

Sunland Tujunga Neighborhood Council Land Use Committee
Minutes for July 20, 2020 Meeting held via Zoom

1. Meeting called to order by Pati Potter at 7:05 p.m.
2. Committee members present: Bill Skiles, Pati Potter, Nina Royal, Richard Marshalian, Vartan Keshish, Cindy Cleghorn, Betty Markowitz, Berj Zadoian, Stephanie Mines (alternate), quorum met. Committee members that came in during the meeting were Debby Beck, Liliana Sanchez, Cathi Comras.
3. Discussion regarding having the video on where committee members can be seen during the meeting was discussed at the previous meeting and that it would be at the choice of the committee member whether they want to show their video live or just have their name and photo shown. Half the committee are OK live and half prefer just their name or their photo.
4. Motion to approve June 15 and June 29 minutes.
 - a. Moved by Pati, 2nd by Cindy.
 - No discussion. Motion passed unanimously.
5. Land Use Committee Updates:
 - a. 5a was incorrect; a CIS was not issued on CF20-0002-s107
 - b. 5b: New STNC Board member Mark Norling is interested in the STNC Rep for the Forestry Advisor Committee; this will be on the August STNC General meeting.
6. **Project Presentations:**
 - a. **7026-7032 Valmont – 8 Condominiums project** - Presenter Hayk Martirosyan of Techna Land Co. Tract Engineer. Shared Tentative Tract map, photos of the site and plans. Hayk – explained that two separate lots and have been cleared/graded to build 4 buildings with two Duplex style condominiums per building for total 8 condominiums. Driveway will be a shared driveway down the middle with two buildings on each side. City is requesting owner dedicate a portion of property for street dedication, which brought their lot size under 24,000sf. This dedication now requires them to apply for a 95sf adjustment to allow them to build on the 23,905sf. Other than this, they are meeting all the Foothill Blvd. Corridor Specific Plan and Design Guidelines requirements and are not asking for any variances. Discussion/Q&A included parking, number of bedrooms per unit, setbacks, retaining walls, drainage, height, slope, status of the project with Planning and Building & Safety. Mr. Hayk said that the original plans were for apartments at this site but they've modified plans for condos now which is why this project needs to come before the LUC. It may take another 2-3 months before any public hearing is held. Mr. Hayk did not have any design plans to present.
 - i. Comments/issues from three neighbors present concerning this project: (these minutes might not express fully the neighbor concerns and neighbors were encouraged to contact the presenter / owner, City and Building and Safety directly. Mr. Hayk, not being the contractor was not able to respond to all concerns. Neighbors spoke on:
 - Neighbors want to see the Core and Density sample report
 - Concerned that the land is now filled dirt.
 - After grading was done and the rains came in April, three neighbors backyards were flooded with water flowing from this project.
 - Two neighbors block/concrete retaining walls damaged and cracked during the process of excavating and packing in the fill dirt and they are concerned their properties will be at risk because none of these concerns were mitigated in advance of the work. They expect problems in the future.
 - Any rain will compromise the retaining walls causing them to collapse.

- The back fill is now higher than neighbor’s wall and the water will continue to run off direct on to neighbor’s property.
 - What about a drainage wall next to his wall, the soil from at this lot was below his wall, but now it is above his wall.
 - More drainage mitigation is needed for this project.
 - When damages were discovered the neighbor tried to get info from the workers but got no information from them, so the immediate neighbor has not been able to contact anyone until this meeting.
 - How far is new wall going to be off neighbor’s property, concerned mainly because height of soil.
- ii. The Land Use Committee did not take any action on this project at this time opting instead to wait until closer to the hearing. Decided we should wait until closer to the hearing. Perhaps by then the neighbor, owner and City Planning can work through these issues. The neighbors have major water and damage issues. The LUC will get the owner and contractors contact information for the neighbors so they can all meet on-site to hopefully work out the details. This project may return to the LUC at a later date to be determined.
- b. **7001 Foothill** – Auto Body Shop & Repair - presenter – Helbert Moradian of K&M Engineering
- i. LUC agenda is incorrect in that this project has not yet been filed officially with City Planning. Owner was advised by the City Planning to come to the STNC first for their comments.
 - ii. The structure they want to build is next to a restricted zone and LADBS Plan Check has approved but they are required to ask for a Zone Variance to allow passing over (driving) over the Restricted Zone area in order to have access to the structure.
 - iii. After much discussion, the LUC will review this project when the application is filed with the City. There were several questions that the presenter was unable to respond to so it would be best to see the full application. LUC notes that it is good the new property owner is working to bring this location’s permits into compliance with the City and other jurisdictions. The use of the property shares an already permitted concrete bridge built over the Haines Canyon channel.

7. July 2020 Land Use Planning & Resolutions – postponed

8. Future Agenda Items

- a. 6456 Olcott – tentative for an August meeting
 - b. 8950 Fenwick – confirmed for Sept 21 meeting
 - c. 6555 Foothill – confirmed for Aug 17 meeting
 - d. 6454 Foothill – not yet scheduled
9. **Public Comment** – Al Garzon would like to explore opening the Drive-In movie theater at former Kmart site. See his Facebook page Project Sunland Drive-in
10. Next meetings: Aug 3, Aug 17 and Sept 21 – only one meeting in September.
11. Adjourned 9:11pm