

# Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE

7747 Foothill Blvd. Room 101, CA 91042 • 818-951-7411/ [www.STNC.org](http://www.STNC.org)



## LAND USE COMMITTEE MEETING AGENDA

**DATE:** Monday, April 15, 2019

**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		
Debby Beck			Vartan Keshish		
Bill Skiles			Cindy Cleghorn		
Pati Potter* (Region 4)			VACANT		
Elektra Kruger			Cathi Comras (a)		
Nina Royal			Lora de la Portilla (a)		
Richard Marshalian			John Laue (a)		
Arsen Karamians			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](mailto:patipstnc@ca.rr.com) or Cindy Cleghorn at [cindycleghorn@gmail.com](mailto:cindycleghorn@gmail.com)

### 1. Call to Order and Introductions

- a. LUC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda prior to the item being discussed.

### 2. ANNOUNCEMENTS:

- a. All 2018 LUC Agendas and Minutes have been uploaded. And 2019 is current.
- b. Still a work in progress on how to store new project info on the current website.
- c. Elektra Kruger resignation
- d. 2 vacancies on the LUC

3. DISCUSSION / ACTION: Approve April 1, 2019 minutes

4. PRESENTATION/DISCUSSION/ACTION: NONE

5. DISCUSSION/ACTION: Economic Development - *Richard Marshalian*

- a. Updates?

6. DISCUSSION/ACTION – Jenna Monterrosa, Council Liaison, External Affairs Dept. (EAD) of City Planning unable to make a May LUC meeting.

- a. We will look into the June 3<sup>rd</sup> or 17<sup>th</sup> to provide information about the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

b. Also arrange for the CD7 Planning Deputy to also attend.

7. **ANNOUNCEMENTS: UPDATES OF PENDING PROJECTS:**

a. 6443 W Blanchard Cyn Rd –

- i. Request for height increase from 23 to 29 ft. from above the garage and adding laundry room and additional bathroom on 2<sup>nd</sup> floor
- ii. As of 4/9/19 per B&S permit is ready; pending clearance from City Planning Dept. Whether the SG-VM Scenic Preservation Specific Plan comes into play is still TBD.
- iii. *Region 3 representatives: Rick Ramirez/Oscar Alvarez*
- iv. *(Lead on this project is Liliana Sanchez)*

b. 6708 Foothill Blvd – Change of use from office to retail & sale of firearms

- i. ZA-2019-573-CU-SPP; ENV-2019-574-CE: DIR-2018-7063–SPP
- ii. Application is not yet complete, will reschedule for tentatively May 1st
- iii. *Region 4 Reps: Pati Potter and Lydia Grant*
- iv. *(Lead on this project: Pati Potter and Liliana Sanchez)*

c. 10030 Commerce Ave – 3 story mix use (commercial/residential)

- i. DIR-2019-1135-SPP and ENV-2019-136-CE
- ii. Applicant/Owner not yet contacted to present at future LUC meeting.
- iii. *Region 3 Representatives: Rick Ramirez/Oscar Alvarez*
- iv. *(Lead on this Project: Pati Potter)*

d. 7656-7660 Foothill Blvd – Express Car Wash and 7-Eleven

- i. Still no decision received from the City Planner on if this, however, since the STNC took no action on this, it will no longer be noted in Pending Projects.
- ii. *Region 4 Representatives: Pati Potter/Lydia Grant*
- iii. *(Lean on this Project: Pati Potter)*

e. 10247 N. Hillhaven, - Demolition of single-family residence.

Construction of 14 units, 3 stories residential over basement parking; 2 units very low income, 1 manager, 11 market rate units.

- i. DIR-2018-6570-DB and ENV-2018-6571-EAF
- ii. Actions requested: FBCSP compliance; Increase height to 44 ft. -  
*Engineering - Armin Gharai*
- iii. Deadline to take action: pending
- iv. *Region 2 Representatives: Christopher Boyadjian*
- v. *(Lead on this project: Vartan Keshish or TBD)*

f. 10220 Fernglen, - Demolish single family home for a 10 unit apartment.

- i. DIR-2018-6596-DR-SPP/ENV-2018-9597-EAF - *GA Engineering - Armin Gharai = Engineer*

- ii. Deadline to take action: pending
- iii. *Region 2 Representatives: Chris Boyadjian*
- iv. *(Lead on this project: Vartan Keshish or TBD)*
- g. 6454 Foothill Blvd – Reopen gas station with a convenience store
  - i. ENV2018-4584 and ZA-2018-4583 – Have not had notice that the application is completed.
  - ii. *Region 4 Representatives: Pati Potter/Lydia Grant*
  - iii. *(Lead on this Project: Pati Potter)*

## 8. **Discussion/Action: Early Advance Notifications:**

- a. 7259 Hillrose St. Tujunga – Parcel Map to Subdivide one Lot into 2 Parcels.
  - i. ENV-2019-1826-EAF and AA-2019-1824-PMLA
  - ii. Application not yet received via mail from City Planning
  - iii. *Region 2 Representative: Chris Boyadjian*
  - iv. *(Lean on this Project: TBD)*
- b. 8100 McGroarty 13-lot Subdivision for 11 single-family homes
  - i. DIR-2019-952-SPP
  - ii. Applicant/Owner not yet contacted to present at future LUC meeting.
  - iii. *Region 4 Rep.: Pati Potter and Lydia Grant*
  - iv. *(Lean on this Project: TBD)*
- c. 10132-10146 Commerce Ave. – Density Bonus Case, Demolition of existing 8 units and construction of a 3 story, 37 unit residential Bldg. request height increase from 33 to 44ft. ENV-2019-1945-EAF and DIR-2019-1943-DB
  - i. Applicant/Owner not yet contacted to present at future LUC meeting.
  - ii. *Region 3 Representatives: Rick Ramirez/Oscar Alvarez*
  - iii. *(Lead on this Project: TBA)*

## 9. **PUBLIC COMMENTS** non-agenda items

### 10. **DISCUSSION/ACTION:** Future agenda items:

- i. Future of the Land Use Committee after the April 27<sup>th</sup> election.

### 11. **FINAL ANNOUNCEMENTS**

- a. **STNC Voting April 27, 2019** Link to candidates that have filed is <https://clerkappsele.lacity.org/nccandidates/?ncid=20>
- b. **Planning 101 training** classes will be held through LA the month of May. Closes location is May 22<sup>nd</sup> Pacoima City Hall 6pm to 8pm 13520 Van Nuys Blvd. You MUST RSVP <http://bit.ly/P101Env>.

[https://planning.lacity.org/documents/ExternalAffairs/Planning101\\_Planning\\_for\\_the\\_Environment.pdf](https://planning.lacity.org/documents/ExternalAffairs/Planning101_Planning_for_the_Environment.pdf)

- c. **Updates on various City Planning** processes/ordinances pending: City Planning has released the 90+ page staff report regarding the recode Processes and Procedures ordinance.
  - d. **PLANNING & LAND USE OUTREACH:** City Planning's new video: Project Planning with Jane Choi: <https://youtu.be/fEUHGnumOFQ>
  - e. reCodeLA update <https://recode.la/>
12. LUC Meeting Schedule: Mau 6 and May 20 @ 7 p.m.
13. ADJOURN by 8:45 p.m

ALL NEIGHBORHOOD COUNCIL MEETINGS MAY BE TO FILMED AND/OR AUDIO RECORDED

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](http://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](mailto:secretary@stnc.org) and [president@stnc.org](mailto:president@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](http://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](mailto:secretary@stnc.org) and [president@stnc.org](mailto:president@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](mailto:secretary@stnc.org) y [president@stnc.org](mailto:president@stnc.org) para avisar al Concejo Vecinal."

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

Posted 3-1-19 Remove after 3-4-19

**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.