

Sunland Tujunga Neighborhood Council – Land Use Committee
Minutes for Sept 20, 2021 meeting held via Zoom

1. **Call to Order** 7:02pm by Pati Potter
2. **Roll Call of Land Use Committee Members:** Pati Potter, Bill Skiles; Cindy Cleghorn; Vartan Keshish; Betty Markowitz; Berj Zadoian; with alternate Arsen Karamians. Quorum met. Debby Beck and Carthi Comras came in after the meeting had started.
3. **Motion to approve Minutes** of August 2, 2021
 - a. Moved by Bill and 2nd by Vartan
 - All approved and motion passed
4. **Announcements and Updates**
 - a. Housing Element is up for review, there will be meetings regarding increase in housing
 - b. SB9 and SB10 are bills that look like will pass and will change and control local housing zoning.
5. **Discussion on CF 21-0665 Ghost kitchens and Co-Living facilities.**
 - a. **Ghost Kitchens**
 - i. Commercial or Residential areas – not for sure but assume Commercial area only
 - ii. Seems to be most are Pop-Up and not in high rent areas.
 - iii. Mostly for delivery of food and do not have storefronts.
 - iv. Brand names or well known restaurants' names are used giving the customer the impression the food is the same as if they ordered direct from the named restaurant. Question is would it be?
 - v. Would the Health Dept. approve and guarantee inspections?
 - b. **Co-Living**
 - i. Would this be like the old fashioned Boarding Houses?
 - c. Need more information before a CIS can be written.
6. **Discussion on 5G wi-fi placed in public places such as bus stops.**
 - a. Mark Dutton spoke on this subject, he is not an expert on this subject but a concerned citizen and wanted to give what information he has learned to the community.
 - b. Advertisers will be paying to put in 5G wi-fi for the public to use; they will be able to collect data from.
 - c. How will this affect the health of the person waiting for a bus.
 - d. The City also plans on putting video advertising in bus stops. How distracting will that be to drivers?
 - e. The City is saying this will be wonderful, but will it be?
 - f. There should be a full EIR done.
7. **Public Comments – Non-Agenda items**
 - a. KT made a comment that the STNC should not be supporting subdivision of lots, as it can lead to loss of many existing older homes.
 - b. SB9 and SB10 signed into Law; why isn't the City pushing back on this?
8. **Comments/Update from LUC Members on a past or future project**
 - a. 6901 Parson Trail – City is asking owner to open a new case for the setback variance.
 - b. 7026 Valmont – neighbor on the Silverton side is asking the City for help regarding the developer putting up a 10-12 foot block wall on his property, and the developer has not repaired the damage to his rock wall.
 - c. 7656 Foothill Blvd – property from the old gas station building and east is being emptied. Looks like that part of the property has a new owner, what is intended?? The two mechanic shops don't seem to be affected.
 - d. 6500 Foothill Blvd – a resident sent an email and noted a violation has been placed with B&S. Jason of B&S said a stop work order has been issued, but it does not seem to be obeyed. Jason said they can tell them all day long but if they don't listen that is a different story.
 - e. 7937 Foothill @ Leolang – Storage of big rig trucks etc. Brought up on FB a few months ago, and there are 3 different complaints that have been filed with B&S, showing Pending Scheduling since 5/19/21, but have not been able to find out what type of Conditional Use that property has but vehicle storage is not allowed.
9. **Project for Future agendas:**
 - a. 6456 Olcott Tuj. – Subdivision; 8152 Ellenbogen Sunland- Subdivision; 6915 Foothill- CUB
10. **Other Possible future agenda items:**
 - a. City will be re-doing our Community Plan in a year of two. Everyone should get involved.
11. **Next meetings:** Oct 4, Oct 18, Nov 8 and Nov 22
12. **Adjourn 8:29pm**