

SPECIAL LAND USE COMMITTEE

MINUTES

Monday, October 21, 2024 7:30pm

1. Call to Order and Committee Roll Call, Richard Marshalian, 7:34 pm

	Board Member	Roll Call
1	Richard Marshalian	Present
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Present
5	Vartan Keshish	Present
6	Betty Markowitz	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Alternate: Stephanie Mines	Absent
12	Alternate: Pati Potter	Present
13	Alternate: Cathi Comras	Present
14	Alternate: Arsen Karamians	Absent
	Susan Denning	Member of the Public
	Sherry McCoy	Member of the Public
	Mark Seigel	Member of the Public
10 Present including 2 alternates; 4 absent including 2 alternates		

2. **Motion to approve outstanding minutes** - September 2024. Minutes were approved.
3. **PRESENTATION: SB9 urban split**, resulting in 2 lots, each with one SFD and one ADU at 10330 Samoa - DIR-2024-4919-SPPC-HCA, ENV-2024-4920-CE - Edgar Markosyan, Architect, ArcSTEM Architectural and Design Services.
 - **10330 Samoa in Tujunga**, David showed a picture of the double lot; a single house is already located on the property (with the address of 10334). There will be an ADU without a garage going forward for a total of 4 properties. The additional 2 properties were approved as a result of SB 9. The big issue, per David, is the parking. There are only 4 parking places on this double lot; the first house has a single garage with parking places in 3 other areas. The Architect said they are putting in a 20 ft wide driveway to accommodate fire trucks but people can park in this wide driveway, potentially blocking fire trucks. Street parking is very limited. Cindy showed a copy of the Application, SB 9, that included a description. Richard said if they meet certain criteria they can proceed without notifying STNC or having a public hearing. David pulled up the website of the architect up showing his design plans (i.e. models of the houses) for the property. Pati liked the look of the homes, very modern in tone, and felt that they would not park on the street if spaces available on the property and reminded that we have no say in the build at any rate. David was not sure if neighbors are aware of the building plans. Per David, the Architect seems unwilling to present plans at LUC but LUC has no influence over the project so there is no pressure on the Architect to present.
4. **Housing Element Update/CHIP Ordinance:** [Council File 21-1230-S5](#) and [21-1230](#) Timeline: City Planning released drafts in September. On September 26 the City Planning Commission passed Draft #3 (unanimous): Next: goes to PLUM (Planning Land Use Management) committee now chaired by Councilmember John Lee (CD12), then will go to the City Attorney, Mayor and City Council. Must be submitted to the State by Feb. 12, 2025. If not submitted then L.A. City will be “out of compliance” and “Builders Remedy” takes over which means “build anything anywhere”. Coastal and High Fire Severity Zones are exempt from this draft. Read Draft #3 (2,050 pages)
 - Cindy sat on a couple of presentations the last two weeks; the Housing Element has to be submitted by February 12, 2025 or the City will be out of compliance and builders will be able to build anywhere and anything. The City is looking for comments to pass along their Draft #3; this can be done by individuals. There are several subsequent steps for approvals (e.g. City Council, City Attorney, Mayor) per Cindy. Cindy has the links for more information and emphasized that it is critical that we have a Housing Element passed for the City of L.A. David asked about mandates to put up more apartment buildings and if there was any relationship with the Housing Element. Per Cindy, Draft #3 recommends more development in the commercial corridor but there are already a of apartment buildings in the commercial corridor.
 - Cindy said she approves Draft #3 but more large apartment complexes are not a good thing for the community. Cathi asked about residences over commercial properties. Cindy said height limit on Commerce is 2 stories, and Foothill is 3 stories although some projects have been approved that are higher and used as a precedent. Cathi feels we do

not have the water resources and also emergency egress is a major concern. Nina felt the parking situation which is a continuing concern. Richard said there was a law suit where the City has to meet a requirement to include properties in their Housing Element.

- Cindy said the City has Draft #3 and the link is available, and that SB 9 has nothing to do with the Housing Element. Rich said that SB 9 is a State requirement separate from Housing Element. Cathi offered to organize the 2050 pages for easier reading.
5. City Planning FAQ Sheet <https://planning.lacity.gov/faq> is a link where additional information about Item 4 can be obtained.
 6. Discussion/Possible Action regarding the Bubblegum Cannabis Dispensary approval at 6700 Foothill Blvd. DCR (Dept. of Cannabis Regulation) record number LA-R-310046-ANN approved at the Commission meeting of June 20, 2024.
 - Cindy said we didn't receive a notice when it was approved. There have been people in the community that are not happy with the approval and has asked that LUC look into it. Liliana recalled there was an issue with the name "Bubblegum". Pati said when it first came up, the people at the United Methodist child-care complained because it was within the 500 ft but city said this requirement didn't apply to the church because it is considered private property. Rich put a website in Chat with a list of cases coming for hearing; the next is October 24th, but there is no project in our area included at this time. Cindy commented that at these meetings they take comments, potentially have an investigator go to the site and the person explains the responses, then they vote on whether they accept them or not.
 - Rich felt they are not following their own procedures by not contacting STNC LUC and he will follow up on why we were not notified. Cindy said our weighing in now is limited to not being notified although neighbors are reaching out to LUC who object to the approval. Cindy felt we could take our comments to the STNC General Board; it's already approved so we are limited in what we can do. Cindy will pass the information along to STNC Board and it is up to them to include as an agenda item or not.
 7. Updates to LUC Member positions, tasks and status of LUC members' Code of Conduct requirement - [new \(2/20/2024\) Code of Conduct Policy](#) training requirement.
 8. **DISCUSSION/POSSIBLEACTION: LSAN Oro Vista Corridor Project & survey** - <https://www.stnc.org/page/viewNews/7626#>
 - David said he saw surveyors working at this site during the past week.
 9. Discussion / Possible Action: Review Spreadsheet of upcoming presentations / new applications
 10. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**
 11. **COMMITTEE COMMENTS ON NON-AGENDA ITEMS**
 - Liliana said more than 700 people attended an amazing Indigenous People's Day which is growing every year. Liliana also said that we have a team event planned with many other organizations to plant 1,000 native trees and plants on a 111 acre site starting in November. This is the result of where the LA Conservation Core receiving a huge grant Liliana said that she hopes the Beautification Committee will participate and thanked Richard M for leading the meetings. Berj asked if planting was in a specific area, Liliana

said one specific area to start off (12400 Big Tujunga Cyn). Other sites will follow later. Liliana said this is the same location where we had Indigenous People's Day and reminded that Cleanup is the last Sunday of the month from 9-11 am.

- Pati expressed concern with big-rig trucks parking illegally, including along Foothill Blvd. She said that these trucks are allowed 3 hours to unload in a commercial area and 1 hour in a residential area. The 24/7 phone number where you can report a truck parked illegally is 818-374-4823 and if you give them the block number, color of truck/cabin and trailer and what the cross street is, they will tag the truck and if still there after 3 hours they will ticket them.
- Cindy has postcards from the Sustainability program (in regards to trees) if anyone wants any.
- Karen said Liliana and Stephanie Mines Codes of Conduct were not received in response to a question about the status earlier from Cindy.
 - Note: Subsequent to the meeting, Karen update that Jorge Martinez also has not completed the Code of Conduct.
- David Jenkins noticed ads (for STNC STARC) on local park benches and was very pleased.

12. Discussion: Next Meeting, Topics and location for next meeting Monday, Nov 18 @ 7:30 PM.
Cindy noted that we had hoped to have an in-person meeting but this is delayed at this time.

13. Adjourn 8:59 pm