

SPECIAL LAND USE COMMITTEE MINUTES

November 20, 2023

Zoom Meeting

<https://us02web.zoom.us/j/81806099864>

Meeting ID: 81806099864

One tap mobile

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7:30 PM

This meeting is being held by the Sunland-Tujunga Neighborhood Council using teleconferencing pursuant to Government Code Section 54953.8(a)(2)(B).

1. Call to Order and Committee Roll Call - Present: Pati Potter, Richard Marshalian, Cindy Cleghorn, Berj Zadoian, Nina Royal, Peter Darakjian, Vartan Keshish.
 - Welcome to everyone. Please sign in to our e-mailing list at stnc.org
 - Community Event announcements
2. Motion to approve October 16, 2023 minutes
3. Committee Member Announcements and/or updates: **(RECORDING STARTED HERE)**
 - Status of the Verdugo Hills Golf Course site – Project not approved at this time. It has been in lawsuit status and the latest appeals by the developer have been denied.
 - Status of Sunhill Shopping Center – No update. Ross will go in upper level and Alta Med in lower level (confirmed).
 - 10156-10158 Hillhaven for apartment building has decided to not go forward with the project for now – Apartment complex which is not going through at this time.
 - 11436 Dellmont Dr. - City has approved lot line adjustment – City approved the lot line adjustment
 - Other Foothill Blvd. / Commerce Avenue updates – none
4. PRESENTATIONS /Discussion / Possible Action: (order may change at chair choice)
 - A. 9604 Hillhaven ZA-2023-3187-ZAD-SPP and ENV-2023-3188-CE addition to house and waiver from street improvements. - Erick Marchena, LA City Planner. Application/Applicant Findings/Plans on ZIMAS at <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3MTQ00>
 - Mario Vardan was the spokesman for the owner; Mario shared plans. They are addressing violations at this time. Primary concerns are the approx. 30 ft road width the city has identified that needs to be accommodated (currently 20ft) from stop sign to stop sign and an addition being put on the structure. Mario felt that a planning exception would have to be provided for the extra 10 ft road width which is needed for emergency vehicles (e.g. Fire Trucks); it would impact neighbors if they had to also give up land because Public Works will widen from the center of the street. There is a Public Hearing coming up and the issue could be discussed at this time. They are working with the City Planning Department at this time. Regarding the addition, it was approved as far as permitting but not approved through the Planning Department. The house was built without permits and the addition is already built.

- Comments/questions from Lionel, Cindy Cleghorn, Pati Potter, Carol H, Betty Markowitz
- Motion made by Cindy Cleghorn and seconded by ?? (Mike??) to request more information from the city regarding the street widening to determine if the land has already been dedicated for future widening and where the widening is required (e.g. just on owner's part or beyond). Motion passed (Richard Marshalian, Cindy, Nina Royal, Vartan Keshish, Betty Markowitz, Berj Zadoian voted yes)

B. 10003 Commerce - Change of use from video store to Jump Club Trampoline Park.

DIR-2023-6871-SPP / ENV-2023-6872-CE - Dang Nguyen, LA City Planner.

Application/Applicant Findings/Plans on ZIMAS at

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjcwOTg20>

- Sevana Medzoyan represented the manager (Hovik) who currently owns the Sunland Fighting Club in Sunland. This is a Change of Use and Tenant Improvement project. Per Sevana there are no changes to the building structure, permits are from the 1950s, but filing is done for the Change of Use. The zone is C-1 and the footage 6,000 sq ft. This would be an appropriate business that would meet the requirements for future development. Parking has been obtained at the Mesonic Lodge at 7216 Valmont for 18 parking spots and there are 5 on-site parking spots. The Lodge is being sold but the parking arrangement will be carried forward with the new owner. The parking There are support letters from the ST Chamber of Commerce and neighbors and the community. Permits have been filed. There have been private parties although they are not opened yet; this has sustained them over covid. They are not applying for a liquor license although it was noted that a day permit could be obtained. There are no intentions to make this a private club venue or to have parties of any length of time (usually 2-4 hours). Entrance will be through the front doors.
- Comments/ questions - Pati Potter.
- Motion made by Pati Potter and seconded by Richard Marshalian to support the project as it will not be a private club and parking is baselined. Motion passed (Pati Potter, Richard Marshalian, Nina Royal, Vartan Keshish, and Berj Zadoian voted yes)

5. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS –

- Inadequate notification for last Land Use meeting on October 16th with only 3 hours before the meeting started
- Nina Royal – please send letters to the LAUSD objecting the City closure of Mission College

6. Updates to Land Use Committee members

- Pati Potter – send an email if you want to see what the City sends out every other week for what applications are being filed

7. Open Planning Applications for future meetings

- 6915 Foothill – CUB and extended hours of operation – application not yet completed.
- 7665 Machrea - 2nd return visit requested by the LUC after strong objections from community in attendance.

8. Next meeting 12/18