

SPECIAL BOARD & LAND USE COMMITTEE
Minutes
Monday, March 9, 2026

Draft

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

1. **Call to Order and Committee Roll Call** - Co-Chairs updates. Cindy Cleghorn, 7:10pm

| | Board Member | Roll Call |
|--|----------------------------|---|
| 1 | Richard Marshalian | Absent |
| 2 | Cindy Cleghorn | Present |
| 3 | Nina Royal | Present (joined 7:20 pm) |
| 4 | Liliana Sanchez | Present |
| 5 | Vartan Keshish | Present |
| 6 | Betty Markowitz | Absent |
| +7 | Berj Zadoian | Present |
| 8 | Peter Darakjian | Absent |
| 9 | David Jenkins | Present |
| 10 | Jorge Martinez | Absent |
| 11 | Armen Mardirousi | Present |
| 12 | Alternate: Stephanie Mines | Absent |
| 12 | Alternate: Vacant | Absent |
| 13 | Alternate: Vacant | Absent |
| 14 | Alternate: Vacant | Absent |
| The following are not part of the LUC Board, but Members (MC) of the Community; some are STNC Board members additionally. Names are entered as known and may be incomplete. | | |
| | Karen Moran | STNC Board Member, Minute Taker |
| | Rafi Nazarian | MC, representing the 10016 Commerce Project |
| | Oscar Ensafi | MC, representing the 6161 Sister Elsie Project |
| | Cathy Henderson | MC, neighbor interested in the Sister Elsie Project |
| 7 Present; 5 absent (including 1 alternate) | | |

2. **Approve outstanding minutes.** A motion was made to approve the February LUC minutes by Armen and seconded by Liliana. A vote was taken and the motion approved.
3. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**
 - a. David noted that the trees on Wentworth are now gone.
 - b. Liliana asked Cindy and Nina about Measure J in the 2007-2008 time era which would have impacted the Home Depot site. Nina had a vivid memory of the events and detailed them. Measure J was a \$3.5 billion 2008 bond for the Los Angeles Community College District (LACCD), which funded construction, renovations, and green energy projects at its nine

colleges. STNC members worked diligently to get the measure passed with the end goal to have a college in Tujunga. There was a lawsuit with the LA City College being sued and the end result of events was that Monica Rodriguez put the money allocated to ST into a college satellite college in Pacoima with no warning to the ST community. Nina still has the documentation for what happened (and is still upset by how it went down).

4. **Discussion/Action: Announcements & Future agenda items.** Discussed later in the meeting.
5. **Discussion/Action: 6161 Sister Elsie** - ZAD - Zoning Administrator's Adjustment - Oscar Ensafi, Land Use Consultant will present application and plans.

A discussion ensued about the Sister Elsie project with primary comments from Oscar Ensafi, representing the owner of the property, and Cindy, David, Berj, Liliana and Cathy Henderson. Sister Elsie Drive is a very steep and narrow road that runs north off eastern Day Street. Oscar is representing the owner as the land use consultant; the owner purchased the property in 2022. The City Bureau of Engineering (BOE) (Permits and Services) is requiring improvements to the property that Oscar feels will not provide additional safety features, but will represent impossible obstacles to develop the property. The project, located at 2 adjacent lots (174 and 175 Sister Elsie), will include a 1600 sq ft home and an 1100 sq ft ADU with a 2-car garage. The City is asking for road widening in front of the property. There was a similar application (for 6125 Sister Elsie) filed in 2018 and the conditions are the same now. Oscar is looking for STNC support from the Neighborhood Council to obtain an exemption.

Particulars of the road widening were discussed in detail and maps shown. Cathy is a neighbor who stated that she was very concerned that heavy equipment would create vibrations and affect the wall on her property and potentially her access to her own property as well as block traffic. Cathy said there is a hillside ordinance with requirements to improve the street starting at Day St. but it is not possible to widen the street. Oscar said that the BOE indicated it was their job to ask for the improvement; the BOE is asking for 3 ft of dedication. There are off-shoot streets on Sister Elsie that are single lane only. Access to homes is limited for the Fire Department who cannot turn around their trucks. Liliana said these are the same concerns as voiced 15 years ago and she has seen firemen use ladders rather than drive up Sister Elsie. David said he could drive up Sister Elsie to get a first hand view. Cathy commented that the original road was for access to the water tower at the top. Cathy noted that the road in front of her property (Gyro Lane) is only 10 ft wide.

Oscar said the hearing would be within 45 days but he didn't have a date. A waiver is being asked for from the City for the improvement and a hearing will be within 45 days although the date is not known at this time. Cindy said that a zoning administrator was needed for any waiver of the improvement and asked if Oscar could come back in a month which Oscar said he could do. Oscar will send Cindy some additional information.

6. **Discussion/Action: 10016 Commerce Avenue** - Change of Use from office to restaurant Tea House. Blue Dalia - Rafi Nazarian, SIPAN Design, to present application and plans.

The proposed project to the existing business was presented by Rafi with comments from Cindy, Liliana, Vartan and David. Rafi said that the proposal is tenant improvement and did not represent any structural changes. The Tea House would be similar to one in Pasadena with a restaurant that offered primarily tea sandwiches and pastries and scones, with no plans for significant cooking/frying. Parking would be street parking and access to the public would be via Commerce Ave (front entry). Cindy noted there was an existing plan for businesses to improve the street that could be referred to. Rafi said that handicap access requirements would be in compliance. Cindy asked if Rafi has talked to adjacent businesses about the changes and Rafi said that he has, including the adjacent Zorba's Mediterranean Food, with the general sentiment being happy to bring in additional activity on Commerce Ave. Rafi noted there is no change of use if the proposal is under 5,000 sq ft. Planned hours are from 11am to 5 or 6pm.

A motion was made by Liliana and seconded by Vartan to support the project, a vote taken and the motion approved.

7. **Updates on prior applications open or completed. None.**
8. **Discussion/Possible Action: Support Letter regarding Traffic Signal Upgrades** presented by Councilwoman Monica Rodriguez.

The Councilwoman Rodriguez is seeking funding for two items (addressed below and in item 9).

Traffic signal upgrades at specified intersections in the community. Cindy read a letter (dated March 6, 2026 to Laura Friedman) in support of upgrades. Comments were given by David and Liliana. While detail about what the upgrades consisted of were missing, it was noted that these questions could be asked to Ricardo Flores during the General Board meeting Wednesday (March 11) and did not have to hold up a vote. A motion was made by Armen, seconded by David, a vote was taken and the motion approved to support upgrades to traffic signals identified in the letter.

9. **Discussion/Possible Action: Support Letter regarding Tujunga Canyon & Marcus Ave Sewer Project** presented by Councilwoman Monica Rodriguez.

The Tujunga Canyon and Marcus Ave Sewer Project requires residents on septic systems to hook up to the City sewer system; this will impact approximately 200 residents. David asked a question about the fiscal impact to the neighbors which is unknown but could be in the neighborhood of \$25,000 each for connection fees, etc. Cindy read the letter promoting the sewer project. Liliana wanted to know what neighbors have to say about the project. Cindy noted that there have been big turn-outs for this kind of a project past years. Liliana also noted that it could impact removing trees. A vote was tabled at this time and questions can be addressed to Ricardo Flores during the General Board meeting Wednesday (March 11).

10. **Discussion/Possible Action: SB79 change in position and comments to the City.** United Neighbors is a Los Angeles based coalition that has studied SB79 for some time and has (as does STNC) significant concerns about the impact SB79 will have on the community. As Cindy explained, they identified 3 different options to voice their concerns and decided on option C1 as the most equitable path forward which would delay implementation of SB79 in high fire zones and low resource areas. It would limit height to 3 stories rather than 7 stories. Cindy read the letter. Comments were made by David, Cindy, Karen and Liliana. This would not impact the planned 6 story building on Foothill Blvd which is already approved. There are recommendations by the Charter Reform Commission for NCs to weigh in. We would be submitting an update to a current council fire per Cindy. David wondered what the other options were that they considered. Liliana said it sounded like this was our compromise. Parking won't change. Cindy noted that we can table the discussion but it would be on the agenda for Wednesday's General Board Meeting.
11. **Discussion/Action: Land Use Committee section of the STNC Bylaws:** Changes Due 4-1-26 to the City. Cindy has reviewed the By Laws language and personally didn't find anything significant to warrant changes. A vote was not taken at this time but Cindy suggested changes be identified if anyone had concerns.
12. **FINAL COMMENTS & CONFIRM Future Meeting dates** suggest: Monday, April 13 @ 7pm on Zoom.
13. **Adjourn** by 8:47 pm