

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES  
October 20, 2014

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- I. Meeting called to order at 7:04pm by Committee Chair Dean Shearer
- II. Roll Call
  - a. Present
    - i. Dean Shearer
    - ii. Bill Skiles
    - iii. Cindy Cleghorn
    - iv. Debby Beck
    - v. Chaz VanAalst
    - vi. David Barron
    - vii. Elektra Kruger
    - viii. Arsen Karamians
    - ix. John Laue
    - x. Roberta Konrad
    - xi. Karen Zimmerman
  - b. Absent
    - i. Nina Royal
  - c. No Public Representatives present
- III. Approval of Minutes for 9-15-14 and 10-6-14
  - a. There is no option for “approval” of notes taken at the 10-6-14 meeting, there was no quorum present at that meeting
  - b. **MOTION:** by John Laue to approve the Minutes of 9-15-14 as amended 2<sup>nd</sup> by Arsen Karamians Vote: Unanimously approved
- IV. CD7 Staff Up-Dates
  - a. No staff present
- V. Recommendation to accept application to fill LUC vacancy
  - a. See attached application for Henry Hubert
  - b. Statement by Mr. Henry Hubert:
    - i. Mr. Hubert is a resident of Sunland-Tujunga, a business owner. Has served on the HOA Board of Alpine Village, is an accountant and real estate agent, is concerned about the area and its reputation
    - ii. Is concerned about how the area is growing. His neighbors are interested in what is going on in the community. Mr. Hubert serves as their voice when attending LUC meetings. Would like to serve the community
  - c. Several LUC Members voiced positive statements relative to Mr. Hubert – no formal vote was taken – Mr. Hubert’s application was approved by consent and will be forwarded to the General STNC Board for final approval
  - d. There is still one vacancy on the LUC Board. Debby B. explained the requirements to qualify for application and invited audience members to consider joining the LUC
- VI. Great Streets Initiative – John Laue

- a. A STNC sub-committee for the Great Streets Initiative met prior to this LUC meeting. This is a mayoral Initiative to select 15 streets for improvement funding.
    - i. The purpose of the sub-committee is to select what portion of Foothill Bl. to have considered for the Initiative and to prepare a Draft application. The Initiative is federally funded.
    - ii. The sub-committee will review the application qualification requirements so Foothill Bl will be a valid competitor
- VII. Early notification packet received for 10345 Hillhaven
  - a. For a Zoning Administrators adjustment to approve a 24' midpoint lot for Parcel C in lieu of the required 50' required midpoint for an R1 zone. Request for a rear yard west side 6' set-back for Parcel C in lieu of the required 15' set-back
  - b. Request for a 2-story SFD. Item to be on a future agenda
- VIII. Discussion of City Planning Staff Changes
  - a. There have been a # of construction activities noted along Foothill Bl yet STNC has seen no application packets relating to same which leads the STNC to believe that either no permits are being pulled or that approvals are being piecemealed
  - b. Everything along Foothill Bl. should be going through the Planning Department staff. There have been Planning Department staff changes and it would be helpful to know what those staff changes are
    - i. Perhaps the Council Office could arrange for a Planning staff member to attend an LUC meeting to be introduced to the community and to the committee for future reference because we are not seeing paperwork for much of the Foothill Bl. activity and we want to see that the Design Guidelines are followed.
      - 1. A recent example is a change in fascade of a proposed Adult Day Care Facility that incorporated reflective glass – a feature prohibited by the FBCSP
      - 2. Given this breakdown in communication, it often is only after a permit has been issued that the LUC becomes aware of a violation and there is little chance of correcting that violation after-the-fact
- IX. Issues with “Expedited Projects”
  - a. The Planning staff is seemingly under orders from the Mayor and others to expedite project approvals and they are being passed through the entitlement process so quickly that they are short-circuiting the opportunity for NC review
- X. Preparation of questions from the LUC for the City Attorney’s Townhall Meeting
  - a. The next STNC meeting on Nov 12 will be co-hosted by the STNC and the Chamber of Commerce and will be conducted in Townhall style. Guest speaker will be City Attorney Mike Fuerer
    - i. There is one more meeting of the LUC between now and then. Members of the LUC are asked to consider and prepare questions for the City Attorney to submit to the STNC to have available to present to him

1. Questions may be related to issues of quality of life, land-use, etc. Mr. Fuerer was here once before at which time the hot ticket item was Medical Marijuana Dispensaries.

- XI. Issues regarding LUC meeting attendance and quorums
  - a. There was no quorum at the 10-6-14 LUC meeting. If one knows they will not be able to attend a meeting it is requested that they contact Dean, Bill or Cindy so that efforts can be made to contact Alternates to assure a quorum
- XII. Presentation of proposed revised plans for 6433 La Tuna Cyn Rd – VHGC. Architect Janek Dombrowa, Attorney Fred Gaines, Traffic Consultant David Schender
  - a. This evening's presentation is referred to as an "alternative plan" because it differs from the original though the original is still on the table. It is being presented to see if it is more acceptable to the community than the original
  - b. Per the Community Plan, the land has a multifamily land use designation of Low Medium I similar to housing on the east side of Tujungua Cyn Bl which includes condos and townhouses
    - i. Low Medium I can have a zone designation of RD3, RD4 or RD5 – The current zoning of the golf course is inconsistent with the General Plan Designation – the developers have elected to file for an RD5 ZC
      1. The S/T et al Community Plan does however designate that any RD5 at this location be detached housing. Set-backs are variable in the revised plan with some as small as 6"
      2. This zoning would allow for a max of 339 units, the proposed revised plan being presented by the developers (Snowball) has only 221 units, 1/3 less than the maximum allowed.
    - ii. The Community Plan envisioned a density of housing on this site adjacent to the freeway with the traffic generated anticipated to be funneled toward the freeway
  - c. Because significant revisions have been done to the plan, portions of the original EIR will be re-done & re-released for public comment. Release is anticipated in the next 30-90 days. Public comments must then be responded to followed by public hearings
    - i. The Hearing Process is anticipated to start in about 6 months with the final Hearing anticipated to be scheduled in the Fall of 2015. The earliest that construction is anticipated to begin is in 2016.
  - d. The site was cleared of all buildings in the 50s and 60s, buildings related to the CCC camp and the detention station of WWII – the only thing that remains in that area from that time is an oak grove which is proposed to be saved
    - i. Janek D. plans on consulting with a well-known Japanese architect to see if he would be willing to design a memorial to the Tuna Camp Detention Station
  - e. A short way up the mountain is a road that currently is a service road for the golf course that is proposed to be transformed into a trail bordering the upper edge of the development with the land above to serve as an Open Space buffer
  - f. Utilizing the Small Lot Subdivision concept serves three purposes:

- i. Eliminates urban sprawl
- ii. It is typically utilized in infill locations in underdeveloped areas in the City to allow for greater density. The golf course is located at the edge of high density construction on the east side of Tujung Cyn Bl – both are designed per the General Plan to be adjacent to and funnel traffic toward the 210 freeway
  - 1. Cindy C.: Questioned the use of the Small Lot Subdivision design as its use for large land parcels was not where the City intended it to be used. The density of the proposed development has no connectivity with the rest of the community
- iii. Small Lot Subdivisions provide greater flexibility of set-backs. Regular subdivisions have fixed set-backs resulting in a greater “cookie-cutter” appearance. Small Lot set-backs allow for variability in set-backs
- g. Will be doing std st improvements along the property frontage plus a widening of Tujung Cyn Bl to one lane each direction with a central turn lane along with removal of the jutting section which narrows the current street.
  - i. Audience comment: The original EIR said that Tujung Cyn Bl would be widened to two lanes each direction – 4 lane road. There are only two other ways out of S/T – Lowell & Sunland. Dangerous in event of fire
- h. It has not yet been determined whether the development will be gated. The landscaping however will make it look naturally gated. Even if gated the trail will remain publicly accessible from trailheads at La Tuna Cyn Rd and Tujung Cyn Bl.
- i. There will be two-space garages with each unit plus 75 guest parking spaces – the minimum required by the City with no exemptions. That is 1/3 parking space per unit. Internal streets are narrow with no off-site parking.
- j. Architecturally, the individual “villages” will differ in appearance & size, however within any one “village” homes will be similar in appearance and size which may still result in somewhat of a tract development “cookie-cutter” appearance
  - i. Will return to the community when proposed architectural plans are ready for review
- k. There will be the equivalent of approximately 10 acres of roof surface – where will falling water go? Engineers are looking at systems of shared water collection tanks with shared distribution vs private water collection tanks and distribution
- l. Average lot sizes will be +/- 4,000 sq ft ranging from +/- 10,000 sq ft for the largest to 2,589 sq ft for the smallest. “Ranges differ intentionally so overall appearance will not be uniform and “cookie-cutter”
- m. Regarding noise and toxic fume studies: Noise studies have been completed – toxic fume studies are a little more difficult. At one time large equestrian lots were under consideration however dust became an issue with the convalescent hospital across the street
- n. In the existing EIR, it was noted that the golf course was farther away from the nearest fire station than it should be and must be mitigated w/wider streets and more fire hydrants. Janek D. acknowledged the statement – did not respond to it

- o. Another 223 home development has been approved nearby in La Tuna Cyn so there will be increased traffic not only from the 221 homes of the golf course development, but of the 223 home Canyon Hills development
  - p. Comments from the Chair – Dean Sherear
    - i. In the original EIR there were two impacts that could not be mitigated to a level of insignificance – aesthetics and loss of recreational open space for the community – the re-design fails to address these as well + others
      - 1. The trail network cannot compensate for the loss of the golf course which has been a community asset for years
      - 2. Without significant widening of Tujunga Cyn Bl., increased traffic impacts from this development plus the cumulative traffic impacts of future developments cannot be significantly mitigated
    - ii. Does not believe this style of residential development fits into this community – Small Lot Subdivisions are popular in LA, but residents nearby do not tend to be comfortable with them
    - iii. Why was there no reduced-scale alternative proposed in the original EIR? This would call for larger lots with a less clustered appearance
    - iv. Explained to the audience that the golf course more than likely will be lost, but how the community can influence the nature of any development replacing it. There needs to be compromise.
      - 1. We are not Venice – we are Sunland-Tujunga with a proud tradition of understanding what our rural character is like, how the pattern of housing has developed – and Small Lot Subdivisions is not it.
  - q. Karen Z: There are two places to go for information:
    - i. Facebook on Save the Verdugo Hills Golf Course
    - ii. Web-Site: [save.thegolfcourse.org](http://save.thegolfcourse.org)
- XIII. Public Comment
- a. Susan Bolin
    - i. Member of the 710 Action Committee. For those opposing the 710 extension by tunnel, see available flyers. There is a petition to sign on-line
- XIV. Tabled Items
- a. Two support Letters
  - b. Discussion and Recommendation for Communications to the City relative to active applications/construction sites without STNC paperwork
  - c. Discussion/possible action relative to 2 CISOs
- XV. Meeting adjourned 9:01pm