

Minutes of the Design Advisory Committee (DAC)
Sunland-Tujunga Neighborhood Council held at
North Valley Neighborhood City Hall
October 1, 2007 – 7 p.m.

Call to order 7:11 p.m. by Cindy Cleghorn until Victor Castro, IV – DAC Chairman arrived.

Committee in attendance: Lloyd Hitt, Bill Manning, Cindy Cleghorn, Tomi Lyn Bowling, Ed Rock, Deborah Ray, Vic Agakhanian, Mark Siegel, Victor Castro. Absent: Saro Minassian (outside the country). Also present: Dale Thrush and Jim Dantona, Planning Deputies for CD2.

Audience introductions: Notable—Nina Royal, STNC; Katherine Russ with *The North Valley Reporter*; Doc DeMulle with *The Foothills Paper*; several on the 10024 Samoa development team; several neighbors of 10637 Mt. Gleason.

Updates: Dale Thrush: Sunland-Tujunga Mansionization Interim Control Ordinance became law September 19th. Good for one year; acting quickly to make permanent. General Plan amendment—down zone has occurred for the Big Tujunga Canyon area. Angeles National Golf Club is six weeks away from transfer to Santa Monica Mountains Conservancy. Proposal to modify trails to include South trail has been made to the City. Planning has been asked if the entitlements would allow for this modification and asked for map; ANGC are preparing. Have deposited the \$100K requirement. Questions asked; conditions not met yet, asked to see stack of documents that ANGC sent to Planning. Can we set up for an Oversight Committee—not sure if there will be one set up. Asked for representative to be in touch with Parks and Recreation—is community going to have any input regarding the establishment of South trail? Dale did not know answer to either of these. There are roughly ten members of Foothill Trails that remember and will testify that there was originally a South trail. Remaining \$50K increments to come in accordance with requirements, but not dictated as to when. Dale to look into schedule of points. Deborah Ray- very discouraged that they have not met these conditions. Verdugo Hills Golf Course—meeting Friday to discuss current status; looking for funds to buy and turn into public golf course.

Jim Dantona-6500 Foothill Blvd: Proposal for “Putting green” permit is for Miniature Golf Course; no parking was proposed; permit was approved; DBS are investigating this project. Work appears to be on hold at the site.

Dale Thrush: Ceasers Banquet Hall at 6723 Foothill: Application pending for an increase in size of facility; for staging of events (or set up for a second event while another is ongoing). Would not represent “more use” per owner/applicant. Application cites “adult entertainment” as part of the application. Cindy commented that perhaps all entertainment uses caused the application to fall into the “adult entertainment” category. Asked about parking and police record issues; asking for CUP for alcohol permit as well.; Dale to check with Sr. Lead Officer. Article in LA Times today regarding high speed chase and shooting that originated at the Caesar’s Club. Dale stated that Wendy would not support adult entertainment at this site.

Dale spoke about the Community Plan update process and that City Planning is doing a land use survey with GPS equipment. Soon they will start the next phase of process. Many questions about a Community Input committee.

Dale asked if anything new re: Home Depot. No update; same brief as last time.

October 15th—field trip at Verdugo Hills Golf Course; DAC asked about doing this yes-6:30 p.m.

10311 Marcus: Ms. Charlene Gonzalez, owner presented that contractor has held up the finalization of their certificate of occupancy for their home. Funding has run out and they may lose their home to foreclosure if contractor cannot complete. The work is almost final. It was for restoration. The agency involved is not part of the City but a nonprofit. CD2 offered to look into it. Mrs. Gonzalez appreciates anything that can be done to complete the paperwork so they can move into their home as they have had to pay for two residences longer than expected.

Hookah Bar (new use) at 8828 Foothill, former Turtle Bay Café: DBS looking into it. All new permits are required for this type of business as well as Conditional Use Permit. STNC is hearing many complaints about this business use change.

7123-7125 Greeley—“by right” project in FBCSP; should have triggered FBCSP review.

Narrow streets ICO should be completed.

Chair thanked Jackie Keene for Foothill and Oro Vista street grading plates removal and improvement. Now we don't have to damage our cars as we drive over them daily.

Public Comment: Send pictures of wildlife sightings to office@stnc.org. Include date, time and location; Contractors are leaving messes and trash at building sites near her house in Tujunga.

Updated presentation by Mr. McConnell (property owner) and his representatives: 10637 Mt. Gleason. Number of units reduced to five from six; back two houses are now one-story, street access is on Mt. Gleason and not on Oswego; the zone change application was withdrawn; now asking for RD5, (is zoned RD4) which increases lot size and conforms to General Plan; the R1 “by right” is for six lots; neighbors—parking, noise, traffic, view, size—larger homes than rest of area; single-story homes are 2250sf.; increase to RD5 if the one-story homes are enforced; strong conditions to ensure no one butts it and puts seven homes or adding a second story.

Dale to look into conditions that would run with the land to limit height permanently and would be part of it; zone change can have restrictions added to run with the land as part of the zone.

There will be an HOA and CC&Rs as a Planned Urban Development (PUD).

Motion: That DAC recommends modification of previous presentation of up to four lots to up to five lots and RD5 zoning as presented here today. Added that strict condition related to height, and single story and access from Mt. Gleason only are made part of zone approval. That the CC&Rs require garage parking of all homeowners and the two spaces of guest parking be erected as discussed behind owner's front house in order to minimize parking difficulties. Deborah Ray seconded. Vote taken, motion unanimously passed. NOTE: It is noted that the applicant has met with some neighbors and that neighbors have participated at the DAC. DAC and neighbors would like the opportunity to work with the design of homes. (Not part of motion.) Elaine suggests showing this project and situation to Zev Yaroslavsky.

Updated presentation by Mr. Chum (property owner) 10525 Las Lunitas: Reference minutes of August 20th; owner is appealing to NVAPC because Deputy Advisory Agency denied request to subdivide one 10,000sf lot with setbacks into two lots less than 5,000sf each. Subdividing would make the lots both substandard lots. Lots are required to be 5,000sf. Owner says that substandard lots surround the site. Neighbor present to support Mr. Chum's appeal. Mark suggested to keep the houses in size and character of existing neighborhood as well since the applicant wants the 40ft frontage as the other neighbors have. Committee agreed to table discussion of this item to October 15th DAC meeting.

Presentation by Cerrell Associates regarding 10024 Samoa: 16 units, asking for variance so construction can begin early; 75ft height allowed; parking is a major problem and street is very narrow; one way flows at a time; no action taken; just brought the idea here; no entitlements or filing so far; asked to return to next meeting on October 15th with modified plans. Concern for the play area turnaround and lack of off street parking as part of the development.

Presentation by property owners re 11031 Irma: Proposal to add on to their existing home. Addition will exceed the FAR/ICO by almost 1,000sf. Requested they return on Oct. 15th and bring direct neighbor support in writing and more details regarding their proposal.

Comments re: 10024 Pinewood—four townhouses. Appear to have no parking; never should have been approved; public hearing is Oct. 26th.

Motion: To recommend STNC support Zev Yaroslosky's letter regarding L.A. City implementation of SB1818, State Bonus Density Law. Deborah Ray seconded. Vote-unanimous.

Meeting adjourned 11:50 pm