

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
August 20, 2018

- I. Meeting was brought to order at 7:11pm by Chairperson Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Elektra Kruger
 - iv. Nina Royal
 - v. Liliana Sanchez
 - vi. Vartan Keshish
 - vii. Cathi Comras
 - viii. Pati Potter
 - ix. Richard Marshalian
 - b. Absent
 - i. Debby Beck
 - ii. David Barron
 - iii. John Laue
 - c. No public representative present
- III. Cindy C. explained the Code of Ethics, Code of Conduct and Brown Act
- IV. Self-Introduction of Committee members
- V. Declaration of Committee Member Conflicts of Interest or ex-parte communications relating to any agenda item
 - a. None noted
- VI. Cindy C. explained the STNC-LUC process as it reviews planning and land-use applications
- VII. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the August 6, 2018 STNC-LUC Meeting Minutes as amended 2nd by Nina Royal Vote: Unanimously approved
- VIII. Review and approve proposed 2018-2019 LUC meeting dates (see attached)
 - a. Selected July 1/15 2019
- IX. 10140-50 Hillhaven – finalize comment letter for 35 unit apartments with density bonus (see attached)
 - a. Pati P./Lydia Grant: Parking on Hillhaven is terrible. Cars are being towed throughout the local area due to parking violations
 - b. Pati P.: The community is one of steep topography, not well suited to bicycles
 - i. Pati P./Lydia G.: This is an injustice to this community. Even if a reduction in bicycle space were not allowable per City Code, STNC should make a statement highlighting the unreasonableness of dec'd on-site parking availability
 - 1. Wording to this effect should be strong
 - c. Pati P.: Community commerce eg grocery markets are not within walking/biking distance
 - i. Applicant: Bicycle code = 1 long term space/unit + 1 short term/10 units
 - 1. Cathi C.: Can you request a Variance?
 - 2. Applicant: (Claims) No

3. Elektra K.: Density bonus allows a parking reduction to **64** vehicle spaces. You have **also** elected to utilize the City Bicycle Ordinance further reducing the required vehicle parking spaces by 10% to **59** spaces. This is a **discretionary request** on your part
 4. Applicant: Vehicle parking reduction is by-right per the Bicycle Ord
 5. Elektra K.: It is by-right if you **want to** apply the Ordinance, **but it is not required**
 6. Applicant: No, it is not required, it is not mandatory
 7. Elektra K.: (Re-stated to the Committee/Audience to assure they understood this) Applying the Bicycle Ordinance is **not required – it is not mandatory** – it is something within the Code that the applicant has **chosen to utilize to his benefit**. It is discretionary – we must strongly point out to utilize this discretionary, non-mandatory Bicycle Ordinance which is wrong for our community
 8. Applicant: The Ordinance says you can get 10% vehicle parking reduction if you are within 1,600 ft of a bus station, 30% reduction for density bonus. We asked only for the minimum 10%
 9. Cathi C.: Requested further clarification
 10. Applicant: There is a right to get 10% reduction in vehicle parking spaces if you provide bicycle parking
 11. Cathi C.: Why would you do that if bicycle transport is not functional in this community
 12. Applicant: Without the 39 bicycle spaces we cannot get approval for the building – we must have 39 bicycle spaces
 13. Q: Without the reductions you could only build 27 units by-right
 14. Applicant: Yes
 15. C/Q: From there you add low and very low income units. Are you assuming those people will not have cars because they do not have money?
 16. Cindy C.: We will add to our letter that we would like to see the bicycle parking significantly reduced
 17. C: I did an addition to my home. My lot was under 5,000 sq ft. To make it work, I had to ask for a hardship Variance/Waiver – in this case the applicant might be able to get a hardship Variance based on the fact that the neighborhood's parking capacity is already exhausted and depending on bicycle transport in this community is ludicrous based on its topography.
- X. 7125 Foothill – finalize support letter for relocation of Verdugo Hills Liquor CUB (see attached)
- a. The STNC-LUC voted to support their relocation to allow continued sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a neighborhood market. They are currently only asking to transfer their liquor license
 - b. Verdugo Hills Liquor will return at a later date with regards to plans for site remodel
 - c. Draft Support Letter to be forwarded to the STNC Board for final approval as is
- XI. 7740-7770 McGroarty – Private College for International and Out-of-State Students, representative = Rev. Dick Snider. ZAD & CE

- a. Dick S.: Application should have included California students as well. Called Remnant University. In the Old Testament, Remnant describes those that are left behind by a great catastrophe that God raises up to restore the land
- b. The idea of Remnant University is that young people that God raises up become solutions to the problems of their generation. What they learn at the University serves as a training center – a higher education facility
- c. A part of what it will be achieving is serving as a seminary for students planning on going into the ministry (see attached brochure re University)
- d. There are 3 buildings on the property – a residential home, a small L-shaped classroom/office space and a larger +/- 17,000 sq ft single story building. These buildings were built in the 50's/70's and were initially a K-9 school
 - i. The residential home will be the grounds-keeper's residence. There will be a grounds-keeper on-site 24/7 for security
- e. Later a HS was added. The bldgs have been vacant for a # of yrs creating a problem for the community. Being church-financed this will be a phased development. The initial intent is to use the L-shaped bldg., the newer of the classrooms, for the University/Office Space
- f. Intent is to do only cosmetic Improvements to the larger building to be used as a training and conference center.
- g. There will be little or even less traffic than there was with a vibrant K-9 school
- h. There are currently 55 parking spaces. There is no desire to inc parking making it more of a scheduling issue than a parking issue. Students are not coming in their cars – they will be brought to the University and that is where they will stay until being picked up. 20 of the 55 parking spaces will be for staff
- i. For infrequent mini-conferences, attendees will be brought in by church buses.
- j. Re noise/light = elementary schools are not very silent, kids running around having a good time. The University is not going to have a bunch of little kids, but studious adults eager to learn – no party types, therefore lighting will be no more than security lighting
- k. Prior to our purchase of the property, youths had drug parties there. There was a great deal of vandalism destroying piping removing copper out of the walls, removing electrical wiring to sell
- l. The big building having been built in the 50's was expected to have asbestos. Did not expect the other educational building to have asbestos as well. Fortunately the house did not have any. Asbestos is being removed
- m. We see the University as a benefit to the community – churches want to become a part of the community and too have the community become a part of the church so we are asking “how can we adapt to the community”
- n. It is a real draw to have a higher education facility – it speaks to the community
- o. There is a good-sized swimming pool on the property. When funds become available we would like to create a swimming club for the immediately surrounding community/neighbors with minimal dues to pay for a lifeguard
- p. The back of the property is very steep. With input from the community perhaps we could develop a nature trail, plant some trees, cactus, etc so people can have a nice place to walk. We also talked about planting/maintaining fruit trees
- q. There are no plans to increase any of the buildings – the L-shaped building has already been renovated. There had been so much damage. Some of the bathrooms had fires we did not know about. Walls had to be completely changed, etc

- r. We anticipate doing only cosmetic changes to the big bldg, it will not inc in size, it will not be higher. Perhaps with more funding down the road, we will demolish the larger building, replace it with a new building, but it will be no higher than the current building
- s. Cindy C.: Your application says it is for a plan approval for an existing CUP – why do you have to go through a Plan Approval Process?
 - i. Dick S.: It is for an age difference of the students from K-9 to young adult and that could have a negative effect if this were to be a “party school”. But we will be no party school, will have fewer students reducing the maximum number of students from 279 to 100
 - ii. Seeking 4 changes to the existing CUP
 - 1. Reducing maximum students from 279 K-9 students to 100 college age students
 - 2. Hours of operation 9am-10pm
 - 3. Increase in administrative staff from 3 to 7
 - 4. No change to the floorplan, not adding any square footage, making only cosmetic improvements
- t. Cathi C.: Will students be living on campus?
 - i. Dick S.: Some might – we haven’t really addressed that as to where they might live. That is something that we have to look at. Right now we are just seeking approval to use
 - ii. Cathi C.: If students are not living on campus how will traffic/parking be different than when there was a lot of dropping off students and picking them up to take them home
 - iii. Cathi C.: Each of the students that come will be coming in a car so there will be 55 parking spaces for 100 students + staff + faculty – it will not be an am/pm drop-off/pick-up rather students coming to campus, parking their cars, and taking their classes just like at any other University
 - 1. Dick S.: That will be for 100 students who’s classes will be at different times of the day attending a limited # of classes and will then leave. There will be no time when the entire student body would be present at the same time
- u. Dick S.: Impact on the community will be reduced. There will be fewer students on-campus at any 1 point in time. There will be shuttles and carpooling just as there is under the current CUP but for fewer students that will not be on-campus the whole time
 - i. Students will only attend their limited number of classes and leave, there will be no pick-up/drop-off, there will be shuttles or they will use public transportation
- v. Vartan K.: Will there be services on Sundays/Saturdays, etc.
 - i. Dick S.: At this time we are anticipating that students will go to local churches or churches in the LA area, we are not looking at this becoming a church. It is possible because some of the instructors will be pastors, but it is anticipated that they will have their own churches
- w. Vartan K.: Will students be staying overnight?
 - i. Dick S.: That is not in our current plans
- x. The first CUP was issued in 1993 which approved the Christian Private School and in 1997 it increased the studentbody to 275.
- y. MaryEllen Eltgroth: Is there a cafeteria?

- i. Dick S.: There is one that is not functional at this point in the large building – we may temporarily use the residence’s kitchen until the cafeteria can be brought up to standard
 - z. MaryEllen E.: When people are shuttled in, will they be staying there for a day long of classes or will they just come in for one class and then leave again?
 - i. Dick S.: It depends on their schedule
 - ii. MaryEllen E.: So they can’t be coming in and out all the time, there is no cafeteria on-site – they will want to go someplace to eat
 - 1. Dick S.: The intent is to have a cafeteria, but due to the vandalism we will have to replace all the water pipes that were copper – they are no longer there
 - aa. Q: Are you planning on operating classes 7 days/week?
 - i. Dick S.: Depends on our schedule. Classes are held M-F at our current University campus. The University will be glad to work w/the CM and the community in setting up scheduling such that it will not negatively impact the neighborhood
 - bb. C: Sound carries terribly around here – we can hear the train from Burbank up here at night. 10pm is going to be a problem with the neighbors, I can guarantee it. I live 750ft away from the property and I can hear everything – all conversations there so to make people happy you will have to promise to end classes at 9pm
 - i. Dick S.: The hours to 10pm is that classes scheduled from 7pm-9pm from time-to-time run a little late, so 10pm is not intended to be a hard, regular hour of operation but a means of flexibility to accommodate the occasional overtime
 - cc. Nina R.: The NVCH meeting room is not always available. The STNC has a lot of committees with scheduled meeting times. On occasion could you have your meeting room available for us – would you be open to that?
 - i. Dick S.: That would be our desire, but you would have to wait until we get ready. But yes, we would be very open to that
 - dd. Cindy C.: The house that was built on the east side of the property is part of the whole CUP. When that house was built that should have modified the traditional use – you might get that cleared up through this process also
 - ee. Cindy C.: I am getting negative feedback from the neighbors re the addition of the razor-wire on the fencing esp on the McGroarty side – which I assume is there because of the vandalism – this is also a violation of the FBCSP – makes the area appear as unsafe
 - i. It has been there a long time before you, but could you please remove it?
 - 1. Dick S.: We agree – we do not want it to look like a prison. We would like it to look like something to look up to. The razor wire will be dealt with with landscaping/security lighting
 - ff. Cindy C; What is your time schedule with the Planning Dept?
 - i. Dick S.: Our goal is to obtain their Letter of Determination by October because it is only a renewal of a CUP not a brand new CUP
 - 1. Cindy C.: I am suggesting that we get our comment letter ready in time for our next meeting in Sept so you will have it in time for Oct

XII. Public Comment

- a. Nina Royal
 - i. I suggest that everyone take a look at Projects that are in the City’s ENS in Sunland-Tujunga because ADUs are coming up all over the place. Parking issues will grow exponentially. We are losing our R1
- b. Announcements

- i. CP Up-Date may begin a year from now
 - ii. Congress of Neighborhood Councils will have 4 workshops beginning at 7:45am
- XIII. Meeting adjourned at 9:07pm