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Sunland Tujunga Neighborhood Council - Land Use Committee
Minutes for January 4, 2021
Meeting held via Zoom

(1) Meeting called to order by Pati Potter at 7:00 pm.

(2) Committee members present: Pati Potter, Bill Skiles, Richard Marshalian, Cindy Cleghorn, Nina Royal, Liliana Sanchez, Vartan Keshish, Betty Markowitz, Berj Zadoian, Alternate Arsen Karamians and Stephanie Mines also present. Quorum met. Debby Beck arrived after meeting stated.

(3) Motion to approve – Dec 7, 2020 minutes

- Vartan Moved and Nina 2nd
- Motion passed

(4) Announcement and Updates:

Planning 101 – no new classes/training have been announced yet. Three of our LUC still need to do the mandatory training.

(5) 7740-7770 McGroarty – Early presentation;

- Weston Munsello and Morrie Alcorn gave the presentation.
- The property is now owned by the Skekinah Church – a slide presentation shown of the site via Zimas. The slide presentation will be available.
- Total 14-1/4 acres of which 2.1 acres is being used. Balance of acres is and will remain open space.
- Most recently used as a private elementary school with 125 students for allowance of 275 students which they never moved forward on.
- 3 main buildings: 5,000sf resident build around 2008; 3,900 sf nonresidential northern side of property built around the 1960'ssf; 1500 sf constructed around 1939 – 1958 used as classroom and boarding rooms.
- Skekinah Church intended use – Outreach/internet based Christian Ministry.
- The Church would like to renovate the site and existing buildings to create a Small Neighborhood Church and ministry campus, which would provide services intended to benefit the neighborhood and community.
- Development would include putting within the larger building a 1,750sf sanctuary with 125 max people at any single point in time. (Congregants and pastoral staff)
- Some daily and/or holiday events, but again limited to 125 people
- The site will largely remain intact, any new building of any kind is not anticipated.
- Mostly interior improvement on the 13,000 sf facility and a general cleanup.
- Some work relative to ADA improvements to provide access, such as wheelchair lift, new ramps. Perhaps widen the interior drive aisle to upper parking lot.
- Cleaning up building to improve their appearance, no change to any elevation of any buildings.
- Replace windows as needed.
- Not changing roof lines or adding square footage.
- Diagram drawing aerial view was shown –showing all building locations and their purposal, such as digitized for ministry services online, new restrooms, office and storage area. The Church would like to bring its ministry into the community, to use the site to do co-sponsored community events/meetings, outreach to complement McGroarty Park,

Community health screenings on site to help the local community, Help with community clean up, and Bible studies for young adults/Sr.groups.

- A variety of other things mentioned that the community might be interested in that the site can provide. They are not only looking to have ministry center but a content that also would draw directly to the community and provide a resource that the community can use.

Q&A between neighbors (N), LUC members (LUC) and the presenter for the Church (C)

N-sanctuary that can accommodate 150 people, how will you handle limited parking?

C- per the City regulation will have 55 stalls, that is what we've designed the sanctuary limitation to be . No street parking, all will be required or allowed. only on-site parking.

N-Past limited use on the school was during daylight hours. But what you're discussing is both day and evening, is that correct?

C-. Yes, on the one hand we would anticipate having some evening activities. Evening activities we don't anticipate the same type of traffic nor decibel level..

N – so you're talking about a school that's operating at a maximum of 275 students

C – **NO** – we would have 125 max., the 275 was what the past school was allowed to go up to.

We are only looking at 125 at any point of time.

N – question was asking about dropping off students....

C – Misunderstanding, we would not operate a school at all, it would just be for the Sanctuary and for, basically, our ministry purposes, we would not operate an elementary school.

N – thought you would be running school.

C – No

C- Monday-Friday most of the time you would not see the activities. Sunday morning would be the highest, Sunday evening worship less so.

C – purpose of this meeting is open the dialogue with the neighbors.

N – Presentation is a little confusing, will there be a Sunday Service?

C – yes, we anticipate service 9am and 7pm on Sunday

N – what do you mean by daily activities?

C – with regards to the ministry during the week might have morning prayer or supervised prayer room if someone needs to come in and would like to pray. PR team would have ministry meetings.

C- went on to detail weekly ministry events, morning and mid-day with any evening one would be 7pm.

LUC – let the Church know the prison they mentioned has been closed around 2010, there are not prisons in the community. It was a detention camp.

C – all suggestions regarding bringing in community service, this was just an idea of what the Church can help with IF the community wanted or would like to see. These are proposed ideas; we wanted to hear the neighbors on the subject, if some or all is not wanted we will hold back on any outreach.

N – our concern is keeping the property value up, neighborhood safe, peace and enjoyment of our neighborhood.

N – Co-sponsored meeting – does that mean renting out space to other organizations?

C –example, if the STNC needed to meet once in a while we could make the sanctuary available.

N – all the community things sound great if on Foothill, not in a quiet neighborhood.

N – Hours of operation would change the neighborhood, when could the neighbors get rest?

C – from this meeting hearing very loud that the neighbors are not in agreement with what we thought the neighbors would be interested in and liked done. We are looking to be good neighbors and looking for a way to run our small church and internet base.

N – why is there a Israeli flag posted on the property?

C – this is a Judeo-Christian organization.

N – just wonder where the American Flag is.

C- thank you for the observation and will take it back to the church.

C – the kitchen is being restored, wanted to let the neighbors know we want them to feel that they are welcome, to be able to use the facility to enhance their community culture in any way possible. We want people to understand the property is for The Glory of God but also to enhance the neighborhood. We are here to be part of the community.

LUC –the plans showed a patio section, is that patio area near residents? The echo factor in the area, so if there are a lot of people on the patio (outside) there will be some sort of noise that will be amplified. Need to be aware.

C – the patio is between 2 buildings with the opening against the mountain. plus the patio is recessed. but will take note of it.

LUC – Use permit was for school 275 students, is this still in effect?

C – we will changing for the new use, giving up the prior use.

N – are we talking about expansion from just day to well into the night.

C – we do not feel that we would be expanding, again we want to be a small neighborhood church. the number of times we would have 125 members at night would be very limited.

Monday-Friday are going to be very limited in attendance. Sunday morning worship would be the most.

C – purpose of these talks is to discuss what would be acceptable.

LUC – mention of prison or halfway house

C – if anyone from the community would like to form an outreach group going to them, not them coming to us.

LUC – The church has not filed a case or anything with the LA City, so the LUC is not taking any kind of position on this tonight. Tonight is just a discussion and update.

C – wants to hear what is being said.

LUC – notice last 4 or 5 months has been a nice improvement.

C – cleaning up dangerous vegetation and planting etc. to create a better curb appeal.

LUC – again mention the echo, she can hear people talking across the street in their back yard, so people being dropped off, etc. the direct neighbors will hear it.

LUC – who is the owner?

C – owned by a an entity that's affiliated with the church.

LUC – has anything been applied for with the City yet?

C – not actually applied but in the process of doing fair amount of background before the actual application is formally filed.

LUC – have you met with the planning dept?

C – yes several times. About 95% ready to get a conditional use permit request.

Let me be clear it's a change of use from a school to a church.

we will not have more than 125 parishioners and staff on site at any one time.

LUC – let them put in the case application and wait until then.

C – we have shared and listened.

LUC – since this is a residential neighborhood, issues in past were school drop off in past, etc. suggest to hold a meeting with the neighbors separate from the STNC-LUC.

N – what is the name of entity that owns the property?

C – John G Smith Trust 2020

(6) 3950 Foothill Blvd & Lowell

- City of Glendale has approved, in part, the development of this corner. It is not in our jurisdiction, busy intersection and will have impact on us. If anyone has an interest in this please connect with Crescenta Valley Community Association folk regarding the design and layout of the building which is tall for the area.
crescentavalleycommunityassn@gmail.com STNC might not want to weigh in but the City of LA might want to.

(7) CF20-1477 and CR 20-1174

A. CIS by other NC already filed are against C20-1477.

1. Empty building end of being shelter to the homeless and fires are started or the property becomes an eye sore.
2. These would allow them to demolish as long as they are in the entitlement process (once
3. Would be opposed because it would allow developers to destroy buildings without any oversight, if a developer is allowed to destroy w/o permit, bad things can happen.
4. Who decides if it is a public nuisance but about to get demolition
5. approval? Can of worms.
6. We should make clear reasons we would not want .
7. Let's come back to these CF after more research on both.

B. CIS by other NC already filed are in support of CF20-1174.

1. The project needs to complete within a reasonable time so construction site is not sitting too long. If after 180 days a new permit is required.
2. Put on hold for now.

(8) Improvement of aesthetics of Foothill Blvd and compliance of LAMC and FBCSP

Discussion to continue at additional meeting(s).

(9) Public Comment – Non-Agenda items

Happy New Year. Reminder Outreach committee meeting.

(10) Comments or Update from LUC

a.9473 Pali application Historic Cultural hearing Jan 7, 2021

b. Arco Gas Station hearing Jan 27, 2021, Richard noticed also a pole sign was part of the application which was not discussed in the LUC meetings.

(11) Next meetings: Feb 1, March 1, March 15, 2021.

(12) Adjourned 9:22pm

Share recording:

<https://us02web.zoom.us/rec/share/buutQF4OI2OQMLuKanyehFpz4EWq8Q7BnQxtHknPbCluW1ZmFrAlbstWLzWwFIKN.9fJ6s-DxTOJ8eifq>