

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING
December 5, 2016

- I. Meeting was called to order by Co-Chair Cindy Cleghorn at 7:15pm
- II. Roll Call – Quorum present
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Debby Beck
 - iv. Nina Royal
 - v. Elektra Kruger
 - vi. David Barron
 - vii. Liliana Sanchez
 - viii. Karen Zimmerman
 - ix. Cathi Comras
 - x. Pati Potter
 - b. Absent
 - i. John Laue
- III. Audience Self-Introductions with short statements as to what brought them to attend this evening's meeting
- IV. Self-Introduction of LUC Board Members
- V. Approval of November 7, 2016 LUC Meeting Minutes
 - a. Amendments
 - i. VII.c.iv.1 There was disagreement as to the details of the ABC lottery process for obtaining Distilled Spirit Alcohol licenses. It was agreed to eliminate the detail and state only that "Distilled Spirit licenses are obtained by lottery"
 1. Retain reference to 25 licenses/year/county and that if one doesn't win the lottery it can be purchased on the open market from someone that did but that can be very expensive
 - ii. XIV.a.i Spelling correction = Janek *Drowbrowa*
 - iii. XIV.e Spelling correction = former *Dennys*
 - iv. II.a.vii Spelling correction = *Liliana*
 - b. **MOTION:** by Bill Skiles to approve the November 7 STNC-LUC Meeting Minutes as amended 2nd by Pati Potter Vote: Unanimously approved
- VI. Mission College Satellite Campus up-date – Nina Royal
 - a. Met with President Dr. Perez a week ago. May make the February Grand Opening date, if not by March for sure
 - i. Cathi C.: If the Grand Opening is moved to March will classes at the satellite campus be coordinated w/classes at the home campus? Nina R.: The schedule may not be the same but benefits will all be the same – financial aid, etc
 - b. Has surveys if anyone is interested in filling them out. Pati P.: Is the survey on-line? Nina R.: Actually they claim to have enough information – I am trying to convince him to give me more survey forms because I feel we need to reach out to more people
 - i. They would like an AQL

- c. Today, Dr. Perez met with the Community College Board to figure out what they are going to do with the money that voters just passed for the Community Colleges. He is going to fight for the Home Depot property
 - i. If that were to happen, it would not be for about 2 years – there is a 2-year lease on the property at Commerce/Foothill
 - ii. There are rumors that Monica Rodriguez, in connection with new Assemblymember Raul Bocanegra, has an interest in turning the Home Depot property into an actual Home Depot store if she wins the CD7 position
 - 1. It is just a rumor so it is important that we make our electeds aware that the community wants the site to be a satellite college campus
- d. Debby B.: When Dr. Perez addressed the LUC a couple of months ago, I thought he said they were going to use a space in the back of the complex, however a sign for the college is in one of the few spaces intended to be a restaurant
 - i. Debby explained how she went to a great deal of trouble with the architect and our Council Representatives at that time, Wendy Greuel and Dale Thrush, to have the two front spaces fitted with grease traps so restaurants could just move in
 - 1. Normally, if a restaurant moves into a space that has never been a restaurant, it can cost up to \$100,000 to put in a grease trap – it would be much less if installed when a building is initially being constructed so this is what happened to those two spaces.
 - 2. The other bldg. fitted out to be a restaurant is now an Urgent Care, Debby is very upset. Dr. Perez had indicated when he addressed the LUC, that the satellite campus would be in the space that was the Artisan Gallery but doesn't seem to be the case now.
 - 3. Nina R.: That was the original plan, however Dr. Perez did not negotiate w/the Leasing Agent but directly with the owner. Debby B.: The owner should have known of the intent of the front spaces to be restaurants
 - 4. Nina R.: The spaces have sat vacant for 6 years – the satellite campus will only be there for 2 years. Debby B.: As long as they do not take the grease traps out
 - 5. Debby B.: The space seems too small for big classes. They were intended to be restaurants, we need things like that, that was what the LUC voted on, that was what the Council Office supported
 - 6. Cindy C.: The spaces were intended to be open and visual – let us agendaize this topic for another time so that future leaders coming into the Council Office can help stay the course with the intent for the site

VII. High Speed Train up-date – Cindy Cleghorn

- a. Last Fri, there was a meeting w/the intent to inform the business community how they will be impacted if the HSR, E2 route proceeds. Residents attended as well. The meeting was well attended/well received. All the latest information is available at www.dontrailroad.us
- b. There are a number of Hearings taking place in the Burbank area for the next leg of the route. There will be future meetings relating to environmental issues in a month or two.

VIII. City Planning notices/up-dates – Cindy Cleghorn

- a. Sunland-Tujunga was at the forefront of the Mansionization issue – this week that issue will reach City Council at a Citywide level – All were encouraged to attend even if they do not speak

- i. The Citywide Ordinance is at the end of being passed with references to size/location of garages, setbacks, etc.
 - ii. Several communities, as well as Sunland-Tujunga have RFAs. In Sunland-Tujunga, an up to a 2,000 sq ft home may be built on any size lot, but there must also be such things as second story set-backs, etc.
- IX. 10251-10257 Tujunga Canyon – Cindy Cleghorn
 - a. In 2014 we had a presentation. They were going to go before the NVAPC. It is an apt bldg that was repeatedly added onto w/o permits. It went into arrears – now has new owners. It requires a Variance to bring it into compliance. The LUC supported them in the past – a new Hearing is scheduled.
- X. DWP Commission Hearing re Redmont Pumping Station – Cindy Cleghorn
 - a. Cindy participated in the Hearing & re-affirmed the concerns the community had re the bulkiness of an above-ground tank at that site. DWP want to be involved w/key members of the LUC/surrounding stakeholders to make sure the Project is done right
 - i. Cindy reached out to the Beautification Committee to see if they have an interest in agendizing this Project as well.
- XI. 8150-60 McGroarty
 - a. The LUC did receive the application for a 13-lot sub-division. John Vasquez is spearheading community involvement with the proposed development. Lives across the street from the proposed development on McGroarty between McVine and Woodward
 - b. There are currently 3 structures on the property. John V. presented a map of the location. The owner has built a Mediterranean style house – plans on building 10 additional houses. Plans on cutting down 90 trees, 50 of which are protected oaks
 - i. For every protected tree he cuts down, he has to plant 2 to replace it Elektra K.: But the replacement tree does not have to be on-site
 - ii. There is a proposed driveway to connect two homes to McGroarty/McVine, however it will require removal of a huge old oak – it is not just small trees that will be removed
 - 1. Liliana S. had contact information for representatives of tree organizations. Cindy Montanez is the CEO for Tree People
 - c. The developer is planning on doing a lot of grading – needs to put in some roads – it is a fairly extensive development
 - i. Cindy C.: One of my concerns is the BoE’s part in this – some yrs back someone graded property not too far from here and when the rains came it was a huge mess. John V.: the environmental document said this was not a mudslide area.
 - 1. Debby B.: After the 2005 rains, there was mud coming down McGroarty/Woodward for 6 months
 - d. There are 3 options;
 - i. Do not do anything
 - ii. Compromise – give him our ideas re saving the trees and improving the development
 - iii. Fight tooth and nail to try to stop the development
 - e. There is an environmental doc in the file – John V. scanned it & offered to make a copy for the LUC. The doc implies everything would be mitigated w/very little impact but needs thorough review. Appears to be the Initial Study. Cindy emphasized that once there is an Env. Doc. we need to be participating heavily.

- f. City Planning implied the development is not very far along because the City is asking for more information from the developers. Cindy C.: It sounds like the next step will be a sub-division hearing
 - i. David B.: Re Planning/Zoning – what actually can happen, the Planning Dept can disapprove this proposed Project, but the City Council or the Mayor can make a phone call making them approve the subdivision – that is the reality
- g. Comment re the aesthetic of other homes constructed by this developer and fears the McGroarty homes will look the same – eg 4-5 crunched together on Creemore behind the old Arco station
- h. On the current plans, there is nothing for sewers or sidewalks

XII. 10019 Leona

- a. A Variance request for a carport in lieu of a garage. The home is being operated as an Assisted Living Facility for 6 people. The garage has been converted into an activities room. The LUC made no decision to support or not support.
 - i. Pati P.: The neighbors don't seem to mind. The carport set-back would be far less than required. Cathi C. Has the community asked us to weigh in? Cindy C.: There probably hasn't been any outreach because there is no Hearing so people don't know about the proposed Variance.
 - 1. Cindy C.: One thing to keep in mind, if we support this garage conversion others will refer to this expecting our support

XIII. 8318 Foothill – Comprehensive Health Center

- a. Is being remodeled inside. Comprehensive Health Center has 3 other locations – can be reviewed on-line. No information on expected opening date.

XIV. 8334 Foothill (Old Security Bank)

- a. The applicant owns 3 recycling centers in LA – this location is intended to be a private business office, not a recycling center. An office to meet with other managers, store files – not a warehouse to store products. All construction inside is complete
- b. Q: Per the FBCSP, must things be more of a business where customers come & go or can one have a private office not geared to customers? A: It is a C2 zone = commercial/retail. Its last use of record was as a bank though it had been used incorrectly as a warehouse since then
- c. Per State law a recycling center may only be associated with a market and every supermarket must have a recycling center within ½ mile (see attached recycling list for Sunland Ralphs)

XV. 7101 Foothill – CUP for Drive-thru Car Wash

- a. Foothill/Pinewood – no up-dates

XVI. 7577 Foothill – former Dennys

- a. For lease or sale. Getting very graffitied

XVII. 7656 Foothill – CUP for Drive-thru Car Wash/7-11

- a. Foothill/Apperson. Applicant owns a car wash in the South Robertson NC area which currently has 130 decibel blowers. Pati P. visited this site and spoke with the owner. He intends to exchange them for 80 decibel blowers which will be a lot quieter. Once exchanged, has offered to arrange transportation for anyone interested in seeing how noisy these will be as these will likely be the same for Tujunga.
- b. Pati P.: He is cautious of signage, cautious of landscaping. He has put a lot of money into new landscaping and sidewalks at the Robertson site. He intends to keep the trees neighbors wanted to keep. Neighbors unavailable for comment
 - i. Applicant says neighbors are airbnbs in that area.

XVIII. Nina R.: Neighbors have 6 pages of signed petitions in opposition to the 7-11.

XIX. 12400 Big Tujunga Canyon

- a. Pati P.: Reached out to Rosenheim who claimed to have no idea whether there had been any transfer of ownership. Fred Gaines is no longer the attorney for the Project.

XX. 6433 La Tuna Canyon – Verdugo Hills Golf Course

- a. Sometime after the first of the year, the FEIR is supposed to be ready for release to the public. To be followed by a series of public meetings. Architect, still hoping some sort of arrangement/compromise can be made
- b. The golf course is scheduled to be closed at the end of the year. Is this an attempt to push the process forward?
- c. Keep in touch with the status of the VHGC Project on the Facebook Page, Save the Verdugo Hills Golf Course or visit the Web-Site savethegolfcourse.org
- d. Nina R.: Janek Drombrowa called me saying we need to negotiate with them and tell them what we want NOW because once the golf course is closed, it will be closed forever. Felt it was intimidation
- e. Cindy C.: The over-arching community desire is saving it as a regional park.
 - i. Pati P.: As developers, they are into this property to make a profit. Believes they are asking how many houses we are willing to accept there.
 - 1. Karen Z.: Their “preferred proposal” is for 224 houses, detached condominium style w/restricted size streets w/no off-site parking. The issue = what would that many units look like and bigger yet the impact on traffic adding 400 cars to an already serious traffic condition
- f. Cindy C.: There are 3 proposals as well as one we have never seen. In the FEIR an equestrian proposal will be put forth. To push the community to select a proposal when they have not even seen all the proposals is disingenuous

XXI. Public Comments

a. Liliana Sanchez

- i. On Nov 30 met with Claudia Rodriguez, CD7 Planning Deputy, re 11301 Oro Vista (X Tujunga Canyon) to discuss outstanding issues:
 - 1. Chain-link fence encroaching on the open air easement (wildlife corridor)
 - 2. Plans were for trees/boulders on the easement eliminating all vegetation for animals to comfortably pass through
 - 3. BoE paved over an official equestrian trail – should remain as DG
 - 4. They cut into Big Tujunga Canyon Rd. Appears as if they have taken some equestrian trail out
 - 5. House closest to the sidewalk = 2-3 ft. Approved set-back?
 - 6. The original plans inc'd 2 horse properties, now down to 1. Claudia R. had up-dated plans, stamped & signed off that we knew nothing about
 - 7. 9 homes sold, 4 occupied

b. Cindy Cleghorn

- i. LUC Members to review votes/actions taken over the years on Minutes from 2013-2016 available on stnc.org Web-Site
- ii. Next Meeting = Jan 9 (will need substitute Recording Secretary)
- iii. STNC not moved back to NVCH yet. Will maintain on the agenda so the Board knows we want to retain our files

c. Final Public Comments: Brian Cotton, stakeholder spoke

- i. Disabled, seeking assistance from the City/anyone learning to send E-Mails

- d. David Barron
 - i. Will bring evidence at the next meeting that we have plenty of water even if it does not rain for 5 years
 - e. Elektra Kruger
 - i. Request for future agenda item = John Laue be re-assigned as an Alternate LUC Board Member
 - f. Karen Zimmerman
 - i. There is a lot of input from the audience members. I would encourage all to consider becoming members of the LUC Board
- XXII. Meeting adjourned at 9:01pm