

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES

Held SEPTEMBER 19, 2016 at the Elks Lodge, Tujunga

1. Meeting called to order by Cindy Cleghorn at 7:15pm.
 - a. Cindy gave a brief but comprehensive description of what the STNC Land-Use Committee does and extended invitation to join the LUC.
 - b. Self-Introduction of the Committee members:
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Nina Royal
 - iv. David Barron
 - v. Karnes Zimmerman
 - vi. Cathi Comras
 - vii. Pati Potter

Absent: **(all on vacation)** Debby Beck; Elektra Kruger; John Laue; Liliana Sanchez
2. **Approval of August 15, 2016 minutes:** Motion (Zimmerman/Potter) to approve minutes as presented passed unanimous.
3. **Committee Member Updates:**
 - a. Mission College – Nina Royal said ground breaking will take place in October.
 - b. High Speed Train – E2 route is still under consideration and we continue to work to get it excluded from the EIR process. Info/Updates at: <http://www.dontrailroad.us/>
 - c. Future STNC General and LUC meetings: starting October 2016 meetings will be held at Sunland Park unless otherwise announced. [since LUC meeting STNC will return to NVCH; CM Wesson is caretaker for CD7 with Tony Wilkinson assigned.]
 - d. Planning 101 workshop will be co- hosted by the Glassell Park NC, Glassell Park Improvement Assn. and PlanCheckNC with speakers from Dept. of City Planning – all are welcome Sat. Oct 1, 2016 for more info www.glassellparknc.org [since LUC meeting date has been changed to Oct. 8 – see flyer).
 - e. NC Congress will be Sept 24th and is open to everyone and all are encouraged to attend. There are two planning workshops: one for beginners and the other on affordable housing.
 - f. The new City Planning Director was at Sept. PlanCheckNC meeting. He intends to expand/improve communications between City Planning and NCs.
 - g. Valley Alliance of Neighborhood Councils will hold a planning forum in November.
 - h. Sunland-Tujunga City Planners are Marc Woersching and Nelson Rodriguez. Contact info will be posted on the the STNC web site. Looking to invite them to a LUC meeting soon.
4. **Early Notification/Application received for: 10019 Leona** – Zone change to add carport – Pati will invite him to a LUC meeting.
5. **Fenwick housing proposal/interest** – Cindy announced she received an inquiry from an interested buyer for a housing proposal but no address or other details. She has invited him to the LUC.
6. **Quimby Funds New Ordinance** – Karo Torossian gave a brief description of this ordinance, which has to do with parks, current and future, and announced that it passed to increase fees paid by development projects and will go into effect in 120 days.
7. **Public comments** – brief comments on upcoming events.
8. **7656-7660 Foothill and Apperson** 7-Eleven and a Tommy’s Car Wash. Asking for several necessary Zoning approvals and variances to allow a portion of the property from residential to commercial for the car wash and a Conditional Use Permit for beer and wine at the commercial corner Apperson/Foothill. Property is currently auto repair uses and storage. Previously a gas station. Robert Lamishaw representing the owner, Cedric, presented copies of the application and site plans to the committee and audience and presented the following details about the proposal and Q&A:
 - i. 7-Eleven will be 24/7 operation.
 - ii. North side an area has been set aside for loading trucks to create less traffic on Foothill.
 - iii. Selling beer and wine, (Locked) no hard liquor.
 - iv. They will not display or advertise on the window that beer and wine are being sold.

- v. No single serving will be sold.
- vi. Car Wash will have the Day Street Apartment on one side and the Jehovah's Witnesses parking lot on the backside.
- vii. Self-vacuum your auto then drive into the tunnel for the washing.
- viii. Entrance to the washing tunnel will be at the back end (JW parking lot side) with the exit-facing foothill.
 - ix. Flow of traffic is absolutely necessary for a successful carwash
 - x. Blowers (dryers) will be pointed toward Foothill, away from homes and apartments.
 - xi. Noise level at more than acceptable decibels and in the direction at Foothill.
 - xii. Length of the tunnel allows for additional Baffling.
 - xiii. Gave out a few pictures of what the 7-Eleven and Tommy's Car Wash will look like on this property.
 - xiv. Handout also included support sheets signed by residents in the community.
- b. Q&A: Included heated discussion with the approx. 40 S/T residents and approx. 8 to 10 from the POW, an organization from San Fernando. 2 representatives from 7-Eleven and 4 from the Owner/Car Wash Company.
- c. Terrence Gomes, past Land Use and Planning subcommittee of the South Robertson NC talked in favor and support of the car wash section based on the Tommy's Car Wash that was put in on a very busy street in the South Robertson NC area. The Car Wash owner worked with the community to make sure the noise level was not a deterrent and now the community is very thankful for the car wash.
- d. The San Fernando group spokesperson spoke in Spanish with an interpreter in favor of the 7-Eleven.
- e. Majority of S/T comments opposed the 7-Eleven and/or Carwash but each had different reasons:
 - i. Gasoline Tanks from previous Gas Station question if the tanks have been removed. Many longtime residents said they have not. Mr. Lamishaw said they have. This needs to be looked into.
 - ii. Ingress and egress from both Foothill and Apperson. Comments if it is illegal to make a left hand turn over a double yellow line into this site? Also coming up Apperson turning onto Foothill is a very busy and a blind intersection. The additional traffic from the 7-Eleven would not be welcome. Mr. Lamishaw said that there will be signs saying "No left turns" while exiting.
 - iii. Next to a church, will they limit the hours of when beer and wine are sold = they will reach out to the church to see when their hours of services are and will work with them to determine what hours the sale of beer and wine will not be allowed, 7-Eleven is doing this in other areas.
 - iv. 7-Eleven has worked with communities and has volunteered to limit the hours of beer and wine sales on a daily basis.
 - v. Will the wall between the church and this property be landscaped = absolutely it is to the Car Wash's advantage to make the ground as pleasant as possible and they will work with the church.
 - vi. Why do we need another 7-Eleven when there are already 3 in S/T boundaries = reply was their studies show with the traffic studies that a 7-Eleven, with the variety of items and food/meals they sell would be an advantage to the residents in the area.
 - vii. Asked why the owner cannot put in something the town needs such as a restaurant which was previously proposed in a previous car wash application for this site.
 - viii. Many pointed out that anything would be better and a welcome compared to what is there now.
 - ix. One 7 yr resident pointed out that we need development that improves the community so our main boulevard looks better such as improved buildings and landscaping throughout.
 - x. Asked if 7-Eleven will help to keep the ground clean – absolutely and once this 7-Eleven is in that will help speed up the remodeling of the other three 7-Eleven in S/T

- xi. 7-Eleven will also arrange for a LAPD “sub-office” be set aside inside, this is being done in different areas of the City. Stakeholders commented that the LAPD will not utilize this office – it just won’t happen.
- xii. Asked if 7-Eleven will help to keep the area clean = yes plus they will have cameras
- xiii. Has a Traffic report been done yet = Mr. Lamishaw pointed out that for this purpose one was not required. The resident that asked the question seem to think otherwise.
- xiv. Concerns regarding the drainage from the site and improvements to the corner of Apperson and Foothill.
- xv. Will windows be put on the north side as required by LA City Code = will have to look at the floor plans, it is believed that the coolers will be on that wall which will not allow windows.
- xvi. Asked how many signatures needed to stop this. Does not matter, the City Zoning makes the determination but they do take community input seriously. There will be a hearing held for this proposal.
- xvii. Zone change various: part of the lot, which is land locked, is R3, they need the change and/or approval to use part as commercial and a parking during hours of operation.
- xviii. Hearing not yet set with the City, seems it will not take place until Nov. at the earliest.

Due to lack of time, the following items were held over til the next LUC meeting:

- a. Revitalization of Commerce Avenue
- b. Updates on other current projects/issues
- c. Finalize comment Letter re: Redmont Pumping Satiation
- d. Comment letter or Community Impact Statement on Fil 16-0984

9. Next LUC meeting will be Monday Oct 3, 2016 NEW LOCATION Sunland Park Rec/Gym

Cindy announced that the discussion on the Apperson & Foothill location will continue with the reps from the 7-Eleven and Tommy’s Carwash on Oct 3rd 6:30pm (earlier than normal) and to please come with your questions written down to help get them all addressed before the meeting.

Meeting adjourned 8:45pm