

Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE

7747 Foothill Blvd. Room 101, CA 91042 • 818-951-7411/ www.STNC.org



LAND USE COMMITTEE MEETING AGENDA

DATE: Monday, July 16, 2018
LOCATION: North Valley Neighborhood City Hall
 7747 Foothill Blvd., Tujunga

TIME: 7:00 p.m.
 Call to Order – Introductions of LUC, CD7 staff, neighbors and guests.

Name			Name		
Cindy Cleghorn*			Vartan Keshish		
Bill Skiles			Cathi Comras		
Debby Beck			Pati Potter* (Region 4)		
Elektra Kruger			William Malouf (a)		
Nina Royal			Lora de la Portilla (a)		
David Barron* (Region 3)			Richard Marshalian (a)		
John Laue			VACANT (a)		
Liliana Sanchez			CD 7		

* STNC Board Member (a) = LUC Committee alternate CD7 = representative present
 The Land Use Committee contains eleven full members and four alternates. A quorum for an LUC Committee meeting consists of seven members, and at least six votes in favor or against an issue are required to achieve consensus. Order of item may be changed to accommodate speakers / presenters. To schedule a presentation please contact Pati Potter at patipstnc@ca.rr.com or Cindy Cleghorn at cindycleghorn@gmail.com

1. Call to Order and Introductions
2. LUC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda
3. Approve any outstanding minutes and status of minutes posting on stnc.org website
4. ANNOUNCEMENTS: Committee member updates
 - a. Accessory Dwelling Units Ordinance @ City Planning Commission 7/12/18 - An ordinance amending Sections 12.03 and 12.22, and repealing portions of Section 12.24, of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units and complying with state law.
 - b. Safe Parking Rules renewed to 1-1-19, LAMC 8502.
 - c. Suggestions for future presentation topics
5. DISCUSSION: Review final draft of STNC Strategic Plan
6. DISCUSSION: LUC review process: Early Notification; visit site; LUC meeting with owner / owner representative; Q&A neighbors/public; LUC support, non-support, time schedule, LUC recommendation to STNC board.
 - a. Will the proposed location be desirable to the public convenience or welfare?
 - b. Is the proposed location proper in relation to adjacent uses or the development of the community?
 - c. Will the use be materially detrimental to the character of the immediate neighborhood?
 - d. Is the proposed location in harmony with the various elements and objectives of the General Plan?
 - e. Is the project consistent with design, landscaping and maintenance; relationship to the Foothill Blvd. Corridor Specific Plan and any other Specific or Community Plans or Guidelines.
 - f. Surrounding neighbor support / non support.

It's YOUR Voice - get involved!

- 7. DISCUSSION/ACTION: Review and approve revised comment letter regarding 6477 Foothill Blvd. Case No. ZA-2017-3106-CU-ZAA-SPP. (10)
- 8. DISCUSSION/POSSIBLE ACTION: 10140-50 Hillhaven - 35 unit apartment building w/8 affordable units / density bonus incentives as to height, front and rear yard, parking, bicycle ordinance, update on design plans, Foothill Blvd. Corridor Specific Plan.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.22.A25 Section from which relief is requested (if any): _____

Request: A density bonus with 3 incentives, Height - Front and Rear yard - parking option 1 with 10% reduction using Bicycle ordinance

Authorizing section 11.5.7C Section from which relief is requested (if any): _____

Request: Compliance with Foothill Blvd Corridor Specific Plan

- 9. PRESENTATION/DISCUSSION/ACTION: 6152 Sister Elsie new single family residence Case No. ZA-2018-1066-ZAD-SPP / ENV-2018-1065-CE / Zoning Administrators Determination / Project Permit Compliance:

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.24x.28 Section from which relief is requested (if any): 12.21-A.17(e)(3)

Request: zoning administrator's determination to permit construction, use and maintenance of a single-family dwelling on a lot that doesn't have a vehicular access from a street improved to a minimum width of 20 feet to the boundary of the hillside area.

Authorizing section 11.57C Section from which relief is requested (if any): n/a

Request: Specific Plan Project Permit Compliance for San Gabriel/ Verdugo Mountains Scenic Preservation Specific Plan to allow construction of a 3,341 s.f. of single family dwelling in an RE40-1 zoning.

- 10. DISCUSSION/ACTION: Regarding the Neighborhood Council System Reform Motion CF18-0467 to develop and adopt planning and land use training required for all Chairs and Vice Chairs of Neighborhood Council Planning and Land Use committees; recommend that STNC support this recommendation as voluntary or mandatory; that the training can be taken online (Webinar) or presented live in coordination with the Dept. of Neighborhood Empowerment (DONE), City Planning Dept. and PlanCheckNC.

11. CITY PLANNING / ZONING RESOURCES

- a. Community Plan Program Update (CF: 16-0422) New report from the Department of City Planning submitted to the City Council committee on Planning and Land Use Management (PLUM) contains an update on the Community Plan Program, including an overview of the schedule:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0422>
- b. reCodeLA update <https://recode.la/>

12. FUTURE presentations before the STNC Land Use Committee:

- a. 7125 Foothill Blvd. - ZA-2018-3224 - new market with alcoholic beverage sales - Verdugo Hills Liquor relocation, same ownership - ***scheduled for August 6***
- b. 7341 Valmont - new apartment building - ***scheduled for August 6***
- c. 6433 La Tuna Canyon - ***Final EIR due to be released***
- d. 7740-7770 McGroarty - ZA-1993-197-CUZ-PA1/ENV-2018-2883-CE - Plan Approval to allow private college and gatekeeper's residence with 55 parking spaces on RE15 and RE40 zone. Current use is private college for international and out of state students. ***scheduled for August 20.***

13. PUBLIC COMMENTS non agenda items**14. COMMITTEE response to public comments**

Future Meeting LUC Meeting Schedule: Aug. 6 and 20
ADJOURN by 8:30 p.m.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS - STNC agendas are posted for public review as follows:

At Sunland Tujunga Neighborhood Council Office, 7747 Foothill Blvd., Tujunga and at www.stnc.org

You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/your-government/government-information/subscribe-other-meetings-agendas-and-documents>

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Secretary, at (818) 951-7411 or email via secretary@stnc.org.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, nonexempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: STNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Secretary, at (818) 951-7411 or email via secretary@stnc.org

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the STNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the STNC Bylaws. The Bylaws are available on the STNC.org website or at <https://empowerla.org/stnc/>

SERVICIOS DE TRADUCCION – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretary, at (818) 951-7411 or email via secretary@stnc.org para avisar al Concejo Vecinal."

Թարգմանական ծառայություններ: Ժողովում Հայերեն թարգմանությունների համար, զանգարեք գարտուղարուհուն՝ ճանել Յյուսըն 818-951-7411 ժողովից առնվազն 72 ժամ առաջ:

Posted 7-13-18; Remove after 7-16-18

Land Use Committee - This committee consists of community stakeholders and Board members who shall be appointed as deemed appropriate by the Board. The Land Use Committee:
Meets at least once per month.

Contains no more than five (5) Board members, so that a majority of a quorum of the Board will not be present at its Committee meetings.

Sends Committee members to attend Planning Commission meetings and other meetings dealing with city development and land use.

Meets with representatives of prospective new businesses in the community and negotiates with those representatives to promote community standards of architecture, appearance, and preservation of scenic areas.

Issues reports and recommendations to the Board on issues and developments within its purview.

The Land Use Committee shall contain eleven (11) full members and four (4) alternates, appointed by the Board. A quorum for a Land Use Committee meeting consists of seven (7) members, and at least six (6) votes in favor or at least six (6) votes against an issue are required to achieve consensus. The alternates shall be called on to vote in the absence of full members of the Committee. The Land Use Committee takes direction from the Board and presents recommendations to the Board, but makes no decisions for the Board. It is responsible for implementing the details of the policies and directives set for it by the Board. It is the responsibility of the Chairperson of the Committee to set the meeting times and agendas and to assign duties to the Committee members in order to implement these policies and directives.