

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES Joint Meeting with the STNC Board  
Meeting place: Tujunga United Methodist Church

July 15, 2019

1. **Call to Order:** 7:10pm Quorum met: Debby Beck; Bill Skiles; Pati Potter; Nina Royal; ~~Richard Marshall~~, Liliana Sanchez/ Vartan Keshish; Cindy Cleghorn, Cathi Comras, Betty Markowitz, Stephanie Mines, Lora de la Portilla. Arsen Karamians as a Board member.
  - a. **Recusal Notice:** Cindy Cleghorn will leave the meeting during agenda item #5a. Pati Potter and Nina Royal will remove themselves during agenda item #5b.
2. **Public Comments non agenda items:** None
3. **Committee Member Comments non-agenda items:** None
4. **Committee members confirmation.**
  - a. Berj Zadoian
    - i. voted in onto the committee
  - b. Since Stephanie is brand new to the LUC and is unable to make the next few months meeting she will be made one of the 4 Alternate and Berj, who has experience in the Land Use matter and has severed on the LUC and STNC, be made one of the 11 full committee member.
    - i. Motion moved and passed.
  - c. Vartan moved that the Chair be Cindy with Bill S. Debby B, Pati P, Co-Chairs. 2<sup>nd</sup> by Cathi.
    - i. Motion moved and passed.
5. **Discussion/Possible Action on Four Presentations**
  - a. 10030-10032 Commerce Ave: Cindy C. left the room. 3 story, ground floor commercial 2 offices, 2<sup>nd</sup> and 3<sup>rd</sup> floor will be four 2bdrm/2bath units. Small house on the alley side of the property which will be demolished. Auto parking and bicycle rack accessible from alley side, part of parking will be open with some having the 2<sup>nd</sup> floor of building over it. Will stay with colors that will blend in with the current usage. Previous project proposed for the space was larger and total commercial.
    - i. 11 total Auto parking spaces: 3 under building and 8 in the open parking lot.
    - ii. Mentioned community is not happy with the limited parking allowed, feel it should be 11 plus additional for the retail and not just depend on the street parking.
    - iii. Owner suggested the STNC write a letter to the City to reduce the bicycle rack and increase the auto parking. Such as 2 less bicycle and 1 more auto.
    - iv. Entrance 1<sup>st</sup> floor office space into lobby – General Office Space
    - v. Asked if this would be the tallest building in that block on same side of street; A: no.
    - vi. Discussion took place regarding 33ft height and where it is measured from on a sloping lot.
    - vii. Hearing not set but Laura at Planning wanted the owner to present to LUC for comments suggestion on design.
    - viii. Comment by LUC.;
    - ix. Pati: in our comment letter we will bring up the limited parking in an area such as this. The community was hoping for more retail, but of course if retail the City requires more parking. We would like them to come back when they have a final rendering.
    - x. Debby: The FBCSP calls for 70% retail on ground floor, not just offices, asked the owner to please check with the City Planner on this point.
    - xi. Bill and Arsen: plans are not complete enough for the LUC to get a good picture, we need renderings, more detail on survey of ground.
  - b. 10132-10146 Commerce Ave: Pati P. and Nina R. left the room. To Demo 8 unit and replace with 3 story residential/over basement garage (plans say 4 story if you count the garage), 37 unit

residential building and asking for height increase from 33ft to 44ft. Because of the slop of the property, Commerce Ave. side will be 12ft lower than the rear of the building. Entrance to parking garage and lobby will be in front. Block wall and landscaping. Because of the slopping sub-terrain parking is not being done. Affordable housing will be offered. Per City requirement current tenants will receive relocation fee.

- i. Q. Liliansa - will current resident have priority for Affordable house in the units? A. Yes if they still qualify per City's guidelines.
- ii. Q. Liliansa -Project start and finish? A. 18 months to finish after start.
- iii. Q. Lora - Are the current resident formally notified. A. City rules will be followed, such as 90 days move out notice. If they leave contact information info they will can also be notified when project will/ is completed in case they want to rent again at this location.
- iv. Q. Lora- inquires height increase. A. 11 ft. at the front over the FBCSP limit. The back will stay at or under the FBCSP limit of 33ft.
- v. Q. (I think Arsen asked question I could not hear. 45min into meeting) A. (Discussion about sub-terrain parking etc. wall, ???) something about 12 ft. Parking goes all the to the back property line. It is considered a basement parking.
- vi. Q. Bill -: 37 units but can only count 36 auto parking spaces on the plans. A. 1 per unit plus additional parking for the 2 bedrooms. Owner says there's tandem parking in the space in back of making a total of total of 49 auto spots.
- vii. Q. Bill – asked how many 2 bedrooms and if any 3 bedroom? A. 20/1 bedrooms; 15/2 bedrooms; 2/3 bedrooms.
- viii. Q. Arsen – 10 ft. increase, doubt is the city is going to ok this, have you asked the city? A. City allows/ mandated such as parking and 1 story additional to allow for Affordable house units. This is not asking for variance just an incentive.
- ix. Q. Lora – Bicycle count? A. 1 per unit plus 4 for short term, to reduce the bicycle parking we would have to ask for a variance, mandated by the city to put in Bicycle parking. Other developments after 6 months they have removed the bicycle areas because not used and put converted to auto parking.
- x. Q. Debby – how many of the units are affordable? A. 6 units
- xi. Q. Debby – colors on rendering are you planning to use and mentioned white/off white gets dingy fast and river rock helps tie into the neighborhood. A. Color not set & willing to work with the Specific plan and LUC.
- xii. Q. Bill - other apartment building about the same size are nice looking, will the design of this on fit in? A. will be higher
- xiii. Q. resident: (could not hear but something about purchased house 10 years ago....does not want a tall building).
- xiv. Q. Liliansa = due to the view of our mountains on the Specific plan for that reason.  
 Moved made by Lilian to oppose the building of 44ft structure. Motion 2<sup>nd</sup> by??
- xv. Discussion: Developer: It is do-able with more excavation which will cost. Building next to it is 22-24 ft. Resident: To do excavation will cost the developer more money but the people that own homes here will lose money because their property value will drop if a 44ft building is put in.
- xvi. To confirm 1<sup>st</sup> floor will be lower than current plans. 1<sup>st</sup> floor will be underground. Debby would rather see a shorter version but don't get hopes up, City will allow because of the affordable housing.  
 8 in favor of motion 0 opposed 1 abstained.  
 Motion passed.
- xvii. At this time the official definition of the Affordable House Act from the Housing Report. Recap: for this area the calculation comes out to per one person household: Moderate income is \$58,200 one person household; Low income is \$54,254 Very Lower income is \$33,950. Extremely low income is \$20,350 for one person.

- xviii. It is very important for committee and the NC to weigh in on a project even though the city has their rules they have to follow, however it is important that the community has a voice, for the people as much
- xix. Design-heat and sun will set with nothing to protect the unit, looks very institutional, committee deserves a better design. Why straight up boxy building why can't these blend in with communities?
- xx. (more discussion continued: can they put in more low income, cost of the bedrooms, trees, view is covered even at by right 33ft.)

c. 10220 Fernglen Ave Not ready to present

d. 10247 Hillhaven Ave Not ready to present

6. Approval of 7-1-19 minutes

- a. Pati moved to approve with corrections, 2<sup>nd</sup> by Betty
  - b. Motion moved and passed
7. 6454 Foothill – Gas Station – comment letter to be written for the Aug 5<sup>th</sup> meeting to approve. Pati will start the draft.
8. CIS submission for CD#19-0623 Empty Home Penalty for Aug 5<sup>th</sup> meeting. The issue is how or will the City will enforce this? Bill did a draft but is not happy with it.

9. **Possible action on:**

- a. 10240 Commerce Ave. Apt. building is now to the frame stage with 4 floors, garage ground is story 1, with 3 floors above. The Determination letter allowed 18 now building 37. All we can do is notify B&S. STNC/LUC never received info on this building.
  - b. 10146 Fernglen – will be put on our closed project list.
  - c. 6708 Foothill Blvd – will keep on open project list. Need to continue to contact applicant.
  - d. 8433-8437 Foothill – we are missing out on the Design Guidelines & Landscaping. STNC should write letter to the planner that we would have like to weighed in on the Design and Landscaping.
  - e. 7740-7770 McGroarty – For now put on our closed project list.
  - f. 8100-8150 McGroarty – no new info still on the open project list.
  - g. 10449 Pinyon – property up for sale, no action on our part, will be put on our closed project list
  - h. 7026-7032 Valmont – will be put on our closed project list.
10. New Public Comment Portal – the public can now post their own CIS on Council Files.
11. Presenter at next meeting 9945 Commerce and 7361 Foothill Blvd.
12. Adjourn : 9:07pm