

# SPECIAL LAND USE COMMITTEE MEETING

## MINUTES

**Monday, April 15, 2024**

**7:30pm**

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

1. Call to Order and Land Use Committee (LUC) Roll Call, Cindy Cleghorn, 7:47pm
  - Welcome to everyone. Please sign in to our e-mailing list at [stnc.org](http://stnc.org)
  - Please see community event announcements @ [stnc.org](http://stnc.org)
  - Roll Call – Present: Cindy Cleghorn, Liliana Sanchez, Pati Potter, Vartan Keshish, Berj Zadoian, Peter Darakjian, Absent: Richard Marshlian, Betty Markowitz, Cathy Comras, Stephanie Mines and alternate Arsen Karamians
2. Motion to approve outstanding minutes – vote passed to approve the Minutes for the 2-26-24 LUC meeting.
3. STNC Land Use Committee Vacant Seats - Cindy noted there are vacancies in the LUC; please let Cindy know if interested. David Jenkins announced he would like to join.
4. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - up to two minutes
  - Nina Royal noted there was a Police Commission meeting and people were welcomed to go; in Van Nuys City Hall.
  - Liliana Sanchez, Saturday, June 1, events at Sunland Park 12-4, 3<sup>rd</sup> annual Pride Event, open to the public. Donations are welcomed and can be given through [STForward.org](http://STForward.org). Music, food, arts and crafts are featured.
  - Cindy noted the Mayor’s State of the City was taking place and a recording would be available.
  - Ernest Padilla thanked the LUC for providing the venue for the voice of concerns regarding the CRA project

5. Discussion/Action: **6456 W. Olcott St.** (Parcel Map Application Case No. AA-2020-3222-PMLA) - Presentation will be held with Steven J. Reyes, MPP I Principal Planner I Blue Oak Planning.

- Steven Reyes gave an overview of the project for the parcel map (i.e. not the proposed houses themselves). The owner is proposing a 3 lot subdivision for the approximate ½ acre lot. Property is a through-lot with Olcott on the north and Covert on the south. The size of the lots will be consistent with the neighborhood and a very old and large oak tree will be preserved. They have worked closely with the City on planning already.
- Pati Potter asked about some specifics (e.g. sidewalks, street light) and commented that her conversation with the neighbors indicated no one had any issues and she appreciated keeping the oak tree.
- Liliana asked about when demolition to the current home would be done and if there was any impact to the school during the school drop-off/pick-up hours. Steve said probably the summer of 2026; this is not a fast moving project.
- Vartan Keshish asked about the Fire Department recommendations; Steven said that at this stage their list was generic and the it's the builder's responsibility to assess compliance.
- Peter Dekarjian asked about whether the property was fenced at this time. Steven said it was. Peter asked about green space; Steven said that there are set backs planned but no common 'green space'. The architect drawings are not drawn up yet. Each property is required to have 2 parking places; Peter is concerned about having more than 2 cars and the need for street parking. Peter recommended to be on the watch out for homeless encampments.
- Susan Denning commented that the architect should take into account how rural the neighborhood is and accommodate it. There is a potential that the houses will be 2-stories.
- David Jenkins commented that he observed homeless watching properties in the area, mostly concentrated in Sunland Park but spreading. There is a house there currently that is occupied.
- Cindy said that at the next LUC meeting, the Committee could make a recommendation. Pati commented that the voting is only on the ability to split the parcel into 3 parcels and she approved; this is not a vote to approve any housing to be built on the property. Peter said he was not ready to vote at this time. Cindy said that it would be discussed at the next meeting.

6. Discussion / Possible Action: Follow up reports and updates:

- **Public Hearing** held April 3, 2024 @ 9AM re: 7921 Denivelle - ZA-2022-8971ZAD-HCA - postponed. Patti commented that this item was pulled at the public hearing held April the third, 2024 at 9am.
- **Public Hearing** held April 10, 2024 @ 9AM re: 9604 Hillhaven - ENV-2023-3188-CE and ZA-2023-3187-ZAD-SPP – ZA taking under advisement + allowing 30 days for

STNC comments. Per Cindy, the zoning administrator is taking this project under advisement and giving STNC 30 days to provide comments. Chris Manasserian, representing the applicant for the project, said they went to zoning administrators and were addressing issues including road widening, height of retaining wall. Patti said she was at the hearing and widening the road should be on their part of their property and other owners should widen as they sold/remodeled, etc. Cindy said the project could be discussed at the next Board meeting with the 30 day comment period given.

- Sona Tsarukyan (architect for the project) asked a question about the Hillhaven project about if there was an approval or rejection at this meeting; Cindy said that there are no recommendations at this time – with the 30 day comment limit, comments will have to come from the Board directly. Pati said anyone can send comments to Phyllis via email directly. Comments should be sent as soon as possible. Cindy said that it is Phyllis Nathanson and her contact information is on the hearing notice which is on the web-site.
- Paul, the neighbor affected by the project, thanked that committee for providing the venue for the voice of concerns regarding the project. Paul said that the retaining walls and brand new deck and patios and construction that were built are now diverting all the water from the rain, all the mud, all the debris, and it's pouring onto his property, continuing to cause major damage. Chris Manasserian responded that There's an open civil case with the homeowner. They are getting review from every department of city and trying to get up to code.
- **8006 W. Glenties Ln.**, Sunland - Convert one car carport into a garage and add one bedroom above. - City approved - No action will be taken by STNC.
- **8326 Kyle Street**, Sunland - ADU addition to an existing dwelling unit on the property. Cindy said she had no details at this time.
- **7665 Machrea @ Howard Finn Park** - proposal for 7 small lot subdivision - Application withdrawn by the Applicant/Owner 3-15-24. Per Cindy, the applicant has withdrawn the application.
- **6915 Foothill** – CUB application terminated by City Planning 2-15-24. Per Cindy, the application for an alcohol, wine and beer license was terminated by city planning on February 15.
- **6736 Foothill** - Construction in progress - concerns regarding Protected Oak Tree at rear of property. Per Cindy, this is the new Starbucks that's going in at Haynes Canyon. The construction is in progress, and there's been concerns regarding the protected oak tree at the rear of the property. That oak tree is not on the property of this project but there are concerns about the safety of the oak tree during construction.
- **6454 Foothill** - New ARCO gas station (Tujunga) - appears nearing completion. There have been neighbor concerns over the access from the side street.

- Other sites
7. Discussion Only resources on City Planning Website Information. Cindy commented on the following links:
    - a) <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>
    - b) <https://planning.lacity.org/about/email-sign-up>
  8. Discussion/Update regarding the STNC position re: **Mayor's Executive Directive 1 [ED1] Draft Ordinance**. Cindy said that the STNC Board took a position to submit their comments and shared the comments with the LUC. People are encouraged to put their own comments in also.
  9. Peter asked if there was any brush that needs to be cleared on the property for fire purposes; Cindy said we are all under brush fire clearances at this time.
  10. Final comments. Cindy said LUC is working to have an in-person meeting every 3 months or so and expressed appreciation that LUC provided a format for engagement.
  11. Next meeting Monday, May 20 @ 7:30 PM
  12. Adjourn by 8:48 pm