

Sunland Tujunga Neighborhood Council - Land Use Committee

Minutes for May 17, 2021 Meeting held via Zoom

1. **Call to Order 7:04 pm**
2. **Committee members present:** Pati Potter; Bill Skiles; Debby Beck; Cindy Cleghorn; Nina Royal; Liliana Sanchez; Vartan Keshish; Berj Zadoian; Cathi Comras; and alternate Stephanie Mines.
3. **Motion to approve minutes for May 3, 2021 with corrections:**
 - a. Moved by Liliana and 2nd by Cindy
 - b. All approved.
 - Motion passed
4. **Announcements and Updates:**
 - a. PlanCheckncla next meeting June 11 10am.
 - b. Other STNC committee meetings nights and times announced.
 - c. Councilmember Rodriguez's 2021 Virtual Community Visioning workshop for our area is May 27th 6pm RSVP is require.
 - d. More information is posted on the Plancheckncla website.
5. **7331 Valmont Tujunga – Valmont Care Center, a Congregate Living Health Facility, requesting a Conditional Use permit for 12 beds. Rep. Matt Goulet, and Nicole Kuklok-Waldman plus part owner Arsen gave a full presentation on the property past, present and future including full details of what a Congregative Living Health Facility is and what and who it caters to.**
 - a. Notice of the requested changes and this LUC meeting were sent out to residents in a 500 ft radius.
 - b. Property has 6-7 parking spaces on site, City only requires 3 for this type of Disable Housing facility. The application was incorrect, no request for reduced parking is being asked for.
 - c. These residents do not have personal vehicles. They anticipate infrequent visitors, in which case the 6 to 7 parking spaces will be more than enough.
 - d. In year 2000 former owners operated a 15 bed boarding house, residents drove and parked, with 10 bedrooms.
 - e. Year 2014 the two current owners purchased the property, they have approx. 10-15 years' experience in different kind of care facility.
 - f. Year 2020 converted the property to a 6-bed congregate living health facility, where due to their disabilities the residents are unable to drive. Nor will the residents of the 12 bed facility.
 - g. A Congregate Living Health Facility is a residential home that provides an interim place for patients to recuperate in order to get back to their home.
 - h. Patients can't take care of themselves and are generally bed bound and must be non-Covid.
 - i. No Zone change is requested or Variance, only a CU for a 12 bed.
 - j. State forbids this type of housing to be more than 1,000 feet apart so as not to over saturate the area/neighborhood. The closes in this area is 1/2 miles away.
 - k. These types of CU are highly regulated by State, County and City agencies.
 - l. Asking for a 12 bed CU however, there will be only 10 beds.
 - m. 8 Private rooms and 2 shared rooms.
 - n. 3 full time staff (3 shifts per day) 2 LVN and 1 CAN.
 - o. Letters sent out to neighbors, 500 radius, and as of this meeting no concerns have been received.
 - p. Close contact has been kept with the neighbors and they all know the owners telephone number if they do have any issues or concerns.
 - q. Cathi moved to support the project; Cindy 2nd.
 - Motion passed
 - ✚ Letter will be written for the LUC to vote on the wording at the next meeting so the recommendation can be sent to the full Board at the June General Meeting.
6. **Discussion adding wording to the LUC page of the STNC web site:**
 - a. All thought this was a great idea but would like things like CD7 written out.
 - b. Cathi will make the changes for voting on the final at the next LUC meeting so it can be presented to the full Board at the June General meeting.
7. **Public Comment –Non-Agenda items under the committee's Jurisdiction – None**

8. Comment /Updates from Land Use Committee members on past or future projects:

- a. 7026 Valmont – seems will be approved but the neighbors still have a concern about infrastructure. In this type of hearing you get very little opportunity to speak up, you get one time so you don't get a chance to ask a follow up question . Also there is no one looking to another department or agency. Disappointing the neighbors did not get their issues resolved. And the issues of the original 95sf was not addressed or actually approved but the project went on and is now almost completed. Neighbor did reach out to B&S and CD7 before the structure started to go up got no help. Let's look at the determination letter and re-study it.
- b. 9745 Commerce – new owners asked for a copy of our support letter, he plans
- c. Refer to the plancheckncla web site, there are new bills everyone should be aware of such as High Fire and SB9 &10, 2min.video showing the impact on our community.
- d. Citywide ENV-2021-3540-CE Ridgeline – still no more info on this ENV

9. Project for future agenda:

- a. 6456 Olcott Tujunga – not ready to present
- b. 8152 Ellenbogen Sunland – he has been working with Peggy, Planning Dept
- c. 7240 Foothill Blvd – Conditional Use Alcohol

10. Other possible future agenda items: arrange for presentation/speaker on

- a. Housing Elements.
- b. Depts. of Cannabis Regulations (DCR) and Public Convenience Necessity (PNC) – community needs to get familiar with the PNC info is on the plancheckncla. PNC is to come back to the community which we have not seen.

11. Confirm next meetings: June 7, June 21, July 19, Aug 2.

12. Adjourn by 8:28 pm