

# SPECIAL LAND USE COMMITTEE MEETING

## MINUTES

**Monday, May 20, 2024**

*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 Committee Roll Call

- Welcome to everyone, Cindy Cleghorn, 7:35pm.
  - Please sign in to our e-mailing list at stnc.org,
  - Please see community event announcements @ stnc.org
- **Roll Call:** Pati Potter, Betty Markowitz, Richard Marshalian, Cindy Cleghorn, Peter Darakjian, Cathi Comras, Vartan Keshish, Stephanie Mines, Berj Zadoian, Liliana Sanchez. Absent: Nina Royal, Arsen Karamians (alternate). *(Note: Liliana came in after roll call)*

### 2. Motion to **approve outstanding minutes** - April 15, 2024 as amended.

### 3. Discussion regarding **future meeting dates** in person and on Zoom

- Per Cindy, June 17, Aug 19, Oct 21<sup>st</sup> are suggested dates. Cindy suggested alternating months (in-person and zoom) and hybrid if we can get help setting it up; Richard said he could help with the hybrid set up. Betty suggested in-person every 3 months. Pati said it could be confusing. Cathy liked the 'every 3 months' (or quarterly) meetings. Pati felt that if 'quarterly' they should be on the months typically designated as Quarterly. Peter felt that that more in-person meetings would create more community interest. Richard felt all meetings should be in-person with a hybrid option. Cindy said that the meetings could be at the Elks although she would have to verify that they would be receptive to every month meetings. **An informal poll showed that every month meetings that included a hybrid option was the most popular option.** Cindy noted that this could be changed in the future. Pati noted that the Elks (\$50 fee) would probably be fine, but parking could be a challenge.

### 4. **STNC Land Use Committee Vacant Seats**

- Introduction of David Jenkins by Cindy followed by David introducing himself (background and interest in LUC). LUC members welcomed David.
- Introduction of any other potential new committee members – none identified.

5. Discussion: **New Code of Conduct deadline is 6/3/2024** for Stakeholder members of STNC Committees for new (2/20/2024) Code of Conduct Policy training requirement.
  - Cindy noted that the Gender Expression/Identity training was not required by Committee members although it is for Board members. Cindy said that if the Code of Conduct not completed by 6/3, members would not be eligible to vote (per the City). There is a link of tonight's agenda. Karen Moran can collect the names of people who have completed the Code of Conduct.
  
6. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**
  - Cindy said that June 12<sup>th</sup> is the next STNC Board meeting, June 22 is a Movie night (inside) that is being sponsored (Sunland Park). July 4<sup>th</sup> is the annual parade, Magic of Sunland Tujunga is the theme. You can ride in the parade. National Night out is August 6<sup>th</sup>.
  - Liliana that that the Pride event, June 1 (12 noon to 4pm), is opened to all to attend, at Sunland Park; also Liliana is taking input on getting a response from our legislators regarding home insurance increases and is open to anyone's input.
  
7. Discussion/Action: **6456 W. Olcott St.** (Parcel Map Application Case No. AA-2020-3222-PMLA) - Approve comment letter.
  - Cindy – it's time to put together a letter to address this project. Cindy can take the lead on putting together a draft letter. Pati said she is familiar with this property and the neighbors were fine with it; Pati supports this project. This will go to the General Board meeting on June 12<sup>th</sup>. Steve Reyes noted, in a question from Liliana, that there haven't been any homeless issues at this property; there is a resident in a house on this lot at this time. **A motion passed to approve recommending this project.**
  
8. Discussion / Possible Action: Follow up reports and updates:
  - **9604 Hillhaven** - STNC Board comment letter – Cindy showed a link on the STNC website that showed (now under construction) where decisions made by the Board (e.g. impact statements, funding motions, admin motions, etc.) will be put and will include land-use letters. The letter re 9604 Hillhaven is included at this time. Pati expressed appreciation for this resource and for the letter written. Pati asked about when the letter was received.
  - **6736 Foothill** - Construction in progress – Pati said that Mary Ellen is concerned about the protected oak tree at the rear of property. The oak tree is not on the property of this project but there are concerns about the safety of the oak tree during construction. Mary Ellen now has the Tree Report (which was very short). She is not getting help from City agencies/Urban Forestry. Steve R said that if the roots are damaged, it can damage the tree and possibly fall onto a structure later. David commented about the vulnerabilities of the tree roots which can kill a tree over time. Betty would like to talk to the owner (Starbucks) about protecting the tree and suggested calling a tree trimming organization and have an arborist

review the tree condition. Pati noted that Mary Ellen is pro-active in trying to get help and did reach out to an arborist, but it is very expensive.

- **6454 Foothill** - New ARCO gas station (Tujunga). Cindy noted it is getting close to completion.

9. Discussion Only resources on City Planning Website Information:

- <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>
- <https://planning.lacity.org/about/email-sign-up>

10. Discussion: Council File Number: 24-0548 - Council File Title: 8461 West Grand View Drive / Protected Tree and Shrub / Illegal Removal / Property Owner / Protected Tree Ordinance / Vital Urban Canopy.

- Cindy said that while this is not in our area, a significant protected tree removal was done illegally. It went to the Public Works Commission; there is an ordinance that states if you removed a tree illegally, you cannot get permits to build for 7 years. The City had recommended 4 years and then it was dropped to 2 years. Nithia Rahman did a 245 motion and asserted jurisdiction back to the City Council which could overturn the Public Works Commission established and it could return to the 7 years. This is a step in the direction of enforcement being adhered to. Cindy also sat in on a city council meeting in Glendale that had a similar situation and commented that we have laws and ordinances that take much time to pass, but when ready to be used, leadership drops them down to the lower penalty. While you can't get the permits to build during an established time period, you can still landscape. Cindy put a link to the Council file where people can weigh in with their opinions.

11. Discussion/Update regarding **Mayor's Executive Directive 1 [ED1]** Draft Ordinance -

Richard said that it is a directive that is providing a boost for projects that are 100% affordable projects as long as they don't required a zoning change variance or a general plan amendment.

- Richard provided information regarding dates and time periods for submittals, reviews, inspections, approvals.

12. Discussion: submit to the council file and to the Planning Department's Housing Element CIS or organization - statement or individual statement in support of adding the time of ownership requirement for Faith Based Organizations to the City's Incentive Program.

- Cindy said that this is for faith based organizations with land to provide an incentive for them to be able to build.

13. **Final Comments**

- Cindy said that if anyone is interested in properties that are for sale that can be potentially commercial (retail/stores), she can help with establishing an ad hoc committee to support further investigation.

- Pati said Bolton Hall is having a tour of historical homes, believed to be June 8<sup>th</sup>.
- Liliana wanted to know if anyone has an update about what happened with our college. Cindy said it has moved to Pacoima. Cindy asked if anyone could get information we can discuss at the next meeting.
- Cindy said that the high speed rail (from Palmdale to Burbank) EIR will be out Friday. The STNC Board will be reviewing it at the June meeting.
- Cindy asked Liliana to put together information for the insurance concern, if possible, for the June LUC meeting.

14. **Next meeting** Monday, June 17 @ 7:30 PM – tentatively planned for in person at the Elks Club

15. **Adjourn** 8:58 pm