

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETINUTES
November 19, 2018

- I. Meeting was called to order at 7:01pm by Chairperson Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Debby Beck
 - iii. Elektra Kruger
 - iv. Nina Royal
 - v. Liliana Sanchez
 - vi. Vartan Keshish
 - vii. Pati Potter
 - viii. Lora De La Portilla
 - ix. Richard Marshalian
 - b. Absent
 - i. Bill Skiles
 - ii. David Barron
 - iii. John Laue
 - iv. Cathi Comras
 - c. No public representative present
- III. Announcements
 - a. City Planning has released a 90+ page staff report regarding the ReCodeLA Processes and Procedures Ordinance which has to do with early notification opportunities for planning applications e.g. how early in advance notifications will go out
 - i. A major concern is the threat of taking away community involvement in the decision making process with respect to applications – applications may be decided by the Director of Planning as opposed to going to City Council as they do now
 - b. A staff level hearing will be held regarding the Restaurant Beverage Program Ordinance (CPC-2018-4660-CA) Dec 5, 10am at Los Angeles City Hall Room 1060. Links for the Draft Ordinance, FAQs and Hearing Notice are on the agenda
 - i. The Program has to do with expediting beer/wine/all alcohol licenses in restaurants if they agree to adhere to a list of conditions noted in the Ordinance
 - ii. Comments can be submitted in writing
 - c. CEQA Update related to transportation
 - i. Link to associated documents/names and contact information for associated planners available on the agenda for those wishing to speak to them or to express questions/concerns
 - ii. Intended to bring CEQA in line with SB 743 dealing with vehicle miles travelled which the City will now be looking at e.g. distance from home to work, etc.
 - iii. Since traffic issues are a high priority in our community, our geography – this might be a good item to give consideration to and to look at carefully
 - d. Link on the agenda for a new City Planning video “Planning with Jane Choi”
 - i. Talks one through how the City reviews a Planning Application
 - e. Community Plan Update (CF 16-0422)

- i. A report submitted by City Planning to PLUM re a update on the CP Program including a link to the schedule as to when CPs are to be reviewed. The Sunland-Tujunga et al CP update is not scheduled to start until 2020
 1. Will take +/- 3 years to complete with a number of community meetings involved
 - f. City Planning website's new "Community Resources" tab
 - i. Links to annual report, quarterly newsletter and blog
 - ii. Allows one to see what Planning is up to = increased outreach
 - g. Link to ReCodeLA Update = <https://recode.la/>
 - i. Los Angeles Zoning Code is being totally updated
 - h. General PlanOurLA2040 – online survey re vision for Open Space
 - i. Link to Facebook posts on the agenda
 - i. STNC Board Elections 2019, Candidate filing = January 12, 2019 – February 11, 2019
 - i. Election Day = Saturday April 27, 2019
 - j. Future LUC Meetings
 - i. Dec 3 = Sunhill Center Updates with Project representatives
 1. Pati P. talked to the realtor in charge of leasing the spaces. On the 3rd will have an update on over 100 surveys turned in showing what stakeholders would like to have
 - ii. Dec 17
- IV. Introduction of New Bakery in town located across from the Fire Station
 - a. Diamond Sweets Café
 - i. Will be serving pastries, BBQ, etc.
 - ii. Pati P. has posted location on Facebook
- V. Meeting in recess – no quorum at 7:14pm Meeting resumed 7:23pm, quorum present
- VI. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the October 28, 2018 and November 3, 2018 STNC-LUC meeting minutes as amended 2nd by Liliana Sanchez Vote: 7 Ayes with 2 Abstentions by reason of absence
- VII. Finalize Comment Letter to City Planning re 7656 Foothill (x Apperson), proposed drive-thru car wash/7-11 – Cedrik Ekimyan = owner, Robert Lamishaw = Representing consultant from JPL Zoning Services. Robert L. = Presenter
 - a. This item has been before the STNC LUC/Board several times. There have been several studies done re traffic, noise, etc. all of which have been cleared. DOT has determined that the level of impacts have been mitigated to a level of insignificance
 - b. The Project has had several minor design modifications, one being that the car wash itself has been lowered from 27' to 20', the 7-11 has been lowered a couple feet. The car wash has taken advantage of the latest in quiet technologies
 - i. The applicant has several other car washes which use the same technology – it is designed to make sure that any noise is oriented away fr residents = south. The opening where the cars come out is fairly small such that the limited amt of noise made is contained.
 - c. The site itself has been one of a number of auto repair shops for many years and, as such, had not been a credit to the neighborhood as far as aesthetics are concerned. There had been some buried fuel tanks that have been taken out over 2 years ago
 - i. The Fire Dept has issued a "Letter of Completion" that all those things have been resolved. The property has been cleaned up – there are no environmental issues – no oils, no toxins – all that has been resolved

- d. The 7-11 hours are reasonable and will provide a nice convenience store for the community and the car wash will be a welcome amenity.
- e. Cindy C.: Will there be any subsequent hearings required beyond the one scheduled?
 - i. Robert L.: The ZA Hearing is appealable, but if there are no appeals then the ZA decision will be the final decision
- f. Cindy C.: Then, at that point, permission can be pulled and construction can begin following a determination of application approval
- g. Randy Perez: We have 3 7-11s from Tujunga Cyn to the Park plus we have 6 liquor stores in that 2-3 mile stretch also. I don't see why we need another 7-11. Additionally we don't need another car wash – how many car washes do we need
 - i. We need something like a bakery or a restaurant, etc. Something with a nice appeal to people. 7-11s attract transients, people that sleep there at night. At Oro Vista they said they were going to keep transients away – they are still there
 - 1. That is something I don't condone – so I am totally against this
- h. Debby B.: You said it would take a year-and-a-half with Planning?
 - i. Robert L.: No, assuming the application gets approved at the Hearing & we get the final decision in a month or 2, the actual bldg, construction detail, architectural workings, engineering work, building permits, etc. = 1 ½ years
 - 1. We will be starting as soon as we can, but it is a long process – just going through B/S and PlanCk can take several months and that is just determining where the nails go and how deep the foundations go
 - 2. Once we find out what the City is going to allow us to do, then the architect, constructural engineers, surveyors, etc. will get involved in the technical aspects of the development itself
- i. Debby B.: We have seen Projects like this for +/- 10 years. Why is it taking so long – or is it because some similar Projects have not been allowed by the City? Or have people just not been going through the Hearing process?
 - i. Robert L.: We have been doing this since 2015, this is the 3rd or 4th time we have been before the NC
- j. Cindy C.: Is it possible that even if there were to be an approval for a 7-11, but the 7-11 doesn't pan out that the CUB could be utilized by a restaurant?
 - i. Robert L.: What is desirable and what is economically viable are not always the same thing. 7-11 also spent a lot of time and money on this Project believing that a store at this location will do well
 - 1. This is not a franchise, but a stand-alone store with a man spending millions of dollars of his own money – he is not the least bit interested in having transients on the property
- k. Cindy C.: I would like to get back to focusing on finalizing the Comment Letter (see attached Draft Letter). The letter will be taken to, and be presented at, the Hearing. We need to know what, if anything, needs to be changed.
 - i. Q: You said you will stop selling alcohol at 11pm. Is that guaranteed in writing – what if they don't stop selling alcohol at 11pm?
 - 1. Robert L.: That would be a Condition of Approval enforceable by law. The store will have to lock the liquor doors at 11pm. If an ABC inspector comes by in response to reports that alcohol is being sold after 11pm, they can lose their liquor license

- I. C: A year-and-a-half ago we talked to Chris Gabriele who was going to see to it that the 7-11 at Oro Vista was to be cleaned up. Not a damn thing has been done – no lights have been put up, transients still sleep in the parking lot, there are feces on the wall
 - i. Cindy C.: That issue involves a different 7-11. Reference to it was made in the letter.
 - ii. Pati P.: To compare other 7-11s is out of our control. We have to think about this corner. This corner looks terrible. I would rather the auto place stay there and get up-graded and look nice, not have cars/parts all over – we need that corner fixed. I think this is going to be a good
 - 1. C: It is not that they don't care, it is that they CAN'T solve the problem. It is not illegal to be homeless/to be a bum, in LA – they can't do anything, it is not that they don't want to do anything. 7-11s attract crap
- m. C.: Closing off Apperson should be a condition for the 7-11. The application states that the City should "review" whether Apperson should be closed off IF the application were to be approved. The City doesn't care. This is something the 7-11 should be responsible for
 - i. Robert L.: DOT wants to have a driveway on Foothill and on Apperson to improve circulation on the site and in the neighborhood
 - ii. Maryellen E.: You should mention that this is a commercial corner which means the driveway on Apperson needs to be further away from Foothill
- n. Randy Perez: I have at least 150 petitions, all against the 7-11 that was done back in 2016
- o. C: Based on the scale of this building, it looks like it is a full-service car wash, not a drive-thru
 - i. Robert L.: It is a fully automated car wash
 - 1. C: Typically automated car washes are a lot smaller
- p. Maryellen Eltgroth: There is no way that people will be able to turn left into the car wash either from Foothill or from Apperson
 - i. Cindy C.: That is a question to be answered by the ZA during the Hearing process
- q. Pati P.: The applicant is sound-proofing the use from the SFRs to the rear and the apartments to the side. If the design is with the vacuums outside with the blowers inside – the vacuums were still quite noisy at Robertson
- r. C: It seems like the LUC is not all in agreement
 - i. Pati P.: That is why we are working on a Draft – we haven't voted on it – either we approve the Draft or we don't
- s. Cindy C.: Issues brought forth:
 - i. Left turn onto Foothill and off Apperson
 - ii. Address queuing so that it remains on-site
 - iii. The petitions
 - iv. Large number of car washes already in the community – list them
 - v. Nuisance abatement
 - vi. Strict enforcement of Conditions
 - vii. Note times for locking up and opening up alcohol doors
 - viii. References to/regulations related to commercial corners
- t. Cindy C.: So here is where we are at. There are 12 (?) points. These will go before the NC for a final vote. Even though the Hearing will be before the NC meeting, we will ask that our Board's letter be submitted after the Hearing. That is all we can do

- i. **MOTION:** by Pati Potter to modify the Draft Comment Letter to include the 12 items brought forth this evening 2nd by Liliana Sanchez Vote: 8 Ayes, 1 No
 - 1. Q: When will we see the modified letter?
 - 2. Cindy C.: In the next couple of days in the Google Drive – the link is on the agenda
 - 3. Pati P./Cindy C.: You can all submit your own comment letters and we encourage you to participate in the Hearing process
- VIII. 6360 Foothill – Addition of a membership based recycling buy-back in conjunction with the Foothill Mart market
 - a. Discuss if neighbors/LUC wish to support/not support/provide comments only for the proposal
 - b. Members of the LUC held a site-visit to see where the recycling center would be located
 - c. Pati P.: I had a concern about how the site is maintained, both the back and side of the market building. (See attached photos)
 - d. Pati P.: The LAMC says that no trash is to be stored in a trash storage area that is not completely enclosed by solid walls not less than 6’ high. The trash cans on that site are not behind gates, are not behind walls – they are right out there for everyone to see
 - i. Those are not only regulations of the LAMC, but the FBCSP says trash/garbage areas shall be screened by a wall enclosure and/or landscaping material. I am concerned that the front of the site will not be well maintained based on the current broken market sign that has never been repaired
 - ii. I have been told the market has been told by the City that they must have a recycling center – that is not true
 - e. Cindy C.: The proposal is to place a recycle bin in a triangular shaped part of the rear of the market’s property with a fence to block the view of the site from Foothill Bl. The proposal is to expand the walkway along the frontage of the market to the recycle bin
 - i. The bins stay put, do not go in/out, items are taken off-site carried through a very narrow pathway at the side of the market away from the collection bins. There is a limit to the type of items that they will collect
 - ii. Markets are allowed to have recycling bins, but there is a limit to how many recycling centers may be located in proximity to one another
 - f. Maria Khachiyan = representative for the proposed recycling center, owner of many other recycling centers herself
 - i. Clarified that she is not the owner of the market so anything that is an issue with the market is not her responsibility. However, being associated with the market, has agreed with the property owner to have her staff take responsibility for maintaining the site
 - ii. The proposal has been updated based on the site visit and concerns that had been raised. Clients will not enter through the pathway, but will enter through the parking lot area as discussed
 - g. Richard M.: Was this site chosen because it is owned by the same owners of the market? Have you reached out to see if the bins could be placed in the parking lot – the Harbor Freight and PetSmart lot?
 - i. Maria K.: Yes, we have been in discussion with them and they support the center for the market, but because the bins would take up several spaces of their lot they would much rather have it on the lot of the market
 - 1. Pati P.: My understanding is that Harbor Freight is not pleased with having a recycling center

- h. Pati P.: You also have that fence all the way around so people dragging their stuff will not been seen from the Boulevard?
 - i. Maria K.: There will not be that problem because clients will not be entering from that side. Planning agreed to have people entering from the back so we avoid that problem altogether
- i. Cindy C.: I don't really like the recycling center at this location It is too tight. There is a better place for it such as e.g. the parking lot as suggested. Vons in La Crescenta has very well maintained big recycling bins at the rear of the parking lot
- j. Debby B.: Is this the kind of thing where you stick a bottle in and it spits out your money?
 - i. Maria K.: No, there is an attendant on-site that will be separating the materials into their proper bins, weigh them out, gives receipts, issues cash, etc
- k. C: Recycling centers always stink and there are always roaches and mice – it will bring more crap into the neighborhood. Because of all the fires that we have had, we have had an influx of rats – and this would be right next to a market
- l. **MOTION:** by Liliana Sanchez to support the recycling center with the condition that there is vertical landscaping on the fencing, preferably a scented flowering trellis e.g. jasmine 2nd by Vartan Keshish Discussion:
 - i. Richard Marshalian
 - 1. Re maintenance being done on the site & that you were taking care of the market, is this something you were doing temporarily, as a contractual obligation or something you could say you no longer wish to do?
 - ii. Maria Khachiyani
 - 1. That is something we can put into writing in our contract w/the market. It is not a requirement for us to do, but something we would be willing to do because in this business it is easier for me to take care of
 - 2. I am here to be an asset to the community, I am not here to add disgust as you have seen at other recycling centers that are not taken care of. I will have attendants that will be continually maintaining the site
 - iii. Richard Marshalian
 - 1. When the site is not in operation, would you be creating a space where the view is blocked off fr the road & not located at the rear of the structure so one may not necessarily be able to see whether someone is parking there?
 - iv. Maria Khachiyani
 - 1. It is enclosed so that the only way to essentially enter that site would be to climb over the fence. The container that is there is enclosed and locked up so no one can enter it nor access anything stored in there
 - v. Richard Marshalian
 - 1. Not just for theft, but for loitering. A place for people to hang out. There is concern for that
 - vi. **VOTE:** 5 Ayes, 2 Nays, 2 Abstentions Motion does not pass, passing vote requires 6 votes
 - vii. **Amended Motion:** by Pati Potter to submit a comment letter only taking no position of support/non-support 2nd by Debby Beck Vote: 8 Ayes, 1 Nay Motion passes
- IX. 6454 Foothill – Proposed 3,500 sq ft (?) 24 hour convenience store with new fuel canopy

- a. The building will be 1,800 sq ft (?) in a C2-1 Zone – the Project is all by-right. It will be a 24 hr operation not seeking beer/wine licensing. Addressing the LUC for comments to see if anything needs to be done to improve the Project
- b. Alisha Bell: I live on Creemore, right next to Rodney's Autoshop. I have a lot of concerns. First of all in that gas station a while ago there was contamination of a leakage
 - i. Anahit Baltayan: That has been cleaned up
- c. Alisha B.: Where can I see that?
 - i. Anahit B.: We can provide you with a copy of the Clearance
- d. Alisha B.: Right across the street is Rodney's and when the gas station was there, there was a lot of traffic not only from Rodney's, but from the gas station as well – and a lot of people, when they go through La Tuna go through Creemore to get to Foothill
 - i. If eg there were to be an emergency & they have to go through that str & the Fwy is closed you cannot get through there – that is a concern. Also fire is a concern. My mother has COPD and just had part of her lung removed
 - ii. Kids tend to speed down those roads. What if one of those kids goes driving down one of those boulevards and hits the gas station – OMG
- e. C: There are all relatively new million dollar homes near there. We did not know that a gas station was going to be built there. My daughter did some research as to whether it is safe to live by a gas station – See attached research paper
- f. C: That area was occupied by an Arco station. There was a leak & the facility was not open for 15 yrs. When I heard about this application to open it, I was surprised b/c the area is polluted w/ _____? _____ gas all over
- g. C: If this gas station is there, the air will be polluted & that is very harmful not only to old people like me, but young people & people suffering emphysema, asthma, etc. so I _____? _____ opening gas station _____? _____ b/c will also reduce value of houses near the gas station
 - i. People will not buy a house near a gas station. I know I bought the house, but it was on the principle of not knowing that. Experts say that if the air is bad outside you are not supposed to open your windows all the time.
 - ii. He put up 6 beautiful houses, each no less than \$700,000 _____? _____ & if the gas station were there it would reduce the value of my house by a \$100,000. Cases of murders, homicides take place around gas stations and mini-marts
- h. Cindy C.: This was a gas station years ago – the zoning allows for the gas station to be there. If there is a vacant property and there was some type of business located there before, it is easy for a similar type of business to open there again
 - i. We do however have a SP that could reduce and take away auto-related uses. It is going to take your voice to make that happen. I encourage you to talk with them, explain your concerns – you have more time than we to do so
 - ii. Anahit B.: This property is zoned for a gas station. We are here to receive your comments on how we can improve the design. The contamination was w/a previous operator that has been cleaned up. There no longer is any contamination
- i. Cindy C.: At this point you do not have a Hearing & this is just a 1st rendering? Is there any Arcos close by that this is going to model? If you do not know, maybe you could bring that back b/c I am concerned about lighting, the rear wall to the neighbors in close proximity, etc.
 - i. We should see that level of the plans when you have them ready & any other studies you talked about. Also where there are other gas stations so close to

homes b/c I don't know that the homes that got built realized the gas station was going to re-open

- j. Debby B.: The community doesn't want more gas stations, the community doesn't want more auto uses – what they really do want is more restaurants. What if you made a restaurant that looked like a really fancy gas station and made it into a diner?
 - i. I think you would make more money having a diner than with gas – we have so many more gas stations and auto uses than restaurants
- X. LUC Outreach/Education Committee – Lydia Grant, Chair of the STNC Education Committee
 - a. Right now at the end of the school year we lost a lot of members of the all-star committee, so I wanted to come to the LUC meeting to let everyone know that we have openings on the Education Committee for anyone who is interested
 - i. We need to have people join the Committee so that while we have some of the current issues we can get information out to people. We had a system in place re the Golf Course. Because we no longer have that system in place we need to get started with a system to reach out to parents
 1. We are facing a very important issue of cumulative impacts – the Golf Course w/a proposed 215 homes & the Whitebird Project entitled for 223 homes – 400 4&5 bedroom homes w/2 children or more/home converging on our local schools?
 2. With these many bedrooms, we may even be talking about 2nd families sharing the homes – so now what? 800 students? And there has been no notification between the City and the school district
 3. And consider the add'l traffic. Parents will have to drive students to school - no campus is within walking distance. These cumulative impacts are not being addressed – this is why we need to get parents involved
 4. Students may have to be moved to another school because there is no longer enough room in our local schools. This is not being considered and needs to be brought up
 5. There was an issue with a recent car wash application which was within 1,000 ft of 3 schools and their ingress/egress takes clients directly to the elementary school. There was no notification to either parents or school
- XI. Upcoming Hearing for VHGC Project Nov 28 9:30am VNCH – Cindy Cleghorn
 - a. Neighbors are reaching out to get people to know about it
 - i. Richard M.: Do they need help with outreach? How do you outreach now? Is there a plan for outreach or is this person going to be developing a plan with you to do that?
 1. Lydia G; Right now all we have is the LUC out reach on these Projects. I am one of the Region 4 reps along with Pati P.
 - ii. Q (directed to stakeholder working on outreach on the Project): Did any of the CD7 Planners get back with you, have a meeting with you, allow a meeting with you – anything at all?
 1. C: Ebony _____?_____, CM Monica Rodriguez's assistant, did not get back to me for a week. When she did get back to me she said CM Rodriguez was too busy and that I would have to speak to Humberto
 2. Pati P.: The CD7 planners are not giving the community any help to understand these rules/regulations. The community is very upset that they are not getting any help

3. Pati P.: I invited the CD7 planners to the LUC meeting. I got an E-Mail at 6:30pm that they would not be able to make it this evening and that they were very happy to hear that negotiations are going forward

- XII. Approval to add Arsen Karamians to the LUC Committee
 - a. **MOTION:** by Elektra Kruger to add Arsen Karamians to the STNC-LUC Committee 2nd by Nina Royal Vote: 8 Ayes, 1 No Motion passes
- XIII. Public Comment
 - a. Lydia Grant
 - i. The STNC should attempt to get an overlay on the City's Bicycle Ordinance as the topography of our community is not viable to be dependent on a bicycle as a source of transportation
 - b. Elektra Kruger
 - i. Please add to the next agenda the CIS that I mistakenly failed to bring the information with me this time. I will have it with me next time
- XIV. Meeting adjourned at 9:28pm