

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
October 15, 2018

- I. Meeting was brought to order by Chairperson Cindy Cleghorn at 7:16pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Elektra Kruger
 - iv. Nina Royal
 - v. Liliana Sanchez
 - vi. Vartan Keshish
 - vii. Pati Potter
 - b. Absent
 - i. Debby Beck
 - ii. David Barron
 - iii. John Laue
 - iv. Cathi Comras
 - c. No public representative present
- III. Cindy C. gave a history of/function of the LUC
- IV. Cindy C. presented the STNC-LUC process for review of planning and land-use applications in Sunland-Tujunga
- V. Self-Introductions of Committee Members
- VI. Public Comments
 - a. None noted
- VII. CEQA Up-Date
 - a. Last Saturday there was a presentation of the CEQA Up-Date. The City is reviewing CEQA looking to add Appendix G = Energy and Wildfires. There will be City Hearings down the line during which time the public may participate
- VIII. 7125 Foothill
 - a. A ZA Hearing was held Oct 2 re Verdugo Liquor requesting a transfer of their CUB permitting them to move their business to the adjacent site. The ZA approved the liquor license transfer. We should be receiving the Determination Letter in +/- one month
 - i. This Hearing was only in relation to the transfer of the license – any plans for a structural remodel will be taken into consideration at a future time
- IX. Declaration of Conflicts of Interest or any Ex-Parte Communications by Committee Members re any item on this evening's agenda
 - a. None noted
- X. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the September 17, 2018 STNC-LUC Minutes as amended 2nd by Nina Royal Vote: 6 Ayes, 1 Abstention by reason of absence Motion passes
 - b. **MOTION:** by Pati Potter to approve the October 1, 2018 STNC-LUC Meeting Minutes as amended 2nd by Vartan Keshish Vote: Unanimously approved
- XI. 7740-7770 McGroarty – Modification of current CUP to create a private college for international and out-of-state students

- a. The STNC-LUC has met with this applicant twice now – it is time to get comments submitted to the City so the applicant can move along with their application. The LUC will forward recommendations to the STNC Board for final approval
 - i. The LUC will have one more meeting before the NC General Meeting. The LUC has drafted a comment letter for the City (see attached) narrowed down to a number of neighbor concerns to assure they are addressed
 - 1. The comment letter has not yet been finalized. That is the purpose of this evening’s meeting.
 - 2. Remnant University requested partaking in this meeting because the STNC Board Meeting does not have the time to dedicate to a single topic that this Committee does
 - 3. The LUC thanked the neighbors for the outreach they are doing with respect to the Project
- b. Speakers:
 - i. Jack Carr
 - 1. My wife and I live right across the street from Remnant. We have been there for 4 years. We did go to their Open House and were very impressed with their presentations
 - 2. Having nobody on the site is very negative to the neighborhood which was confirmed in discussions with the neighbors at the Open House. There were a number of homeless people out there
 - 3. Some day this place is going to be used – the Remnant University application is very positive. To leave the site empty is a very negative thing. It is a fire hazard
 - 4. My wife and I live right across the street – if there were to be a problem, we would be among the ones most greatly impacted. We are impressed with the people, impressed with the proposal
 - 5. I believe they are the kind of people that, were there to be an issue in the neighborhood, they are not going to ignore it. They have invited us for comments. I believe they will be good neighbors
 - ii. Shannon _____?_____
 - 1. I live at 7725 McGroarty, right next to the Carrs. I support everything they say but will add a few things. I bought the house 22 years ago, so I have had the unique experience of being in the neighborhood when Trinity Christian was up and running. It was a very vibrant neighborhood
 - 2. It was wonderful to bring a lot of people into the neighborhood – I don’t know if everybody would agree with this, but sometimes when I drive through Tujunga, it feels like a town that is dying
 - 3. A lot of stores have gone bankrupt, there are a lot of empty windows – all we have are a few chains and a lot of body repair. We should look at a town like Sylmar which faced the same thing until Mission College came in and the whole community became more vibrant
 - 4. Home prices went up, it was great to have youth coming back into the community, more stores came in – better growth, better sidewalks. You need young people in the area
 - 5. When people are coming in to buy homes, they are couples with kids like I did. You want to live in a neighborhood where there are children,

where it is vibrant. It has been much safer for me since Remnant University people have moved in

6. There is lighting – there are a lot less homeless people, there are a lot less break-ins. I would love to have them in the area

iii. Matthew Cool

1. I have lived here 3 years now. I am not against the plans per se - I am a proponent of higher education, but I do have some concerns about parking given the proposed number of students on that small campus.
2. There is a general concern re extra parking on the street because it is a rather narrow street especially east from the school, also going south from McGroarty St to Terrace is a high fire risk
3. The La Tuna Canyon fire came within 50ft of our house and it was absolutely crucial that fire crews could get to our house to get water onto those hills so I am worried about extra parking on the street

iv. Martin Kruger

1. I am the owner of 7840 McGroarty St which is 4 doors down fr the proposed Remnant University. I am coming late into this. This is going to be a significant change from the prior permit
2. The existing entitlement is pretty old from the SunAir days and they had some specific conditions on traffic – explicitly they were required to carpool in. They weren't going to let people park there
3. So my main concern is traffic on that street. We have quite a lot of traffic in the mornings and afternoons for the existing Apperson access. I counted 70 cars this morning in the 20 minutes around the 8am hour
4. There really hasn't been any activity there in the last +/- 4 years so I am concerned that it is going to go from being essentially abandoned to being a high volume operation – it is going to be a shock

v. Dick Snyder – Representative for Remnant University

1. We are here addressing the STNC-LUC for the 3rd time. At the first meeting we had quite a bit of community support and some questions and we responded to the questions.
2. At the 2nd meeting we were surprised b/c everything had been so pos at the 1st meeting. At the 2nd meeting, there were more negs that submitted letters (see attached) so on Sept 26 I submitted a letter to the Committee (see attached)
3. The letter gave further information about myself and about the issues that were addressed. I want to avail myself to the committee and the community to address any questions or concerns you may have
4. Carpooling is part of the plan. We are asking for a modification of the existing CUP to go fr a K-8 classroom school to a young adult classroom setting to do the things that we as a church body would like to do there
5. It is called a “University” b/c the Korean Church – the Episcopalian Reform Church in Korea – initially built a University in Seoul in S. Korea – a true University offering Baccalaureates, Masters & Doctorates
6. They did want to expand to the U.S. & initially set up a very small one – like we are talking about here – in Honolulu, but we found it difficult to find people to come from the other 49 States

7. Los Angeles City Planning is the one that issues the CUP, it is they that have said this is just a minor modification of an existing program – maybe minor to them and minor to us
- vi. Randy Perez
 1. I live on Woodward Ave – I have walked around the neighborhood for +/- 30 years. The only concern I have is the environmental impact this University is going to have on our area – will it ever expand
 - vii. Ara Azmanian
 1. I am a proponent of higher education and we should welcome it in commercial areas in our community. I believe we need to defend the fabric and essence of our neighborhoods and residential areas
 2. Commercial areas = eg Foothill Bl, Honolulu Ave, Montrose Ave., etc. McGroarty is a small street – it is a neighborhood nestled basically against the last undeveloped wilderness we have
 3. Allowing this usage under this permit, I am completely against. Having a University is a great thing – let's have it on Foothill – let's have it in a commercial area, but not in a residential neighborhood
 4. Even taking Remnant University at their word – orgs move – if the permit is expanded, if the University determines that this space is not working out for them, what is to say that the next owner will not take advantage of the expanded permit
 5. Today there was mention of dormitories etc – that is something to keep in mind that when the next person/organization who purchases the property may build up the mountainside
 6. Now we are going to bring in students that will be on-site later, etc until 9pm-10pm. The original permit was for 275 students. There could be plans to potentially have growth bringing them back to that level in the future
 - viii. Mary Byhardt
 1. My husband & I are here because we heard from a neighbor about what is going on – we were quite shocked. We have lived here for 15 years and it's a very close community of walkers, a narrow-windy street etc
 2. Having traffic all day, all night. Dorms with people living up there – you can say they are going to follow the rules, but they are going to be kids whether 20-30 years old. There are going to be a lot of activities
 3. This is a very quiet community. What about the K-Mart – it is right there, you can do anything with that piece of property, but leave our little neighborhood alone because it is a neighborhood
 - ix. Andronik _____? _____
 1. This is a pretty nice neighborhood & we want to keep it this way. We don't want to move fr this area to another just because some University or some other plan someone can come up with like townhouses
 - x. Vartan Keshish
 1. 10 years down the road, let's say things are very successful for the University, what would things look like 10 years down the road?
 - xi. Dick Snyder (for Remnant University)

1. I think it is going to be basically the same thing – a small community college with young adults eager to learn and grow. There will be no more square footage on the property than there currently is
 2. There will be no encroachment into the natural areas – we have no permission from the City nor any desire to grow up the back side. It would be too expensive for one thing
 3. We still have the same restrictions as before – the same restrictions on the size of the property, the size of the buildings, the number of parking spaces, etc. All that is defined – none of which we are changing
 4. We are changing the age of the students fr k-9 to young adults – that is the only change. Yes, there is going to be a change in time, but we are agreeing to reduce the number of night classes
- xii. Pati Potter
1. Someone brought up the possibility of townhouses going in – what would the neighbors think of that? It is a big possibility. You have to think of that. I don't think this school is going to have dorms
 2. There are conditions on there now – there are a couple we need to put in there, that is kind of understood. Reference to those should probably be put into the STNC Comment Letter for people to feel good about this
- xiii. Liliana Sanchez
1. Did you discuss and figure out what time you would be closing? A lot of the neighbors were asking to finish classes by 9pm so that everyone would be gone – the noise level would cease by 10pm
- xiv. Dick Snyder
1. That is correct – and there will be very few classes that late anyhow. Those are for people working during the daytime
- xv. _____? _____
1. There are schools in La Crescenta & La Canada where people live. On Rosemont there is a Jr High, down Ramsdorff there is a high school – they are right in the middle of everybody. It will be a good thing that the property will be occupied
- xvi. Liliana Sanchez
1. I think what we have to take into account – what is it we will do in the future once we open the floodgates of bringing businesses into residential areas
 2. They are just going to set a precedent to future businesses that also want to be included in our residential area – in our neighborhoods. There is currently a college – Mission College Satellite on Foothill
 3. It is expanding. It is no longer just one classroom – we started off with one classroom – we now have three classrooms available
- xvii. _____? _____
1. Yeah, but you are talking about 3 classrooms – I was talking about Sylmar where they have a whole University and how great it has been for that community
- xviii. _____? _____
1. I am not for this site one bit because of the traffic problem, parking on the street. He (*Dick Snyder*) doesn't know what is happening every day with the traffic, people taking their kids to the elementary school

- xix. Bill Skiles
 - 1. I don't live as close as most of you. I do live on McGroarty between Woodward and Cora. We do have people coming in late at night, park their cars, have parties, make a lot of noise
 - 2. It is not a pristine neighborhood. Things do happen in there. I have lived there since 1989 and it is kind of bad to have that kind of property vacant and I don't know what might go in there other than this school
 - 3. I would ask why can't we just stick with the original hours that the elementary school would have? That is my opinion. But the University would probably be positive for the neighborhood
- xx. Cindy Cleghorn
 - 1. (Copies of the draft letter were passed out to the Committee & the audience – see attached) We will not vote on the letter this evening b/c there may need to be changes. Review the letter & present us w/what those changes should be. Send to secretary@stnc.org
- xxi. _____? _____
 - 1. The comment Liliana S. made about this setting a precedent – the precedent has already been set – we already have a school there. Any different kind of business going in there would be very unlikely
- xxii. _____? _____
 - 1. Is a traffic study part of a CE?
- xxiii. Cindy Cleghorn
 - 1. No. However that is something we could ask for in our comment letter because traffic is one of the major concerns most people appear to have
- xxiv. _____? _____
 - 1. I live just down the street. I need to know – did I miss something? Was there some kind of notification sent out? This last week was the first I have even heard about this. Is there someplace I should be looking?
- xxv. Cindy Cleghorn
 - 1. That is the advantage of the NC. We get Early Notifications. The next step is that all comments that come in are going to the City. The City is changing all the time as to how they do things
 - 2. I don't know if there will be a Public Hearing in this case. The Angeles National Golf Club did have an adjustment similar to this and they did have a Public Hearing. There may or may not be a Hearing for Remnant
 - 3. Our next meeting is Nov 5 – the day before Voting Day. In times past this room has been used as a polling location so it is possible that we won't have access to this meeting room on the Mon before Voting Day – check for venue
- XII. 7656 Foothill (X Apperson) – proposed drive-thru car wash and 7-11
 - a. See attached noise and traffic studies and MND
 - b. Comment period ends Wednesday
 - c. The LUC has a draft letter (see attached)
 - i. Liliana S.: Should we be asking for a specific height for the sound wall?
 - 1. Bill S.: Wouldn't that be an engineering issue? They could figure that out
 - ii. Nina R.: If I remember correctly, there was a petition signed by the residents in the area against the Project? I think we should take that into consideration as well.

- iii. Elektra K.: A technical question – should the letter come from the STNC, not the LUC
 - d. Q/C: This is going to be a 7-11? I don't think we need another 7-11 store. And you said it would only be open until 11pm?
 - i. Cindy C.: No – the alcohol sales will cease at 11pm
 - 1. C.: All 7-11s are open until 2am selling beer/wine
 - 2. Pati P.: We can make that a condition of approval
 - 3. Cindy C.: This one was not going to do that, but let's verify before we finalize
 - 4. C.: That is the only problem I have. We have Rosie's Market right there that serves alcohol until 10pm and another 7-11 right next to the Shell Station. Across the street within a mile there are about 6-7 liquor stores
 - 5. I believe our last letter had 5
 - e. Nina R.: The ABC allows only so many liquor licenses within a given radius. If we have all these places that are take-out liquor sites, our chances of getting a sit-down restaurant that also serves alcohol may be impacted – that is something that we need to look at
 - f. C/Q: I have a question about how the traffic circulates. They have a driveway on Apperson that is only 26 ft wide which I assume is going to be only in OR out and the driveway on Foothill is 40+ ft wide so it would be an in & out. If Apperson is out only, will the car wash be accessible by left turn from Foothill? That would be very dangerous
 - g. C.: This also happens to be another Commercial Corner so I don't think this driveway on Apperson can exist because it is just a few feet from the corner and I think it has to be _____? _____ ft back
 - i. Cindy C.: What do you think about that?
 - 1. C: I think it is dangerous
 - 2. Cindy C.: Do you think it should be open or closed?
 - 3. C: I think it should be closed. I also see there is no set-back to the residential property behind. I see no reason to have such a huge 7-11 there. They are trying to put too much into a small piece of property
 - h. Pati P.: This Project has been on the radar for 2 years now. I did a lot of outreach to all the neighbors, the apartments, the church – they didn't seem to care. You need to get the neighbors involved and come to these meetings
 - i. C: I gave out petitions. Our neighbors – lots of neighbors, over 100 – didn't want this Project. The 7-11 in particular, so I don't know what you are saying about the neighbors not caring
- XIII. 6433 La Tuna Canyon Rd – VHGC Project FEIR
 - a. A printed copy of the FEIR is available at the library and there is one at CM Rodriguez's Office. It is available on CD – we can make copies of the CD. There are links to the FEIR on the City Planning Website and VOICE's Website
- XIV. Improving Foothill BI
 - a. Richard M. is preparing a presentation on how we can improve Foothill BI
 - b. Cindy C.: People have been asking about signage applications – what do you do to update your signs. I will try to get someone from the City to come give a presentation on that – what the application steps are etc
- XV. The Processes and Procedures Ordinance
 - a. City Planning has released a 90+ page staff report regarding the ReCode Processes and Procedures Ordinance. The Ordinance has passed at the CPC Hearing last week. It will now go forward to City Council. The link is on the City Planning Web-site

- XVI. Community Plan Up-Date
 - a. Every few years the City is required to up-date the Community Plans. Ours is coming up, but will probably not be until 2020
- XVII. City Planning Newsletter
 - a. City Planning has a new newsletter that is very informative. Comes out quarterly
- XVIII. ReCodeLA Up-Date – <https://recode.la/>
 - a. The zoning code tells you everything you can do with any given property. If you want to do something else, you have to get “Discretionary Approval”. So the zoning code will be very detailed
- XIX. NC Elections
 - a. NC elections are coming up in April 2019. Cindy C. invited the audience to consider joining the STNC Board. Outreach materials will be distributed soon
- XX. General Election = Tues. Nov. 6
- XXI. Site visit for proposed recycling project
 - a. A site visit for the proposed recycling Project on Foothill Bl has been scheduled for Sunday October 28, 11am. Quorum is not required
- XXII. Meeting adjourned at 8:53pm