

Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE

7747 Foothill Bl, CA 91042 • 818-951-7411/ www.STNC.org



LAND USE COMMITTEE MEETING AGENDA

DATE: Monday, December 1, 2014 - 6:30 p.m.

LOCATION: North Valley Neighborhood City Hall

7747 Foothill Blvd., Tujunga, CA 91042 (Corner of Wyngate & Foothill; Auditorium)

TIME: 6:30 p.m.

Call to Order - Introductions of LUC, CD7 staff, neighbors and guests.

<i>Name</i>	<i>P</i>	<i>A</i>	<i>Name</i>	<i>P</i>	<i>A</i>
Dean Sherer			Elektra Kruger		
Bill Skiles			Arsen Karamians		
Cindy Cleghorn*			John Laue*		
Debby Beck			William Malouf (a)		
Nina Royal*			Roberta Konrad		
Chaz vanAalst			Karen Zimmerman (a)		
VACANT			Henry Hubert (a)		
David Barron*			CD-7		

* STNC Board Member

The Land Use Committee contains eleven full members and four alternates. A quorum for an LUC Committee meeting consists of seven members, and at least six votes in favor or against an issue are required to achieve consensus.

1. Approval of MINUTES of the 11/03/14 and 11/17 meetings
2. COMMITTEE MEMBER UPDATES:
 - a. Recommendation to fill vacancy on the STNC Land Use Committee
 - b. 6342 Sister Elsie – Update regarding the Appeal and new hearing date
 - c. Follow-up and copies of prior LUC actions
 - i. LUC approved letter re Project Permit Compliance review
 - ii. STNC Letter requesting Councilmember Fuentes prepare a motion regarding LAMC
 - iii. Community Impact Statements
 - iv. Reports on Committee member activities and meetings
 - d. December 11 VANC Planning Forum at CBS Studios
3. CD 7 STAFF UPDATES - Q&A
 - a. Status report on Foothill Blvd. Corridor Specific Plan area sites where construction is in progress or completed, possible changes of use and unknown if LADBS permit or City Planning application filed for:
 - 8443 Foothill – former Leonard’s carpets & furniture store
 - 6249 Foothill – new Big 5 – front façade / roof addition
 - 8134 Foothill – addition of medical facility to adult day care use
 - 10025 Commerce – change of use to auto use

4. DISCUSSION: Major Project Proposal at 12400 Big Tujunga Canyon – Notice of Preparation for Environmental Impact Report and Scoping Meeting for Major Project development of 242 single family homes on 78 acres. Scoping Meeting to be held on Thursday, December 11. (copies in packet and posted on the STNC website under Projects)
5. DISCUSSION/ACTION regarding the SAMOA PROJECT at 10046-56 Samoa Avenue, Tujunga: THAT STNC/LUC UPDATE THE CITY COUNCIL RECORD INCLUDING THE FILING OF A COMMUNITY IMPACT STATEMENT (CIS) REGARDING 12-3-14 AGENDA ITEM #28 – The Samoa Project – CF11-0404-S1: The Samoa Affordable Housing Project is not an appropriate location for an affordable housing project because:
 1. the latest pro forma made available to the STNC’s LUC indicated that the project costs are significantly above the average for this geographical area and these higher costs are unreasonable
 2. The project does not reinforce the character of the existing neighborhood, which is comprised of transitional housing of varied types
 3. the project is insensitive to transitions between different land uses and physical differences in building heights and design
 4. the revised project does not include primary entrances to the units facing the street
 5. the project fails to integrate varied rooflines through the use of sloping roofs, modulated building heights, gables, dormers, or other innovative architectural solutions
 6. the project is significantly under-parked and will create parking congestion in the neighborhood’

MOTION (FUENTES - HUIZAR) relative to the issuance of one or more series of revenue bonds in an aggregate principal not to exceed \$15,500,000 for the purpose of financing the construction, development, and equipping of a 48-unit affordable housing project called Samoa Avenue Apartments located at 10046-10056 Samoa Avenue, Tujunga, California 91042, Council District Seven. Recommendations for Council action:

1. WAIVE all City of Los Angeles Bond policies to allow the California Statewide Communities Development Authority to incur the Loan on behalf of the Project.
2. INSTRUCT the City Clerk to schedule a Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Hearing on the agenda for the City Council Meeting to be held on Wednesday, **DECEMBER 10, 2014** at 10:00 a.m. located at 200 North Spring Street, Room 340, Los Angeles, California 90012.
3. INSTRUCT the City Clerk to place on the Agenda for the City Council Meeting to be held on Wednesday, **DECEMBER 10, 2014** consideration of the TEFRA hearing results and adoption of the attached TEFRA hearing Resolution to follow the conduct of the public hearing.
6. PUBLIC QUESTIONS & COMMENTS - non agenda items
7. COMMITTEE COMMENTS TO PUBLIC COMMENTS
8. PRESENTATIONS – Discussion
 - a. 8349 Foothill Blvd. - Preliminary Proposal – The Back Door Bakery with Deborah Goodale, owner and Jerry Prendergast, consultant, regarding addition of outside sidewalk dining and Conditional Use Permit for beer and wine license.
 - b. 6433 La Tuna Canyon – Verdugo Hills Golf Course – Major Project proposal for up to 223 homes: Architect Janek Dombrowa, representing Snowball Investments has discussed several times and presented a couple of occasions the evolution of the project proposed for the Verdugo Hills Golf Course site. Mr. Dombrowa would like to ask members of the community to propose items they feel will make the project something they can support.
9. **Committee Discussion & Possible Action**

- a. Citywide Baseline Mansionization Letter of Support, Community Impact Statement re: Ordinance / Stabilize the Conflict of Out of Scale Homes CF 14-0656. Motion to support CIS
- b. Day Street & Pali – Villa Nova Development for 15 lots / 14 single family homes support comment letter to CM Fuentes and City Planning (draft letter)
- c. Proposal for a bike path down the Verdugo Wash (thru the Verdugo golf course property) to the LA River. Letter of support for Bike Path down the Verdugo Wash after discussion with Mr. Dombrowa for the VH Golf Course
- d. Should the LUC submit a comment letter re: [NEGATIVE DECLARATION-NG-14-382-PL: ENV-2014-372](#). Citywide. CD All. General Plan amendment to adopt the Plan for a Healthy Los Angeles, Health and Wellness Element of the General Plan. Call (213)978-1212 to review file. Documents are available for review at: Los Angeles City Hall, 200 N. Spring St., Rm 667, Los Angeles, CA 90012. Comments can be faxed to: (213)978-1477 or e-mailed to: Lauren.Grabowski@lacity.org. REVIEW/COMMENT period ends: Dec. 8, 2014
- e. Discussion/Action of parcel map of Hillhaven. (Kruger)

10. ANNOUNCEMENTS

- a. Next LUC Meeting: December 15 at 7 p.m.
- b. 12400 Big Tujunga Cyn – NOP Scoping Meeting at North Valley City Hall 6-8 p.m.
- c. VANC Planning Forum: December 11 – 6 p.m.

DETAILS for the above meetings at stnc.org - Plans & Documents under Bylaws & Documents Menu

Adjourn.

*The public is requested to address the Board/Committee on any item of the agenda prior to the Board/Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered and at the discretion of the presiding officer(s). Comments from the public on other matters not appearing on the agenda can be heard during Public Comments. Public Comment is limited to two minutes per speaker, unless waived by the presiding officer(s) of the Board/Committee. **Time limits may take more or less time. Order of items on this agenda may be changed by the presiding officer. ** All items may be acted upon whether specifically listed for action or not.*

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at the STNC Office, 7747 Foothill Blvd., Tujunga, at our website: www.stnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the STNC office to schedule an appointment at (818) 951-7411.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting Cindy Cleghorn, at (818) 951-7411, toll-free at (866) LA HELPS, or e-mail secretary@stnc.org. Agenda is posted for public review at: www.stnc.org; Sunland-Tujunga Chamber of Commerce 8250 Foothill Blvd. Unit B, Sunland; North Valley CityHall, 7747 Foothill Blvd., Tujunga and Sunland Senior Center, 8640 Fenwick Street, Sunland. Posted **11-28-14**; Remove after **12-01-14**