

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
FEBRUARY 22, 2016

- I. Meeting was called to order at 7:22pm by Interim Co-Chair Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Debby Beck
 - iii. Nina Royal
 - iv. Elektra Kruger
 - v. David Barron
 - vi. John Laue
 - vii. Arsen Karamians
 - viii. Cathi Comras
 - ix. Liliana Sanchez
 - b. Absent
 - i. Bill Skiles
 - ii. Roberta Konrad
 - iii. Karen Zimmerman
 - c. No Public representative present
- III. Introduction of First-Time Guests
 - a. Bart Trevino – Associated with the non-profit San Fernando Partnership which deals with prevention of underage drinking in LA County. Works closely with retailers in the valley (See attached business card)
 - b. Corinne Ho – Canoga Park NC
- IV. Approval of Minutes
 - a. **MOTION:** by Cathi Comras to approve the January 25, 2016 STNC-LUC Meeting Minutes as amended 2nd by Arsen Karamians Vote: Unanimously approved
 - b. **MOTION:** by Cathi Comras to approve the February 1, 2016 Joint STNC General/STNC-LUC Meeting Minutes as amended 2nd by Arsen Karamians Vote: Unanimously approved
- V. High Speed Rail
 - a. Tomorrow night is an emergency meeting at Tierra del Sol fr 5pm-8pm held as an Open Forum. The primary focus is to obtain petition signatures to get an initiative on the Nov Ballot to have monies dedicated to the HSR Proj transferred to water conservation projs.
 - i. Attendees will be encouraged to pick up petition packets to help gather signatures in their neighborhoods. Someone will be at the meeting to describe the initiative and how it will work and to answer any questions
- VI. City Planning Up-Dates
 - a. Unapproved Dwelling Unit Ordinance (see attached) is pending. It attempts to find ways to approve currently unapproved dwelling units eg garage conversions
 - b. Neighborhood Integrity Initiative
 - i. STNC will attempt to have both sides of this initiative presented. The Initiative is an attempt to put a hold on development that requires a GPA and certain Zone Changes. There may be general confusion that this would stop all development – this is not the case as 80-90% of development is “by right” which means you

can go to LADBS and pull a permit to build for 80 to now 90% of the building that takes place in the community / City of Los Angeles.

- c. Small Lot Sub-Division Ordinance Amendment
 - i. Deadline for comments = February 26. STNC has already sent in a comment letter. (This has since been extended by the City)
- d. ReCodeLA
 - i. Will be conducting a series of forums – the closest to our area is April 20 in Northridge

For more information: Details on the above are linked to the stnc.org website

VII. Mission College Satellite Campus – Nina Royal

- a. Nina R. received confirmation from President Dr. Perez that classes WILL BE held in Sunland-Tujunga. They are currently working with a property owner to lease sufficient classroom space. Some suggested class topics that may be offered include:
 - i. Health
 - ii. Basic Math
 - iii. Basic English
 - iv. English as a Second Language
 - v. Sociology
 - vi. Political Science
 - vii. Sanitation for a Culinary Arts Program
 - viii. A Child Development Certification Program
 - ix. Or any other suggestions that may be brought to Dr. Perez's attention
- b. Once classes get established, Measure J monies will come into play that were voted in in 2007 to be used for establishing a permanent satellite campus in Sunland-Tujunga
- c. Expect to start classes in March. The selected classes are ones that can be put together quickly – more custom-designed classes can be set up in the future.
- d. David B.: Why the big rush? This is an example of why not to believe everything you vote for when you vote for bonds. There are people in the State Legislature that are being pushed to take that money away from us and transfer it for use in other programs this is why its important to get this Satellite location off the ground so Sunland-Tujunga is not left out.

VIII. STNC-LUC to recommend a resolution supporting the LA proposed Santa Monica Mountains Wildlife Corridor? – Toni Tucci

- a. Toni Tucci is the Director for the non-profit CLAW – Citizens of Los Angeles Wildlife. The Ordinance would be for a Wildlife Habitat Ordinance to deal with future development of residential properties in hillside areas
- b. Other projects CLAW is undertaking = preventing the use of rodenticides as rodent poisoning because the poison moves up the entire wildlife foodchain. CLAW wrote an advocacy letter trying to get rodenticides out of our parks and sensitive areas.
 - i. If members of the public give CLAW a resolution to refrain from using rodenticides, they have a grant to give out barn owl nesting boxes as a gift. The program is endorsed by the Audubon society.
 - 1. The Fire Dept will not let us keep dead trees in an urban area which is the natural habitat for urban barn owls so the nesting boxes serve as an urban "cavity"
- c. Toni T. displayed a map illustrating "blocks" within the City that are wildlife "safe havens" vs wildlife "blocks under threat (open to development that may eliminate wildlife habitat and block off wildlife corridors)" vs "wildlife blocked off unsafe areas".

- i. Planning takes place willy-nilly. Habitat blocks that are “not safe” are all private properties – one of the “unsafe blocks” is P-22’s path to safety between two “safe haven” blocks – that pathway over the years could be completely lost
 - ii. There is nothing in the City that speaks to protecting wildlife corridors or habitat. The CEQA checklist is inclusive of bird species – it does not speak to mammalian wildlife.
 - 1. After getting no interest fr the Planning Dept for the last 2 yrs, CLAW got CM Koretz and others interested. With the new Planning Director in place, CLAW is also beginning to have this conversation with Planning
 - iii. Councilmember Koretz presented a Motion to City Council (see attached) along with four seconds which brings a lot of good momentum for the idea of retaining wildlife habitats and connectivity/linkages.
 - 1. FTDNC put in an excellent and one of the first CISs
 - 2. The Motion asks for the creation of formally designated Regional Wildlife Habitat Linkage Zones in the Municipal Code
 - 3. The Motion asks for the creation of a Biological Checklist, much like our Equine Checklist, that would flag B/S to w/hold bldg permits until such time as protective agencies can review plans & necessary restrictions are imposed
 - 4. The intent is that if there is a parcel of undeveloped land between two “safe haven” blocks, that when being developed there is a 20 ft path kept open and unfenced to maintain a wildlife corridor
 - 5. Q: Is there a time-sensitive element to this request? Is there a Draft Ordinance? A: There is no Draft Ordinance yet – the Motion asks to have one drafted. There is a time-sensitive element to the Motion as it has not been brought to committee and is facing its 2-year expiration date April 30 if momentum is not created to make the PLUM Committee hear this
 - 6. C: Everything comes down to enforcement. If someone were to put up a fence and block the corridor, who is there to stop him? A: If eg the SMMC were to be the beneficiary of the corridor – they would take legal action and that fence would come down
 - 7. **MOTION:** by John Laue that the STNC-LUC recommends that the STNC support the Wildlife Habitat Ordinance 2nd by Elektra Kruger
Discussion: We are removing the specificity of the Santa Monica Mountains and replacing it with a generalized reference to supporting a Wildlife Habitat Ordinance in Los Angeles. Vote Unanimously approved.
- IX. 8812/8818 Yates – Two new SFD
- a. Elektra K.: We should review the information packet in detail. This is a Novachek Project that is proposing a lot line adjustment changing 3 lots to two. It is his past modus operandi to do this for the sake of building houses out of scale with the neighborhood.
- X. 7656 Foothill – Application for a 24-hr 7-11 and Car Wash
- a. This application is for the alcohol part and Zone Changes needed. Outreach on this one is very important as the Day Street Project is right behind this location. Bart Trevino to provide LUC information. To reduce alcohol related problems it is important to reduce access and availability.
 - i. Bart T. presented to the Committee a census tract map for the area showing that there is an existing overconcentration of alcohol licenses in the area

1. There was a question/answer session during the meeting dealing with limitations on the number and location of licenses by code and how, though code limitations exist, they can be by-passed
 - b. Project application is for CUB = alcohol license, CUP for the Car Wash, ZV because part of the property is in a residential zone and a ZAA (Zoning Administrators Adjustment) also because part of the property is in a residential zone abutting property in the rear.
 - c. Applicant's representative Mr. Lamishaw has been invited to present at a future LUC meeting.
- XI. How do we get Sunland-Tujunga chosen for the Mayor's Great Streets Project?
- a. John Laue commented that there is no specified time that Great Streets selections will be made again. When, and if, the Mayor announces another round of Great Street selections, each Council District will get one "Great Street Project" selected for support
 - i. The important thing for us to do is to have a plan in place when the selection process is opened up – and even then, there will not be a big pot of money to be distributed.
 - ii. Our Great Streets Committee has been disbanded as a result of the recent upheaval in meeting locations. The targeted area was Oro Vista to McVine when last the Committee met, but there were no specific improvements planned yet
 1. Q: Should the LUC take this on as a regular agenda item under its wing to resurrect the effort? A: We could work on Projects to help areas start looking better without a Great Streets Grant
 2. Let's put it on the next agenda and decide at that time if we want to resurrect the ad hoc committee or keep the Project under the LUC's wing.
 - iii. Selection also requires the support of the Councilmember
 - iv. We also have a new representative from the Mayor's office and will invite him to future meetings.
- XII. Why are there so many closed store fronts on Commerce Ave and Foothill Bl.?
- a. Lack of parking. The lots along Foothill Bl. are long & narrow so the parcels which were set up when Sunland-Tujunga was a small town with small businesses are not large enough on each parcel to accommodate a business and the parking it requires.
 - i. Look at Old Town Pasadena – the whole concept started with the City buying a whole set of parcels to develop parking structures
 - b. It is up to the owners if they want to lease shop space as we have many absentee owners or owners of property who just let it sit. Not sure why they invested in the real estate to let it sit idle.
 - c. If there is any section of Foothill Bl that has been improved, it is between Lowell and Tujunga Cyn – the shopping centers @ Albertsons, Big 5 moving west with the CVS Pharmacy and the IHOP, Smart & Final. There are only a couple of properties in that vicinity unimproved, left dormant.
 - d. Also in terms of safety, Commerce Ave. has much improved
 - e. Retail is changing dramatically, switching to Internet and box stores. It might be helpful to have an expert in the retail business address the LUC about what is happening in our City esp along the corridor
 - f. David B.: The Deputy Mayor Rick Cole quit saying the City of Los Angeles is not designed to work – so lay the blame where it belongs and that is on the City Council

- g. We are a mountainous foothill community. If you want an environment like Burbank or Glendale – move there. What we need to do is maximize what we have and not look for a different type of environment
 - h. Lloyd Hitt: When the SP was in its early stages, Joel Wachs bluntly stated this town has too much retail space. That is true - on Commerce there is tons of parking in the back, but you have secondary businesses there or storage of junk
 - i. We need more diversity in our shops – when Hober’s Pharmacy was here we had a depart store, a nice dress shop, an ice cream parlor, restaurants, nice grocery stores – we had it all and could support one another. We have nothing in this town anymore
 - i. We have to leave this town and go to Montrose or Glendale or Burbank – we have nothing but chop shops in this town and it is because they keep getting allowed
- XIII. Meeting adjourned 8:19pm