

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
July 18, 2016

- I. Meeting called to order by co-chair Cindy Cleghorn at 7:17pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Debby Beck
 - iv. Nina Royal
 - v. Elektra Kruger
 - vi. David Barron
 - vii. John Laue
 - viii. Lilianna Sanchez
 - ix. Pati Potter
 - b. Absent
 - i. Arsen Karamians
 - ii. Karen Zimmerman
 - iii. Cathi Comras
 - c. No Public Representatives Present
- III. A Moment of Silence was held in recognition of all that has been happening nationwide and worldwide
- IV. Cindy C. described the nature/function of the LUC for the benefit of audience members unfamiliar with the LUC
- V. Self-Introductions of Board Members and Audience Members with a short statement as to why they attended this evening
- VI. Approval of Minutes/Notes
 - a. **MOTION:** by Bill Skiles to approve the May 2, 2016 STNC-LUC Meeting Minutes as amended 2nd by Lilianna Sanchez Vote: Unanimously approved
 - b. **MOTION:** by Bill Skiles to Note and File the June 6, 2016 STNC-LUC Meeting Notes (no quorum) as amended 2nd by Lilianna Sanchez Vote: Unanimously approved
- VII. Committee Member/City Planning Up-Dates
 - a. Cindy C.: There is an excellent video posted on the STNC Web-Site regarding “Mansionization” – prepared by the Miracle Mile Residential Homeowners Association
 - b. The City Planning Commission held a Hearing last Thursday in which they passed the proposed amendments to the Baseline Mansionization/Hillside Ordinances. They will now be forwarded to PLUM and then City Council for a final vote
 - c. City Planning is undergoing a ReCode effort – an effort to up-date the zoning code. The current zoning code is very out-of-date. The City has hired a number of consultants to work on this Project. They have been working on the ReCode for over one year thus far
 - i. They have an advisory panel of volunteers reviewing elements of the current code to conserve – eg if there are pockets of a community with characteristics that should be conserved, this is the time to make those wishes known
 - ii. The intent of the ReCode effort is to simplify a determination of what can and cannot be done on a specified parcel of land

- iii. There will be Workshops and Hearings on the ReCode project held throughout the City – workshops in the Valley tend to be held in Van Nuys or Northridge
 - iv. Up-Dates on the ReCode effort will be posted on the STNC Web-Site
 - v. Everyone can sign up to receive Early Notification from the City
 - d. Long-Overdue Community Plan Up-Dates will begin taking place over the next year
 - e. Lilianna S.: Is attempting to get someone from the Planning Department to attend an LUC meeting to answer some of our questions
 - f. Re the Oro Vista Proj: They have paved the road though the SPSP may have designated this to be an official equestrian trail. Lilianna S. is requesting the STNC-LUC, equestrian reps & the FTDNC to verify this bec there should be DG trails, not concrete sidewalks
 - g. Lilianna S. has made contact with Building and Safety. There is a new project on Alpine Way in Alpine Village which looks like a McMansion and appears as if it will exceed height limits of the SPSP. An inspector will come out tomorrow to check that out
 - h. Nina R. spoke to Mission College President Dr. Perez. They plan on starting classes at the Sunland-Tujunga satellite campus in the Fall. First classes will be English as Second Language, Spanish as Second Language and computers.
 - i. Classes can run between 8am to 9pm 6 days/week so can be scheduled to better accompany student schedules rather than running a typical college class schedule.
 - ii. They eventually plan on taking over the old K-Mart site as a permanent campus. The building can be set further back because the campus has no need for a freight dock. The hope is to bring commercial businesses onto the site eg a general merchandise store
 - 1. Parking will be subterranean
 - 2. The interim campus will be at the Foothill/Commerce Town Center. A 2-year lease is scheduled to be signed July 20 so we have 2 years to show them that we really do want a satellite campus in Sunland-Tujunga
 - iii. If anyone has suggestions of other classes to be offered, contact Nina R., David B. or Lilianna S.
 - i. John L. gave the history of a project site at 11040 Oro Vista scheduled for 3 houses. Demolition has now begun on the 1 existing house that has been boarded up for quite a while so the assumption is that construction on the three proposed houses is beginning
 - i. The site is between the large 18-house development at the intersection of Oro Vista and Big Tujunga Canyon Rd and the church across from Oro Vista Park

VIII. Public Comments

- a. Nina Royal
 - i. Aug 2 is National Night Out at Little Landers Park. Parking will be available at the Elks Lodge and the church across the street. There will be live entertainment, information related to public safety will be available for distribution
 - 1. The event is being sponsored by the LAPD, the STNC and the LLHS
 - 2. Put a blue light on your porch that night to express support for police officers. Information on the event is available on-line at www.nationalnightout.com. It is a nationwide event.
- b. Brian Cotton
 - i. I am a senior on a fixed income in need of affordable storage (see attached flyer). Prefer somewhere local, anything from 10x10 to a double car garage. Any assistance in moving storage would be appreciated. Items = photos, videos, etc
- c. Amelia Anderson (STNC Board Member)

- i. This Sat from 9am to 2pm there will be a Mobile Health Van at the Chapel of the Hills to serve the medical needs/eyeglasses of lower income people
 - d. David Barron (STNC Board Member)
 - i. On the Nov ballot there will be an initiative dealing with the protections of Prop 13. Sacramento is attempting to trick us into eliminating our Prop 13 protections. Be informed on this measure
 - e. Cindy Cleghorn
 - i. Summerfest will be this weekend. The Watermelon Festival will be August 13-14
 - f. Debby Beck
 - i. There will be an art showcasing several artists from a group known as the River Rock Art Colony that Debby started several years ago and held at The Backdoor Bakery starting Aug 1. The opening will be Aug 5 from 6pm to 9pm
 - ii. On the weekend of Aug 20/21 there will be an "Open Studio Tour" of about a dozen art studios in Sunland-Tujunga. The tour is free. A map and schedules for each individual studio can be downloaded at www.stopenstudios.com
- IX. Comprehensive Community Health Centers – Paola Flores
 - a. Called to cancel presentation just prior to meeting. To be rescheduled. Health Centers to be located in the old DVD building between Scoville & Eldora on Foothill.
- X. 8100-8150-8160 McGroarty – Hayk Martirosian
 - a. Representative was invited to present the proposed project – did not respond to the invitation so far
 - b. The application is to subdivide the property into 13 lots – 12 SFRs and one OS. Currently there are two parcels with 3 existing buildings – one SFR, one school and one accessory building. (See attached overview)
 - c. Cindy C. described how NCs receive copies of applications filed with Planning, invite the owner/representative to give a presentation of the proposed project to the LUC/Community and hold a discussion. Out of the discussion we learn more about the true plans for the proposal, discuss modifications if needed
 - d. Q: We often hear the term "right to build". Does this developer have the "right" to build this many houses? A: This is not a "by-right" proj because he must go through a Hearing for approval. If it were "by-right" he would merely pull a permit & begin building.
 - e. Q: Does the Planning Commission take into account what is beneficial for the community as a whole? A: We have a General Plan, Community Plan and Specific Plan for our area which guides the decision-makers.
 - i. It would be beneficial for each of us to review the Community Plan because it identifies each parcel of land – what its zoning is and if you wanted to change its zoning what you could change its zoning to
 - ii. Nina R.: Went to the North Valley Area Planning Commission (NVAPC) a few months ago for a training session held by the City Attorneys and City Planning Staff about how cases are reviewed. The City Attorney said that if any one thing that the developer proposes is not in accordance with the GP, CP or SP, they can turn it down
 - f. The application contained a petition w/ 46 signatures indicating that the signatories did not oppose the subdivision project. The petition was highly questionable. Does the application as filed differ from how the Project was described to those who signed? Many signatures list addresses not adjacent to the proposed Project, Nowhere on the petition is there even the barest description of the proposed Project. Neighbors present

who show as having signed said they were not informed as to the Project being a 13 lot subdivision.

- g. Items of concern expressed by audience members:
 - i. Increase in traffic
 - ii. Loss of wildlife habitat and environmental concerns
 - iii. Drainage issues, water flow, sensitive area
 - iv. Issues with sidewalks
 - v. Disruption during construction
 - vi. Increased density too high for the area
 - vii. Loss of trees – in particular “protected trees”
 - viii. Who would take responsibility for repairing damage to public streets by construction equipment
 - ix. Loss of rural aesthetic area and neighborhood conservation
 - x. Inadequate on-site parking
 - h. The school is to be transformed into a Single Family Residence. The lessee of the school was present and said they have never been approached by the owner and knows nothing of these plans. Has a 5-year lease with 3-years remaining.
 - i. Pati P. read two E-Mails from concerned residents who could not make the meeting this evening (see attached)
 - j. Cindy C.: Encouraged neighbors to meet and work together collecting items of concerns and begin a letter writing campaign. Neighbors are not limited by Brown Act and can meet at will. Emphasized how voices of residents really makes a difference and encouraged communication with decision makers. The LUC will work to get the owner and/or their representative to present their proposal at a future publicly held meeting. The LUC will continue to review the application and environmental documents as this proposal moves along. Will discuss and submit comments on the Project and participate in public hearings and encourages neighbors to participate as well.
 - i. Regarding the protected trees – recommended attending a PW meeting
 - ii. A resident obtained permission from all present to take a smart-phone photograph of the sign-in sheets to begin creating a neighborhood contact list
- XI. Equestrian Trails and Staging Area at Lopez Canyon Landfill – Katherine Paull/Kelly Decker
- a. Speakers are residents of Kagel Canyon, an unincorporated area of LA County adjacent to the Landfill requesting a letter of support from the STNC for the Equestrian Trails and Staging Area at the Landfill. Provided a sample letter (see attached)
 - i. Because they are in an unincorporated area and the landfill is a City entity, they are seeking support from City organizations and Neighborhood Councils.
 - b. Provided a history of landfill activity while it was open and history of events since its closing in 1996. Upon its closure it was promised that the land would be dedicated as parkland following the required “settling period”
 - i. However, access to border land free of waste is currently allowable. A copy of the proposed trails and staging area can be seen on the Kagel Canyon Web-Site kagelcanyon.com, click on “hotsheet” (the community newsletter) April 2016 issue
- XII. Brochure for the FBCSP area (see attached sample)
- a. To serve as a business guideline of allowable and not allowable signage and where to go for help / permits
 - b. Discussed possible changes to brochure verbiage/entries

- c. Discussed “murals” vs “signs”: A mural is not a sign. It becomes a sign if it contains a business name/logo
- d. **MOTION:** by John Laue to approve the signage brochure with discussed amendments as an STNC-sponsored hand-out 2nd by Bill Skiles Vote: Unanimously approved

XIII. Meeting with LA Dept of Building and Safety Chief Sign Inspectors

- a. The Chamber of Commerce is anxious to hold a meeting w/regards to signs. B/S will come out in September as a Chamber Event. Sign Inspectors will come out a few days prior to the event to determine primary points of interest in relation to sign regulations
- b. Committee members felt that the event should be a public event for everyone to attend.

XIV.7101 Foothill Bl, proposed drive-thru car wash (see attached overview)

- a. On continuance. Waiting for engineers to finish plans

XV. Meeting adjourned at 9:02pm