

SULAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES  
July 17, 2017

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- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:10pm
- II. Roll Call
  - a. Present
    - i. Cindy Cleghorn
    - ii. Bill Skiles
    - iii. Debby Beck
    - iv. Elektra Kruger
    - v. Nina Royal
    - vi. David Barron
    - vii. John Laue
    - viii. Liliana Sanchez
    - ix. Karen Zimmerman
    - x. Pati Potter
    - xi. Richard Marshalian
  - b. Absent
    - i. Cathi Comras
  - c. Public Representative present ☺
    - i. Eve Sinclair – CD7 Field Deputy
- III. Self-Introductions
  - a. STNC Board Members present
  - b. STNC-LUC Members
  - c. STNC Standing Committee Members present
  - d. Introductions from the audience of past presidents of local organizations including the chamber of commerce.
- IV. Public Comments
  - a. Dana Stangel
    - i. Executive Director of Teranga Ranch which does local wildlife education.
    - ii. We are currently in the middle of an urban coyote situation. There will be a meeting of the STNC Animal Issues Committee at the NVCH Aug 15. The Committee meets regularly the third Tues of the month at 7:30pm
    - iii. The reason for addressing the land-use committee is that the non-profit is looking for land. They wish to open the first Urban Wildlife Center in the City of Los Angeles and would like to do it in the Sunland-Tujunga area
      - 1. Everything the org does goes toward educating the community, schools. Dana S. is an accredited biology teacher. She hopes to get the area to understand what is causing the issue with the coyotes
      - 2. Teranga Ranch is a local wildlife resource so Dana S. invites the community to get to know them and all leads to any available property would be greatly appreciated
  - b. Nina Royal
    - i. STNC/Bolton Hall will be sponsoring National Night Out on Tues Aug 1, 6pm-9pm. There will be plenty of parking available at the nearby Elks Lodge. Retired Police Sergeant Herrold Egger will help w/the cooking – hamburgers, hot dogs

1. There will be a lot of public information re safety, there will be games for the kids with prizes. All local organizations wishing to distribute information are invited to do so. Please arrive at 5pm to set up
  2. Mission College will be there to help register for Fall classes at the satellite campus – classes to begin Aug 28
- c. Arnie Abramyan
- i. This year there will also be a National Night Out at Sunland Park as part of the Community “Taking Back the Park” initiative
  - ii. There will also be a National Night Out at Stonehurst Park in Shadow Hills
- V. Approval of Minutes
- a. **MOTION:** by Pati Potter to approve the June 5, 2017 STNC-LUC Meeting Minutes as corrected 2<sup>nd</sup> by Liliana Sanchez 1 Abstention Vote: Motion carries
  - b. **MOTION:** by Pati Potter to approve the June 19, 2017 STNC-LUC Meeting Minutes as corrected 2<sup>nd</sup> by Debby Beck 1 Abstention Vote: Motion carries
- VI. Early notification
- a. 6477 Foothill – Express car-wash to present plans 8-7
    - i. Location = adjacent to Public Storage. Used to be Bonners Rentals. Across the street from Mekhitarist School
  - b. 8440 Foothill (x Quill) – Proposal for an auto repair business
    - i. It is now a vacant lot, used to be a pre-school
  - c. 9918 Commerce – Possible application to add a storage container
    - i. request cancelled
- VII. 8026-8040 Foothill (former K-Mart site) – Presentation by Ken Porter Auctions
- a. Discussion only – no application has been filed – no action to be taken by the LUC this evening – Ken Porter Auctions is contemplating entering into a lease for the property
  - b. Kristina Kropp, esq of Luna & Glushon, land-use attorney representing the proposed applicant
    - i. Have come on an informative basis because they know the history of the site, know there are neighborhood concerns re any use of the site and hope to alleviate any concerns.
    - ii. Ray Claridge (owner) has been operating auctioneering companies for the last 17 years successfully in Carson, Gardena and Torrance with zero neighborhood complaints
    - iii. Proposal = a very benign use. A majority of the site is zoned commercial – retail use, office use – all of which could legally be run 24/7. Ken Porter Auctions is proposing an operation that will only be active twice a month
    - iv. Wish to learn from the community what it is that catches their attention whenever this site is up for a Project – want to be a responsible member of the community
      1. Have not filed anything w/the City until getting input from the community/NC & hopefully coming up w/a Project the community can support. They do not want to shove anything down anyone’s throat
  - c. John Cerrita – Colliers International, consultant for Ray Claridge
    - i. Ken Porter Auctions has been around for 57 years, Ray C. has owned it for 17. It is primarily a municipal surplus auction house – most clients are municipalities eg LA. Auction = gov’t surplus of vehicles, office furniture, electronics, tools, etc

- ii. Presented a power-point (see attached). The power point is of the current site where auctions are held outside. On the proposed site the auctions will be held indoors though vehicles up for auction will be on display in the parking lot
- iii. Auctions will be held twice a month on the first and third Sat
- iv. Claims to be a community-oriented operation:
  - 1. Holds collector car shows
  - 2. Sponsors food-truck nights if that is of interest to the community
  - 3. Sponsors a CHiPs for Kids event with a toy drive and Santa Parade with Santa riding in a collector car
  - 4. Sponsors a July 4 cook-out which should coincide nicely w/the S/T parade
- v. There will be +/- 20 people on site M-F, low impact. On the day of the auction anticipate +/- 200-300 people on-site

d. Q & A

- i. Roger Swart: What is the #1 item that brought your attention to Sunland-Tujunga
  - 1. Ray C.: We have to have a parking lot lg enough for the operation with a completely flat surface for displaying cars/trucks/lg equipment located central to clients. S/T = 30 min to county north and downtown south
- ii. Peter Moen/Al Garzo/Robin Meares/Dana Stangel/Karen Z./Debby B.: (Moen)Wearing his "No to Home Depot" T-Shirt to remind us how hard we fought to keep a dysfunctional business from occupying the site. (All) The auction may be benign, but will deny us the opportunity to bring much more needed products/services to the community
  - 1. Ray C.: Retail use = more traffic with operations 10am to 9pm
- iii. Donna Fiorito: Lives in adjacent mobile park. Most residents = seniors. Concerned about impact
  - 1. Ray C.: Low impact. Hours of operation = M-F 8am-5pm with little public coming/going. 2 sales/mo 1<sup>st</sup> and 3<sup>rd</sup> Sat. 5-6 trucks/day making drop-offs. Mon/Tues following sales for people to pick up purchases
- iv. Steve Black: Repairs on-site?
  - 1. Ray C.: No
  - 2. Amelia Anderson: This yr there has been a 23% increase in homeless. Young people unable to find jobs continue to move onto the sts.
  - 3. Robin M.: I agree we need jobs for our youth, but an auction house with 20 employees is not the way to go to get people employed. The community needs retail, retail would employ a larger number of people
- v. Sonia Tatulian: I know you have very good intentions, but we are a small bedroom community with one way in and one way out. We are in need of a community center. Your business is better located in such areas as Carson with its larger Blvds larger than that of our Foothill Bl.
- vi. Yvonne Johnson: We are a small community, not as industrial as other places you are located now. I don't think this is the right fit for us. Whatever goes in there, the traffic should be local instead of us having to drive out of town to supply our needs
- vii. Clide Speech: People here tonight are saying you are not the right fit – they want eg a Target store.

- viii. When people bring up the issue of traffic I don't think it is the traffic that is the issue per se but that it is not local residents that are part of that traffic and benefit from that traffic
  - ix. John VonGunten: How many trucks would come in and out/day to provide inventory for a viable box store/viable shopping center? An auction may not be the most aesthetic operation that could be there.
  - x. Nina Royal: The college took a 2-yr lease on their present location to buy time to do the paperwork. A 2009 study determined interest.
  - xi. Pati Potter: How many days would you be open for inspection by the potential buyers for the cars?
    - 1. Ray C.: Physical inspections will be Thur/Fri prior to the auction, one day for the auction and Mon/Tues following the auction for buyers to remove their purchases
    - 2. Ray C.: Average 100 visits Thur/Fri on-site from prospective buyers – 40% of sales are done on-line
  - xii. Bill S.: When driving down Foothill Bl., what would we see?
    - 1. Ray C.: An empty parking lot between sales. The day of the sale plus a couple days before/after cars/trucks/equipment on the lot
    - 2. Debby B.: Per the FBCSP new projects must have parking to the rear of new retail buildings
  - xiii. Debby B.: Do you intend to demolish the old Home Depot building?
    - 1. Ray C.: No
    - 2. Debby B./Nina R.: The building is unsound and in violation of numerous building and safety codes/permits
    - 3. Ray C. These are things that we will have to address when we get to that point
  - xiv. Pati P.: Will the auction be held outside where the vehicles are located?
    - 1. Ray C.: No. The auction itself will be 100% "static" ie buyers will have the opportunity to inspect the vehicles on display on the lot, but the auction itself will be indoors with item up for bid on a big screen TV
  - e. John Cerrita Professional Commercial Estate Broker
    - i. The owner is an elderly lady. She is not going to sell property with a credit worthy tenant that pays the rent = Home Depot with a 12 year sub-lease remaining from the primary lessee K-Mart. Ray C. proposes to take over that 12-year sub-lease. If someone like Target were to come along they would have to have control of the property for 40 years or more to warrant putting up a building. No big box store is going to come in, put up a building and leave in 12 years. The last time I spoke to the Asset Manager for the owner, she said call me in 2029 and I will talk to somebody about buying that site. Whether it is Ray C. or someone else that will come to the site, that is just the financial reality.
    - f. Nina clarified that Mission College has bond funds to take control of the property.
    - g. Cindy C.: Vons is where our kids go during the day. It has become a main spot for our kids to gather. I am disappointed that there are not more places for our youth. I hope that whatever goes in there will benefit the people who live here and the local businesses.
- VIII. 6535 Foothill Bl – Goodwill Donation Center re items left outside in the parking area – Cindy C.

- a. The Donation Center originally got its approval in 2012 with conditions including that no items are to be left outside, but items are being left outside which people rummage through. Requested that a representative from CD7 office arrange a meeting with Goodwill to facilitate a resolution
  - i. Elektra K.: Are items still outside after the business closes for the day or is this during the day as items are being dropped off and being processed?
    - 1. Cindy C.: Items are being left overnight
    - 2. C: Past employee of Goodwill. The Store closes at 7pm though the Center does not close until 8pm to process items. Bec the store is closed & items are still outside people think it is available to rummage through. Employees have been threatened if they attempt to interfere w/this activity
- IX. New Sunland-Tujunga Guidelines document – Guideline team (Cathi C., Bill S., Debby B., Richard M.)
  - a. On continuance to give the team a chance to meet
- X. Billboards along the Foothill Corridor
  - a. Thanks to Lloyd Hitt, at one time we had documentation on which billboards in S/T are legal and which are not. LUC will hand off the history to the team to work on the illegal billboards.
- XI. 7749-7755 Apperson – ZA Hearing for CUP for child-care facility at Lutheran Church
  - a. CUP approved. Cindy C. and Applicant’s representative were the only people present
- XII. 6350 Foothill – Harbor Freight Tools, now open
  - a. Held a staff hearing June 26. Will have APC Hearing July 20 for approval of signage
- XIII. 9927 Commerce – addition, FBCSP Target/MA area
  - a. No up-dates
- XIV. 10146 Fernglen – SFD to 5-unit in FBCSP area
  - a. No up-dates
- XV. 8316 Foothill – new signage plans
  - a. No up-dates
- XVI. 6617 Day st – New ADU
  - a. Cindy C.: Will probably not hear anything more on this. It is an Administrative Clearance item that we only know about bec it is located in a SP area.
  - b. Elektra K.: Current State ADU regulations = detached ADU may be up to 1,200 sq ft regardless of the size of the primary home, attached ADU is limited to a max of 50% of the primary home
- XVII. 6443 Blanchard Cyn
  - a. Has been dealt with
- XVIII. Up-Dates on sites within the FBCSP area
  - a. Hertz Rent-a-Car location and adjacent bldg. that used to be a flower shop. Windows on both are covered with paper
    - i. Robin M.: It is a huge lot – intending to split the lot and rent out half
- XIX. Possible CIS/Comment Letter on Citywide Draft Ordinances
  - a. Draft Affordable Housing Linkage Fee – see attached
    - i. On continuance
    - ii. Proposal = anyone building a home or commercial property will have a \$5/sq ft commercial and \$12/sq ft residential assessment (fee) to be used for the City to construct homeless/low-income housing.

1. Cindy C. recommended that the STNC send a letter of opposition because it would be damaging to housing. A 2,000 sq ft house X \$12/sq ft = \$24,000 fee
  - b. Draft Commercial Cannabis Activity Requirements – see attached
    - i. Cindy C.: The City is preparing to set Cannabis Regulations in compliance with the new State rules permitting recreational use of marijuana. Establish location restrictions to protect overconcentration/proximity to sensitive sites, etc
  - c. Reminder to participate in LA2040 General Plan and the on-line survey re vision for open space. Link on agenda
  - d. ReCodeLA Up-Date on web-site, link on agenda
    - i. Downtown Plan is rolling out – those zones will carry over into all CPs
- XX. Announcements
  - a. See agenda
  - b. Let Cindy C. know about any items to be added to future agendas
- XXI. Meeting adjourned at 9:09pm