

Land Use Committee
June 21, 2010 – 7 pm
North Valley Neighborhood City Hall
Minutes

7:00 PM - Call to order – Tomi Lyn Bowling, LUC Chairwoman. Present were: Debby Beck, Cindy Cleghorn, Elaine Brown, Olina Lowe, Dean Sherer, Karen Zimmerman, Nina Royal, Bill Skiles (alt). Also Daniel Brumer, Planning Deputy, CD2. Absent: Lloyd Hitt, Chaz van Aalst, Mark Seigel, David Long (alt), William Malouf (alt).

Public Comments: Marlene Rader gave an update regarding Lopez Canyon appeal for the change of use from open space to a Truck Driving academy. She said that Paul Krekorian “gets it”. Its an open space issue. PLUM had a split vote so no decision from PLUM. Will go to City Council next. Announcements: Need volunteers for 4th of July outreach events. Even in these tight economic times, there will be a parade. Donation jars are available so money can be collected to help pay for fees and costs. Events will all be held on Sunday the 4th. We have openings on the LUC – see Tomi if interested. Also, we have Region 2 and 3 and possibly a Group rep positions on the STNC board open. Reminder to vote for the Best of Sunland-Tujunga. Lost horse in the wash. Tees on the Green needs support for their conditional use for wine and beer at Verdugo Hills Golf Course. Evergreen coming to next STNC meeting and were going to do reforestation planting. They will present at the next STNC meeting. Daniel said that LAHBT (Los Angeles Hollywood Beautification Team) can also be contacted for tree planting projects. They are now located in Stonehurst area. Sharyn _____ is the person to contact. Need volunteers for a clean up of Foothill Blvd. before the parade. CD2 is helping with a dumpster and materials. A date will be announced.

8505 Foothill – change mechanic’s bays to self-serve car wash. Owner and Owner’s rep presented plan for new self-serve drive through car wash. The existing recycling center will be closed. The propane tank and environmental tank will remain. Customers will drive through the back and turn left to go through the car wash, staying in their car. Its completely self service. Several questions about on-site parking/parking changes. Representative claims there is more parking than needed, even for customers coming to the convenience market only. Questions about the site plan and street ingress/egress. The SCAQMD (required) environmental tank stays. Floralita is a narrow street and applicant says City will conduct traffic study. The existing building has 14’ and the car wash requires 12’ clearance, including a hydraulic system that will remain inside the building. Across the back where the cars enter are apartment buildings and there were several concerns about noise. The dryer unit will generate toward the front. A required noise/sound study will be conducted. All the parking at the existing auto repair exit will no longer be parking as it will be an exit path for customers. There will be a 80% recycling system making a net 10 gallon water usage per car. At home it is estimated that people use 150 gallons to wash their cars. Neighbors behind need to be notified as well as property owners for the apartments behind. Comments that the station is already difficult to get in and out of. Anticipate only 2-3 or 5-6 on the high side for cars waiting at a time. Cycle takes 4-5 minutes per car. You will be able to buy gas and get a wash and also just go for the wash only. Regarding the noise, the recycling center causes

more noise now than the car wash will. The MND arrived just today and needs to be reviewed. Dean commented that these types of uses are regulated heavily by the State Resources Board. Many stations are being retrofitted like this. He is confident that the city will impose conditions necessary.

The MND has some mitigation for noise. Applicant will provide a 5 ft. wide buffer to the adjacent residential use. Also, there is a 6' high decorative wall next to the adjacent residential use.

This change expects removal of the recycling center as presented by the applicant. The LUC recommends the LA City Zoning Administrator carefully review the on-site circulation for this proposal and that the city consider neighbors at the rear regarding the noise.

Applicant's representative stated that once project is approved by the ZA then they will submit a landscape plan.

One vacuum will be located on the site.

Motion (Sherer): Recommend STNC support the change from auto use to car wash. Request additional noise mitigations to protect nearby neighbors. Motion passed unanimous.

7620 Apperson – Motion (Cleghorn) to support submitting letter (see draft) that the MND does not address all the environmental issues and is inadequate. It doesn't address key issues in the appeal. If this project goes forward, it should be required to have a Conditional Use Permit. Motion passed unanimous. Discussion/History: Applicant has amended their application showing a smaller building and in conjunction with reduced site plan. The city prepared a MND. The STA appealed the project permit compliance. It was headed toward hearing and the application has asked for an extension of time. The applicant has reduced the size. Even still, our committee is still opposed to the project as presented. The MND does not address all the environmental issues adequately. One of our key issues is close proximity to residential. This particular use doesn't protect residential.

The committee responded to questions from neighbors at the meeting. This applicant has attempted to use the "mall" designation to skirt the Conditional Use process. Malls are to co-join different distinct businesses from each other, not allow different aspects of the business combined. Thanks to Dean Sherer for review and preparation of letter.

Elaine commented that construction is underway at northwest corner of Apperson and Plainview.

Discussion re: 6346 Sister Elsie – property is near a substandard street and property is on a cliff. No action at tonight's meeting. Elaine will ask Sheri Smith if she will give some information at the next LUC meeting (July 19).

Medical Marijuana ordinance. Update on enforcement. The Commerce site now has a security person and security vehicle. Cathy's Beauty Salon is impacted due to the taking up of parking spaces. Also, some of the patrons who visit the marijuana business go up to the park and sell in the park. Cindy is concerned that the area is deteriorating in the wrong direction and wants to make sure this site is going to close soon. Daniel commented that CD2 will try to see what help they can work on for these problems. There is a city attorney e-mail address for reporting problems. This particular site was at a different location and moved to this location. The threshold is whether it was a dispensary prior to the ICO of 2007 and if so the dispensary is allowed to stay open, regardless if it came from a different location. This particular dispensary is within 1,000 ft. of a sensitive use, among other problems. This site also has a locked door entry system which is another limit that is opposite the specific plan purposes. The two in S-T that could stay per the new ordinance are Foothill Wellness and Little Cottage Caregivers. Oline commented the concerns for Cathy's Beauty Salon and that she's seriously looking to close her business because of these problems. Unfortunately, it could take another 5 months for this medical marijuana place to move. Debby Beck asked about the violations to the specific plan for this Commerce site. Cindy said that more and more businesses and property owners are affected by it. We see so many people walking the area with kids, dogs. The City and Federal Government have invested in Commerce Ave.

7233-35 Foothill – Adult Friendly Day Care. The space behind the location has been used as a medical marijuana dispensary and hookah lounge. Also the roof top signage is in violation. Mary Benson, CD2 is working on that location.

Riverwood Ranch access is great except for some boulders. Some homeless and four wheelers are getting through. Its being worked on so remedy is expected soon. Refer to Mary Benson, CD2 to help.

Septic System ordinance is on hold. Nothing in their proposal will exceed State regulations. The consequence of that is no one in S-T will be considered high risk. Daniel said Areen at CD2 knows a lot more on the issue. Until regulations regarding high/low risk are completed no one will be considered high risk. Nina reported that the IRP meeting resulted in the City working with folks on a one to one basis.

CD 2 Updates:

Both Daniel and Karo are the planning deputies for CD2 now. Dale Thrush retired from the City as of last Friday.

No new updates regarding Angeles National Golf Club.

The above ground WTF (TMobile) on Greystone has been shelved per Daniel.

Kmart site – no new news. College District is still interested in the site and negotiating for purchase of the property.

Homeless issues are on the rise and our park and businesses are impacted with the problems. Its not an easy solution to solve. Report problems to Nate, Jackie, Damian, Mary. Cindy commented on the local community resources for helping the homeless and collaboration with the resources to find solutions. Many of the local homeless do not want to live anywhere else but S-T.

Nina commented about the apartments on Valmont that are occupied but no certificate of occupancy finalized. This problem has been going on for four years.

The owner/broker wanted to meet with CD2 regarding the Foothill & Commerce Town Center to discuss issues but so far has not been coordinated. Mr. Han's leasing agent had wanted to speak with the Council office in a non-formal setting, asking that he stop by anytime in the area. Mr. Han's office is at the site now so someone is there most of the time. Work continues at a slow pace on the curb and gutter work at the corner of Foothill and Commerce.

Commerce Ave. – Flowers and plants have arrived. City workers have done a lot of hard work and its great to see. There have been some mix ups with the types of plants.

Next LUC meeting will be 7-19-10.

Meeting adjourned at 9:00 p.m.