

Sunland-Tujunga Neighborhood Council – Land Use Committee

Minutes for December 6, 2021 meeting held via Zoom

1. **Call to Order:** 7:03 pm by Betty Markowitz
2. **Roll Call of Land Use Committee Members:** Pati Potter; Bill Skiles; Cindy Cleghorn; Vartan Keshish; Betty Markowitz; Berj Zadoian; with alternate Stephanie Mines. Debby Beck, Richard Marshalian, and Arsen Karamians arrived late.
3. **Motion to approve minutes of November 15, 2021.** Moved by Pati Potter. Seconded by Vartan Keshish. Approved 7. Motion Carried
4. **Announcements and Updates:**
5. **Planning 101 Training:** There is confusion about who has already taken class but didn't get certificate, who needs to take the class again and inability to take the current online class because of expired passwords. Pati will gather current status of members and try to resolve it.
6. **STNC Committee Training:** Lydia Grant will be conducting training for all Board and Committee members regarding Role of Committees and the Board, Code of Conduct, Procedures for Funding and Grants. All Committee members will be required to sign Code of Conduct forms. Betty will provide Lydia Grant and Carol Hutchinson with date and time preferences of LUC members.
7. **Update/Continue discussion on housing numbers in ST from data available** Richard presented the information he had gathered from the DBS data. This is a work in progress because we don't know what information is available. Richard will prepare another report using permit subtypes to identify new construction. Project will be discussed again at January 10 meeting.
8. **Discussion/Action on preparing Community Impact Statement for CF 21-1414 (SB 9 implementation motion):** Committee members discussed motion item by item. Below is the consensus of the Committee.
 - A. Objective standards are acceptable even though it may impact influence of LUC on individual projects.

B. Pretty straightforward. Nothing shall prevent 1 lot split and two houses on lot.

C. Parking shall be 1 parking space per unit unless close to transit center, etc. No concern about this bullet.

D, Set back should be kept according to current standard for each zone. For an SB 9 project, it may be less than 4 feet only if a smaller set back is required to construct a second dwelling of at least 800 square feet.

E. There should be objective standards to meet if applicant is going to claim status as a nonprofit developer. Further, the applicant is not always the owner of the property. If the applicant is a developer or contractor it would not be practical to require them to live on the property. Further, what is the mechanism to monitor or enforce the covenant if the applicant does not continue to reside on the property for 3 years.

F. How will it be monitored to enforce exemptions for sensitive areas like wildlife corridors or high fire severity hazardous zones.

G. If there is an exception to an EIR exemption the City can deny the project.

Motion proposed by Cindy Cleghorn, seconded by Pati Potter, that Betty Markowitz prepare a rough draft CIS to be reviewed Richard Marshalian and submitted to the Board for December 8, 2021 Meeting. CIS should include points made during the above discussion. Approved 9, Motion carried.

9. Public Hearing December 8, 2021: Zoom Meeting

9:30 a.m. 7240 Foothill – CUB

10:30 a.m. 6908 Shadygrove- LADBS appeal for ADU

10. Update on Local sites

A. Corner of Foothill and Plainview – Old Denny’s site

Application for 44 or 46 unit apartment building has been submitted. The developer would like to come to Land Use Committee to discuss the designs of the project. Pat will post advance notice on local Facebook sites

B. Valmont and Commerce

Work is continuing on the Jain Temple Building. The Pullman family is also working on the old Bright Building. Across the street, the cleaners will be reopening according to the banner sign.

C. 7517 Foothill

Jason's Auto Repair business has been sold and the nature of the business will be changed.

11. Public Comments on NonAgenda items under LUC jurisdiction

12. Comments/Updates from LUC members on any local city/state-wide issues

13. Projects either applicant is not ready to present to LUC or not completed with Planning

- A.** 6450 Olcott, Tujunga Subdivision into 3 lots
- B.** 6915 Foothill CUB not applied for
- C.** 6835 Foothill Blvd. ABC application filed, CUB not applied for yet.
- D.** 10405 Samoa Subdivision into 3 lots

14. Confirm Next Meeting: January 10, 2022 Special Meeting

Moton was made by Pati Potter and Seconded by Bill Skiles to cancel the scheduled meetings of December 20, 2021, and January 3, 2022, and schedule a special meeting for January 10, 2022. Approved 10. Motion Carried.

15. Meeting Adjourned: 8:44 pm