

MOTION PASSED by a roll call vote of the 14 eligible voters present with 11 in favor (“Yes” or “Aye”) (Blose, Courtney, Fadness, Floresta, Gonzalez, Grubert, Job, Martin, Rau, Rubalcava and Valencia); one opposed (“No” or “Nay”) (Shows); two abstained (Mata and Silva).

19. Recess. There was a brief recess at this time.

20. Discussion and possible Board action to [see the below Motion]. Interim PLUC Chair, Cheri Blose, will report the committee’s recommendation. Verizon representative Sarah Freed of Synergy could not be present, so she sent someone in her stead for questions.

[This Agenda Item was addressed after Item #24.] A Verizon representative described the “switch facility . . . on top of the roof” and its specifications.

MOTION (by Mr. Martin, seconded by Ms. Fadness): The Sylmar Neighborhood Council approves the recommendations of its Planning & Land Use Committee regarding the proposal by Verizon Wireless for a new wireless telecommunications facility at 14385 Polk St., currently operating as a Verizon Wireless switch site. The proposed rooftop facility is on a property zoned RA-1.

DISCUSSION: The representative said they are “looking at doing some drought-resistant landscaping” and that the facility will improve service.

MOTION PASSED by a roll call vote of the 14 eligible voters present with ten in favor (“Yes” or “Aye”) (Blose, Courtney, Fadness, Floresta, Gonzalez, Job, Martin,

Rau, Rubalcava and Valencia); two opposed (“No” or “Nay”) (Mata and Shows); two abstained (Grubert and Silva).

- 21. Discussion and possible Board action** to approve the recommendations of the Planning & Land Use Committee, regarding (1) 13506 Glenoaks Blvd Sylmar, CA 91342 - Market Rate Single Family Homes; and (2) Roxford Homes 15248-60 Roxford Street, Sylmar CA 91342 - 20 Small Lot Subdivision of Market Rate Single Family Homes. SNC Board Approval is contingent on the seller informing all prospective buyers, prior to purchasing homes, that this is an equestrian community. Interim PLUC Chair, Cheri Blose, will report the committee’s recommendation. Jim Brewer (developer) was present for questions.

Copies were distributed of project photos and diagrams. Developer’s representative Mr. Brewer presented and described the project. He said “there’re no stables or facilities.” Cheri Blose said that the Land Use Committee requested that the CC&Rs indicate that equestrian properties abut the project to “in fact, protect those properties.” Tania Soto, Area Director for L.A. City District Seven Councilman Felipe Fuentes (818-756-8409; Tania.Soto@LACity.org; <http://CD7.LACity.org>), stated that Councilman Fuentes “wants a net increase of equine property.”

MOTION to POSTPONE (by Ms. Job, seconded by Ms. Fadness): for more information.

MOTION to POSTPONE FAILED by a roll call vote of the 14 eligible voters present with seven in favor (“Yes” or “Aye”) (Blose, Courtney, Fadness, Grubert, Job, Martin and Mata); seven opposed (“No” or “Nay”) (Floresta, Gonzalez, Rau, Rubalcava, Shows, Silva and Valencia).

DISCUSSION: There was more discussion of the merits of the project. Cheri Blose urged attending SNC Land Use Committee Meetings.

MOTION to POSTPONE (by Ms. Job, seconded by Ms. Fadness): to the next Meeting. [This was the second Motion to postpone during this Agenda Item.]

MOTION to POSTPONE PASSED by a roll call vote of the 14 eligible voters present with eight in favor (“Yes” or “Aye”) (Blose, Courtney, Fadness, Grubert, Job, Martin, Mata and Rau); four opposed (“No” or “Nay”) (Floresta, Gonzalez, Silva and Valencia); two abstained (Rubalcava and Shows).

- 22. Discussion and possible Board action** to [see the below Motion]. APCNV-2014-2S12-SC. Applicant Steve Shaw of Santa Monica, ARIS Sarigianides Owner. Interim PLUC Chair, Cheri Blose, will report the committee’s recommendation. Jess Romero of Armet Davis Newlove & Associates present for questions

Copies were distributed of project diagrams and elevations. Mr. Romero said this has been discussed with City Council District Seven.

MOTION (by Ms. Mata, seconded by Ms. Fadness): The Sylmar Neighborhood Council approves the recommendations of the Planning & Land Use Committee regarding the proposed Starbuck Drive-Thru Restaurant located at 13651 W. Foothill Blvd., with 2240 sq. ft. restaurant with drive-thru with a 10 car stack. To operate 24 hours and a second 5500 square foot multi retail building plus related site work.

DISCUSSION: Ms. Silva reported that “more than a third” of the Olive Festival surveys “wanted a Starbucks.”

MOTION PASSED unanimously by a roll call vote of the 14 eligible voters present with all 14 in favor (“Yes” or “Aye”) (Blose, Courtney, Fadness, Floresta, Gonzalez, Grubert, Job, Martin, Mata, Rau, Rubalcava, Shows, Silva and Valencia).

Cheri Blose reported that she requested and the developer agreed to consider providing a community meeting space.

23. Appointment by the President of Chairs for Committees created

Education Committee; and Underserved Stakeholders.

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

24. Statements and Q&A for Candidate for State Senate (California 18th Senate District) Ricardo Benitez.

Ricardo Benitez, State 18th District Assembly Seat Candidate, described issues. Ms. Job said that Bob Hertzberg, also a State Senate 18th District Candidate, was unable to attend and spoke for two minutes at the last Meeting.

25. Discussion and possible Board action to approve the expenditure of \$27.67 for printing 1,000 brochures (8.5 x 11, double-sided, tri-fold, b&w) for outreach events.

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

26. Discussion and possible Board action to approve Sylmar Neighborhood Council monthly expenditure report (MER) for September 2014.

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

27. Treasurer’s Report.

Copies were distributed of the SNC “Monthly Expenditure Report” for September 2014 and an “SNC July 2014 Balance Sheet.”

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

28. Discussion and possible Board action to [see the below Motion].

MOTION (by Ms. Valencia, seconded by Mr. Rubalcava): The Sylmar Neighborhood Council approves the President's transferring the bank card from Patricia Rau (1st signatory) to Ann Job (2nd signatory and card-holder).

MOTION PASSED unanimously by a roll call vote of the 14 eligible voters present with 13 in favor ("Yes" or "Aye") (Blose, Courtney, Floresta, Gonzalez, Grubert, Job, Martin, Mata, Rau, Rubalcava, Shows, Silva and Valencia); one abstained (Fadness).

29. Reimbursements for Board Members to approve out of pocket expenditures.

Diane Valencia – in an amount not to exceed \$40.32

Ann Job – in an amount not to exceed \$167.05

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

30. Board Member Comments

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

31. Future Agenda item suggestions from public and Board members.

Write to Executive Board by email at ExecutiveBoard@SylmarNC.org or mail Executive Board c/o Sylmar Neighborhood Council, 13517 Hubbard St., Sylmar, CA 91342, or PO Box 921023, Sylmar, CA 91392-1023. The next General Board meeting will be Thursday, Oct. 23, 2014 at Sylmar High School – Spartan Hall.

Ms. Job requested and it was agreed to POSTPONE this Item to the next Meeting.

32. Closing Remarks, Acknowledgements and Adjournment

Ms. Job declared the Meeting **ADJOURNED** at 10:15 p.m.

Minutes written by DL, edited by SNC Board.