**SPECIAL LAND USE COMMITTEE (LUC)**

**MINUTES**

**April 14, 2025, 7:30pm**

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

1. Call to order, Cindy Cleghorn, 7:47pm. Committee Roll Call:

|  | **Board Member** | **Roll Call** |
| --- | --- | --- |
| 1 | Richard Marshalian | Absent |
| 2 | Cindy Cleghorn | Present |
| 3 | Nina Royal | Absent |
| 4 | Liliana Sanchez | Present |
| 5 | Vartan Keshish | Present |
| 6 | Betty Markowitz | Absent |
| 7 | Berj Zadoian | Present |
| 8 | Peter Darakjian | Present |
| 9 | David Jenkins | Present |
| 10 | Jorge Martinez | Present |
| 11 | Alternate: Stephanie Mines | Present |
| 12 | Alternate: Vacant |  |
| 13 | Alternate: Cathi Comras | Present |
| 14 | Alternate: Arsen Karamians | Absent |
|  | Chris | Member of the Public |
|  | Ed M | Member of the Public |
|  | Jessica | Member of the Public |
|  | Kris Zapata | Member of the Public |
|  | Lisa Morris | Member of the Public |
|  | Raju Shah (Mahipal Jain Temple) | Member of the Public |
|  | Ralf Quint | Member of the Public |
|  | Ritesh Desai | Member of the Public |
|  | Sherry McCoy | Member of the Public |
|  | Susan Denning | Member of the Public |
|  | Terri Barnard | Member of the Public |
|  |  |  |
| 7 Present; 3 absent. 2 alternates present. *Note:* *Richard Marshallian came at 8pm.* | | |

1. **Approve outstanding minutes**. A motion was made to approve the 3/10/25 LUC meeting minutes by Peter and seconded by Liliana which passed.
2. **Discussion/Action: Updates to Land Use Committee members including removal for non-attendance**
   * Cindy reminded the LUC members that Arsen Karamians has not attended for some time and an opening could be filled by new members. A motion was made by David and seconded by Jorge to remove Arsen from the Board at this time.
   * Vartan suggested that we notify him first and give him some weeks to consider becoming active again. A motion was made by Vartan and seconded by Peter to go this route instead of immediately removing him.
   * A vote was first taken to provide Arsen with 2 week’s notice in writing before removing him. The vote was 3 YES and 5 NO and did not pass.
   * A vote was then taken to remove him immediately which passed with 6 YES and 2 NO.
3. **ANNOUNCEMENTS**:n Comments from Cindy:
   * STNC Board Selections - Meet the Candidates – Vote May 17 at Elks Lodge 12-4pm <https://www.stnc.org/page/viewPage/2025-selection-information#gsc.tab=0>
     + No Candidates were present at the LUC meeting, but they are profiled on the STNC website
   * ANNOUNCE UPCOMING COMMUNITY EVENTS – see STNC.org calendar – on STNC website
   * ANNOUNCE - Recreation & Parks survey <https://needs.parks.lacity.gov/> - See the STNC website, the Parks survey is closing soon
4. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - none
5. **Discussion: Report 7418 W. Verdugo Crestline - ZA Hearing held April 3 @ 9:30AM**
   * David said that he attended a hearing on April 3rd, and he was the only person to speak up against the project. There is a very narrow and steep driveway and fire trucks cannot access the property. No decision was made but it is under advisement. There are several properties at the end of this dirt road.
6. **Discussion/Action: Presentation by Jain Temple - 10105 Commerce Avenue - for Letter of Support for Dome Height Modification.** 
   * Raju Shah, JTLA (Jain Temple, Los Angeles) came to discuss the need for the Temple to get an exemption from the City to be able to increase the height of the Dome they plan to install. The temple is located at 10105 Commerce Ave. Raju plans to submit the paperwork April 21st and would like to have a letter from the STNC endorsing his exemption request. He has already had positive feedback talking to 4 neighbors in the immediate area of the Temple. Cindy said there is a letter on the STN website and drawings of the proposed dome. The increase in height is important for religious reasons (the dome has to be a certain height, according to scriptures) with a shrine beneath the dome. In review of the dome from drawings, the base would sit on top of a first floor roof. There is a partial second floor and the dome, immediately in front of the second floor, would be about 7-8 feet above the second floor ceiling. The base of the dome on the ceiling of the first floor is 3-3.5 ft in diameter. It is pyramid shaped and tapered at the top; it would not obstruct any views, per Raju. The dome would be 46 ft high from street level. Raju will inquire from his temple designers if the dome can be shorter.
   * There were more discussions about the height of the dome from the ground and from the base of the second floor. Liliana was concerned about potential obstruction of views of the mountains. Cindy suggested that a (helium) balloon be used to get a visualization of the height; this has been done on projects in the past. Raju was receptive. Jorge felt a cardboard copy of the dome might also help; Raju wasn’t sure about the cost of making a mock dummy dome but was receptive to considering it. Sherry asked if a drone might be useful.
   * Paul wanted to know why the dome wasn’t approved during the first round of approvals for the second floor. Raju said this was an error on their part.
   * Parking was discussed; Raju said that parking is adequate at this time for temple needs and there were plans identified for parking with future growth anticipated. Cindy said events that have occurred have had valet parking and were respectful of the community.
   * Cindy asked about the time schedule, noting that we do not have time to meet with the Board and provide a letter of support before the April 21st deadline for submitting papers in Van Nuys. Cindy asked if Raju could come back for the next General Board meeting.
   * Cindy said will bring this to the next meeting and asked Raju to be kept informed about communications with the City, which Raju will do.
7. **Discussion/Action: New application regarding 8042 McGroarty** - addition and ADU in the Scenic Corridor Specific Plan area <https://www.stnc.org/systemPage/project/112#gsc.tab=0>
   * Cindy said a new application is on STNC website; the property is in the Sunland area. The area has flooded over the years, triggering a more extensive review. Liliana volunteered to look into it and Peter said he may be able to help her. There are a number of files to review.
8. **Discussion/Action: Application for office building at 7335, 7337 Foothill**
   * There are no updates on this project at this time, per Cindy. Richard said he does have some information. Paul said he can help whoever is assigned to it.
9. **Discussion/Action: Application Class 1 Conditional Use Single Family at 7041 Flora Morgan Trail**
   * Paul said he can help whoever is assigned to this project investigate; Cindy will send him information.
10. **Committee Member Comments / Announcements & Future agenda items** 
    * Cindy discussed the previous meeting where an ED1 apartment building is being planned to be built at 7937 Foothill Blvd. As noted in the previous meeting’s minutes, the building will have 63 apartments, 30 parking spots and be 6 stories high. David suggested we create an action committee to address our concerns and we need to make the community aware of what is happening.
    * David said he could support the effort, and fliers and social media could help to let the community know what is happening. Cindy will contact the Fire Departmen. Berj said we need to formalize our plans; David will come up with a plan but in the meantime people can get the word out. Liliana said that anything that happens on Foothill Blvd affects our entire community. Paul suggested using the media if anyone has a contact. David said he might have a reporter he can contact. Paul said he could help if an action committee is formed.
11. **Next Meeting** will be Monday, May 12 @ 7:30 PM
12. **Adjourn** by 8:30pm (or very soon thereafter). 9:10pm.