

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
March 2, 2015

- I. Meeting called to order at 7:06pm by Committee Chair Dean Sherer
- II. Roll Call
 - a. Present
 - i. Dean Sherer
 - ii. Bill Skiles
 - iii. Cindy Cleghorn
 - iv. Debby Beck
 - v. Chaz Van Aalst
 - vi. David Barron
 - vii. Elektra Kruger
 - viii. Arsen Karamians
 - ix. John Laue
 - x. Roberta Konrad
 - xi. Karen Zimmerman
 - xii. Henry Hubert
- III. Dean S. welcomed all guests and explained the general function/purpose of the STNC-LUC
- IV. Approval of Minutes
 - a. January 12, 2015
 - i. **MOTION:** by Henry Hubert to accept the January 12, 2015 STNC-LUC Meeting Minutes as amended 2nd by Bill Skiles Vote: Unanimously approved
 - b. February 2, 2015
 - i. **MOTION:** by Cindy Cleghorn to approve the February 2, 2015 STNC-LUC Meeting Minutes as amended 2nd by Debby Beck Vote: Unanimously approved
- V. Schedule of land-use “retreat” – Cindy Cleghorn
 - a. Intent = for all committee members to review plans that guide committee decisions and common problems encountered by the committee. Community Plan, Scenic Preservation Specific Plan, Foothill Bl. Corridor Specific Plan, etc
 - b. Following discussion as to whether retreat date should be in addition to regularly scheduled land-use committee meetings or be scheduled as regular agendized STNC-LUC meeting, it was agreed to schedule the retreat as an LUC meeting
 - i. The agenda will call for Minutes, Public Comments, Announcements with the sole agenda item being plan reviews/problem reviews preferably with the invitation of a City Planner, Valley Section familiar with our plans
 - ii. Copies of all relevant plans or links to same will be made available to committee members prior to the scheduled date – members will be expected to review same prior to the scheduled date to assure familiarity with their content

- iii. An outline of topics to be covered is to be created as each plan will not be reviewed in detail
- iv. It might be beneficial for the community to participate
- v. The “retreat” was tentatively scheduled for Apr 20, to be formatted as a “workshop”. LUC members were asked to E-Mail Cindy C./Dean S. with ideas as to how the workshop should be “structured”
- vi. It was suggested to also invite a rep fr B/S to discuss the permitting process since S/T has run into instances where piecemeal permits are being issued for a Project that in the long term is not permitted.

1. The Project may not be in compliance with Specific Plan guidelines

VI. Citywide issue up-dates – Cindy Cleghorn

- a. The City is in the process of up-dating its zoning code citywide. A Zoning Advisory Committee inclusive of consultants is responsible for ReCodeLA. The Committee meets once a month. At the last meeting the topic was “categories of use”
 - i. The definition of “use” will be broader in the up-dated code rather the current more specific definitions
 - ii. Some problematic uses will be identified and separated out.
 - iii. “Character” will be defined by what a building looks like on the outside, not so much what is inside
 - iv. “Scale” will be determined by what is “appropriate for the area”
 - v. Drive-thrus are being changed to bring them closer to the street to improve pedestrian access
 - vi. There has been talk of removing Q conditions
 - vii. Consultants will be presenting every month through October focusing on the downtown area
 - viii. The ReCodeLA web-site powerpoint will be up-dated regularly
 - ix. It is being emphasized that the planning process and the zoning process are two different things
 - x. ReCodeLA claims that while Community Plans might be modified, Specific Plans will be incorporated into the up-dated code unaltered.
 - xi. ReCodeLA may be more “form-based” in which what is taking place inside a building does not matter as much as the building’s external design and how that fits into the community
 - 1. A more design-oriented approach to land-use regulation rather than a land-use approach

VII. Great Streets Committee – Cindy Cleghorn

- a. The Great Streets Committee was officially est’d at the last STNC meeting. At the latest Committee meeting, there were discussions on how to “keep the flow going”, getting a task timeline est’d to achieve the goal of a Great Streets submittal
- b. The next Committee meeting is scheduled for March 16 at 6pm. Tasks have been assigned in terms of outreach and setting up an event to get community feedback as to what they would like to see in the submittal

- c. The hope is to get more members on the Committee, to begin keeping notes to assist in keeping Committee efforts focused. Thus far meetings have been “loosely attended” and “loosely formed”
 - i. Liliana Sanchez: At the last LUC meeting, a sign-up sheet was passed around for those interested in participating in the Committee. Despite having signed up, she nor others received notification of the meeting
 - 1. Meetings are regularly scheduled for the first and third Monday of the month at 6pm
 - d. As far as anyone knows, only Pacoima is working on another submittal for the CD7 Initiative this round (they got it in the last round). CD7 includes Sylmar, LVT, SH, S/T, Pacoima and Mission Hills.
 - e. Committee may seek assistance from other communities that have been selected in the past
- VIII. 6231 Foothill Bl – Plan approval for relocation of convenience/full liquor store
- a. Attorney for the Project contacted Roberta K. asking to be scheduled for next LUC meeting
- IX. 8505 Foothill Bl – Application for a Drive-Thru Car Wash
- a. Despite having been approved for a drive-thru car wash in the past, a new site plan review has been applied for for a facility somewhat larger than that originally approved
 - i. Similar issues as the original can be expected – the site abuts residential buildings, noise, hours of operation, equipment to be used, etc.
 - b. Applicant has not responded to calls placed by Roberta K.
 - c. There were conditions attached to the original approval by the Zoning Administrator, some based on STNC-LUC recommendations – whether or not the applicant addresses the LUC, the LUC may still comment on the new application
- X. Reconsideration of Dec 10, 2014 letter to CD7 re Day St/Pali – Ron Hoffman
- a. As a neighbor to the proposed development, at the last LUC meeting Mr. Hoffman suggested the LUC reconsider the Dec 10, 2014 letter sent to CD7 (see attached) since at that time no real detailed plans had yet been submitted
 - b. Now the Committee and the neighbors have had a chance to review the plans so an up-dated, more specific letter might be in order. Mr. Hoffman submitted a Draft Letter for the LUC’s review (see attached)
 - i. Mr. Hoffman’s letter makes two main recommendations – that a full EIR be requested and that the Project be redesigned so that stormwater not merely be channelized but retained on-site for groundwater recharge
 - 1. A full EIR would not only provide increased opportunity for comment on impacts, but requires the applicant to present possible alternatives to the proposed Project
 - ii. The LUC discussed possible rewording for the sake of clarification of issues of concern. Arsen K. offered to work with Ron H. to provide technical points based on topography etc to support issues of concern
 - iii. The revised draft will be agendized to the next LUC meeting

- c. As of last week, the applicant has not yet submitted applications to other City Departments which is part of the process to get their input into the proposed Project from their point of interest
- XI. Announcements
- a. PlanCheck will meet on March 14 – Dean S. will be a featured speaker on CEQA
 - b. The CUB has a clean-up event scheduled for March 14
 - c. The STNC Board meets a week from Wednesday – items to be considered for the agenda must be submitted by this Wednesday.
 - d. The next LUC meeting is scheduled for March 16
- XII. Public Comments
- a. Sheri Smith
 - i. On Sat March 14, Bolton Hall will have its monthly program at 1pm on Fires, Floods and Fossils in the Big Tujunga Cyn (see attached flyer)
 - ii. On Apr 25 they will be holding their annual collectibles/plant sale – Blazing Star Bazaar (see attached flyer)
 - b. David Barron
 - i. Any person in the U.S. can submit for a code change to the National Code Council – one does not have to wait for an elected official to file for code amendments
 - c. Henry Hubert
 - i. 2 properties are for sale on Sister Elsie. Agents are now commenting that buyers need to do due diligence in checking on the “buildability” of the property. We might have lost the battle, but won the war.
 - d. Liliana Sanchez
 - i. Re: the illegal grading at Oro Vista/Big Tujunga Cyn Rd. Spoke to Wesly today who said that the Capt of Public Works had been notified two weeks ago and he was still waiting for an answer from them.
 - ii. During the past weekend it rained and Liliana S. observed 30 trucks driving up the hillside – it has been 3-4 months since Wesly was first notified and nothing has been done
 - iii. The LUC will contact Monica Rodriguez, the Public Works Commissioner for our area
 - e. Debby Ray
 - i. Requested that the LUC send a letter to the Council Office so a statement of concern re the grading will be on record. Let them respond specifically as to what they are or are not doing. (To be agendized)
 - f. Lloyd Hitt
 - i. A fourth East Corridor Route for High Speed Rail is being proposed – to go straight through the ANGC
 - g. Debby Beck
 - i. Re: status of the café/arts studio leased in the Commerce Shopping Center. Lessee submitted applications for both units a couple of months ago – does not have them yet and had even paid for expedited permits

1. Permits for the arts studio is much simpler than those needed for the café – all they want to do there is drywall, flooring etc. Architect went to B/S. Was told they would have permits “next week”
 2. Once they get permits for tenant improvements in the arts studio they will be able to open that space by April – tentatively planned opening = April 11. The café will take longer
 3. The grease drains are already built into the 4 units proposed to be restaurants – that was negotiated w/the original developers of the Commerce Project so tenants could by-pass this issue with B/S
- ii. An Urgent Care Center, a Yogurt Shop & a Nail Salon have also supposedly leased spaces in the complex, but the B/S web-site shows no permits to have even been applied for at those addresses

XIII. Meeting adjourned at 8:36pm