

SPECIAL LAND USE COMMITTEE (LUC) MINUTES

March 10, 2025, 7:30pm

This meeting is held by the Sunland-Tujunga Neighborhood Council using teleconferencing pursuant to Government Code Section 54953.8(a)(2)(B).

1. Call to order, Cindy Cleghorn, 7:46 pm. Committee Roll Call:

| | Board Member | Roll Call |
|--|----------------------------|----------------------|
| 1 | Richard Marshalian | Absent |
| 2 | Cindy Cleghorn | Present |
| 3 | Nina Royal | Present |
| 4 | Liliana Sanchez | Present |
| 5 | Vartan Keshish | Present |
| 6 | Betty Markowitz | Absent |
| 7 | Berj Zadoian | Present |
| 8 | Peter Darakjian | Absent |
| 9 | David Jenkins | Present |
| 10 | Jorge Martinez | Absent |
| 11 | Alternate: Stephanie Mines | Present |
| 12 | Alternate: Vacant | |
| 13 | Alternate: Cathi Comras | Absent |
| 14 | Alternate: Arsen Karamians | Absent |
| | Susan Denning | Member of the Public |
| | Sherry McCoy | Member of the Public |
| | Sylvia Martinez | Member of the Public |
| | Mary Ellen | Member of the Public |
| 6 Present; 1 alternates present; 6 absent including 2 alternates | | |

2. Approve outstanding 2-10-2025 LUC Minutes, Liliana, Vartan. Passed.
3. Discussion/Action: Updates to Land Use Committee members

- a. Cindy noted that we need additional members for LUC. Vartan said he has a potential candidate for LUC membership. Vartan will contact him to invite him to join a meeting.
4. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS
- a. Cindy said that the NC Selection process is in full swing and if interested in joining the Board, there is a link on the STNC website. The application process is open til the end of March. Election is May 17th, the third Saturday of May.
 - b. Nina said March 14th celebration for St Patrick's Day is at the Elk's Lodge; dinner is corn beef and cabbage. Cindy said American Legion has events going on earlier in the day.
 - c. Cindy reminded that the NC Council Meeting is Wednesday night at the Elk's (in-person). There is community concern about the trucks going through the area and updates will be available.
5. Discussion/Action: 7418 W. Verdugo Crestline - ZA Hearing set for April 3 @ 9:30AM on Zoom Regarding Proposal: To permit the construction, use and maintenance of a new third floor addition of 1,019 square feet to an existing single-family dwelling of 1,917 square feet, and new 400 square-foot two car detached garage to an existing 3,336 square foot residence on a 21,508.5 square foot lot.
- a. Cindy just got the hearing notice on this project, set for April 3rd at 9:30am (zoom). We haven't seen this proposal before. David said he went to the site today, located on a dirt road hill. There is a gate and visibility is limited. David found some pictures on Zillow; it's an older house (1956 vintage) that looks like a custom home. It is down a steep driveway and you can't see the house at the bottom of the street. It isn't a view property. The hearing will discuss access by fire trucks. The reason for the additional upgrade, to build an additional level to the existing house, is unclear to David. David felt that with the steep driveway to the house, access and egress could be problematic in the event of an emergency. David can attend the meeting on April 3rd.
 - b. Cindy showed information on the Public Hearing Notice (ZA-2024-4135-C) which is on the STNC.org website.
 - c. Liliana said that an aerial view she had didn't show it was blocking any other property. The issue really is access/egress to the house itself although trucks can access the top of the driveway.
 - d. Susan said that the executive from State Farm said that some properties should never have been allowed to be constructed in the Pacific Palisades area. David felt that a fire would not be able to be defended. David questioned if the property could even be insured without additional fire-safing. Susan questioned who would be responsible for brush clearance.
 - e. Cindy suggested a special meeting of LUC and STNC Board to discuss the project further to be held on 3/31, in advance of the ZA hearing. This meeting is not confirmed.
6. Discussion/Action: Status / Updates on prior agenda items:
- a. Demolition Notices for 8560 Apperson, 10840 Tujunga Cyn, and 10563 Hillhaven
 - i. David said that for 10840 Tujunga Cyn, demolition is complete.
 - b. 9943 Provo

- c. 9466 Tujunga Cyn - single family residence. Cindy said that trees were illegally removed from the 9466 Tujunga Cyn property also. This is a single family residence with an ADU. This is located as you make the curve coming up from Foothill Blvd.
 - d. 6736 Foothill - Starbucks – opening. Mary Ellen said she was waiting for them to resolve the light situation.
 - e. Other – Susan said that at 7275 Foothill, the old Denny’s lot, there are oak trees located there that may have stopped the property from being developed.
7. Discussion/Action New Demolition Notices: No updates. Cindy encouraged people to get updates.
 - a. 6604 Haywood
 - b. 7612 Machrea – Mary Ellen said this is on the south side of Machrea; there are 2 mailboxes there (7612 and 7614) so it might be a duplex.
 - c. 8507 Apperson
 - d. 10011 Pinewood.
 - e. 10318 Plainview – Mary Ellen said that there was an oak tree in front of the house that was a major feature of the property. Sherry said this is a 1922 property that might have historical value.
8. Discussion/Action: New application for office building at 7335, 7337 Foothill
 - a. Cindy said this is a small lot and isn’t sure what the details are; if anyone can get more information, please do so. Cindy has the plans for whoever would like to take this property on to get more information and schedule a presentation at LUC.
9. Discussion/Action: New application Class 1 Conditional Use Single Family at 7041 Flora Morgan Trail
 - a. Cindy suggested this be investigated by someone for future discussion. Sherry looked at Zillow and provided some information. Cindy has the plans for whoever would like to take this property on to get more information and schedule a presentation at LUC.
10. Committee Member Comments / Announcements & Future agenda items
 - a. David said that if/when Building & Safety and Planning merge, wondered if they would have enough people. David also questioned our relevance in view of the City’s support to get constructions going quickly after the recent fires; the focus is expected to be on fire-rebuilding.
 - b. Sherry said that if you want to see what a 2-story ADU will do to the view, drive by 10945 Christine Way - just two blocks east of Mt Gleason school; Sherry provided additional information about the example
11. Discussion: Next Meeting date suggestions: Monday, March 31 & April 14 @ 7:30 PM
 - a. Cindy asked if both dates could be supported; there is a lot going on. People indicated their availability. Cindy said 3 more people are needed and will inquire if others are available (not present at this meeting).
12. Adjourn, 9pm.