

## SPECIAL LAND USE COMMITTEE AGENDA

**\*\*special time Monday October 16, 2023 7:30pm IN PERSON**

**Elks Lodge #2098 at 10137 Commerce Ave. Tujunga, CA 91042**

1. Call to order and Roll Call

- a. Call to order by Cindy Cleghorn at 7:41 pm
- b. Roll Call by Betty Markowitz

Members present: Richard Marshalian, Cindy Cleghorn, Nina Royal, Liliana Sanchez, Betty Markowitz, Berj Zadoian, Stephanie Mines

2. Motion to approve Sept 18, 2023 minutes - postponed

3. Announcements and/or updates from Committee

4. PRESENTATIONS /Discussion / Possible Action:

a. 9604 Hillhaven ZA-2023-3187-ZAD-SPP and ENV-2023-3188-CE addition to house and waiver from street improvements. – No presenter- item postponed

b. 7665 Marchea VTT-83902-SL-HCA and ENV-2023-4515-EAF Small Lot Subdivision on RD3-1 lot into 7 lots with 7 single family homes. Presenter: Armen Tutunjian, Architect

Public comments:

Stakeholder #1-(Lenny) Question re: inadequate parking-Parking along street is barely sufficient for current residents-

Stakeholder #2: Question re: inadequate parking on street with the addition of seven houses

Stakeholder #3: (Abby) Questions regarding traffic study and wildlife impact

Stakeholder #4: too many homes for site, what about fire department vehicles and fire safety

Stakeholder #5: Question re: inadequate parking, no sidewalks

Stakeholder #6: concern re: inadequate parking, currently crowded- no room for more vehicles

Stakeholder #7 (Community Garden member) Fire concerns/evacuation, street too small, too congested for evacuation in emergency, visitor parking

Stakeholder #8 There is already congestion on narrow street- no room for more cars

Stakeholder #9 (Ivan) Opposed to project, no parking; especially on trash days, fire department won't be able to access site.

Stakeholder #10 (Marco) Too many houses for site

Stakeholder #11 Concern over number of cement trucks on narrow road

Stakeholder #12 Where will trash cans (from site and how many) be kept?

Stakeholder #13 Concern regarding trash cans storage

Stakeholder #14 Not enough notification of meeting

Stakeholder #15 No EIR, questions re air quality during building

#### Board Comments:

Berj: Question re: zoning (RD3-1)

Liliana: Questions re notification from City, inadequate parking

Nina: How many bedrooms per house

Cindy: Will there be a common use area for site? (Yes) Will the site be gated? (No) How will vehicles (emergency) turn around, fire department access, hearing process not yet set

Richard: How many houses can be built by right (4) Who manages the Low Affordability housing (LA City), What about Categorical exemption, guest parking (None), can garage be converted to ADU- per architect there is a covenant signed – No ADU allowed, asked re: possibility of parking permits for street

#### Comments continued:

Abby: Questions re: exemptions, vesting, state and city requirements.

Cindy: Fire department has not responded on this project

Stakeholder: Affordability

Carol: Mayor Bass stated in public meeting LA City needs to build 500,000 housing units. Concern over new town homes looming over neighboring properties, design too generic/no personality

Cindy: Waiting for public works and fire department reports

Richard: Asking for redesign of units- fewer units, more landscaping

Stakeholder: Why this site?

Stakeholder: Asking for reduction in number of houses- to 3 or 4

#### 5. Public Comments: Non-agenda Items under the Committee's jurisdiction

Stakeholder: Re: Apartment building on Denny's site. How can people speak out?

Stakeholder: Appeals to Denny site only if you are directly impacted-

6. Discussion/Action: Update to Land Use Committee members including possible removal and adding new members to the committee: LUC approve STNC board member Peter Darakjian as a member of the Land Use Committee.

Motion to approve Peter Darakjian as LUC member: Richard Marshalian, 2<sup>nd</sup>, Liliana Sanchez

Vote:

Yea: Richard, Cindy, Nina, Liliana, Berj, Betty, Stephanie

No- none, Abstain: none

7. Open Planning Applications for future meetings a. 6915 Foothill – CUB and extended hours of operation – application not yet completed. b. 10156-10158 Hillhaven – demolishing 4 single-family homes and replace with new 3 story 19 unit apartment building with 21 parking spaces- not scheduled yet c. 11436 Dellmont Dr. – Lot Line adjustment to confirm lot line to existing fence-not scheduled yet.

7. Confirm next meeting – to be announced.

8. Adjourn at 9:08pm