

**SUNLAND-TUJUNGA  
NEIGHBORHOOD  
COUNCIL**

**SPECIAL LAND USE COMMITTEE (LUC) MEETING  
Minutes**

**Monday, February 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 and Committee Roll Call, Cindy Cleghorn, 7:35pm

	Board Member	Roll Call
1	Richard Marshalian	Present
2	Cindy Cleghorn	Present
3	Nina Royal	Absent – Nina came about 7:45pm
4	Liliana Sanchez	Present
5	Vartan Keshish	Present
6	Betty Markowitz	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Present
11	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Cathi Comras	Absent
14	Alternate: Arsen Karamians	Absent
	Susan Denning	Member of the Public
	Paul Amsbrusder	Member of the Public

	Board Member	Roll Call
	Miran Kaladjian	Member of the Public
	Raju Shah	Member of the Public
	Ashok Savla	Member of the Public
9 Present; no alternates present; 1 absent including 3 alternates		

2. Approve outstanding minutes. A motion was made by Liliana and seconded by Vartan. The motion passed to approve the January 13, 2025 minutes.
3. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS - none
4. Presentation: 10105 Commerce - Raju Shah, President, Jain Temple of Los Angeles to present updates and May 1, 2025 opening.
  - a. Raju Shah said the project started in 2012, the project is single story. 2015 was the ground breaking; there was a good response from community members at the time. They decided to go with a second story which took about 5 years to get approvals. May 2 will be the opening. A plan for the dome is in process.
  - b. Liliana said she was happy to have the project at the final phase and is looking forward to participating and 'welcome to the community'. Liliana asked about parking. Raju described the parking available at this time and what is also being negotiated for the future events and feels plans will satisfy parking requirements.
  - c. David commented that the project was across from Bolton Hall and asked about additional potential parking in the area. Raju has already inquired from other venues. David also expressed a 'welcome to the community'.
  - d. Liliana recalled that there was a generous offer that Raju made previously about providing health services to the lower income community and wanted to know if this is still possible. Raju said this would be done periodically but not planned for a regular schedule at this time although he can inquire further about availability of doctors. Raju will send an invitation to the LUC members who would like to attend the opening ceremony.
  - e. Cindy commented that perhaps in April a presentation could be made to the STNC General Board if Raju would like.
5. Committee Member Comments & Future agenda items
  - a. David said there were two projects south of Foothill he has been working on.
    - For the project on Redmont Ave, a double lot was purchased and the owners want to put up a big house. The project wants to waive the

required 20 ft road width. David talked to one architect who seemed frustrated with City planning; David gave her the name of the person handling the project - Eric Merchana, the Unit Head at City Planning who is now the go-to person. Nothing has been happening on this project for the last few months.

- The second project is at 9540 Cedarvale Rd, a cul-de-sac. David said this is a fairly big project. The architect is Hamlet Sadekyan (Burbank). The owner wants to keep details about the project private. They are taking an existing house and want to increase it considerably – increasing the numbers of bathrooms and bedrooms and going from approximately 1,800 sq ft to 6,000 sq ft. It will be the highest property in the area for elevation.
- b. The City is working on an update for the Planning-101 class, per Cindy. This is a requirement for LUC members to take; it is a YouTube class but there is a registration process. Cindy will advise when the next Plan-Check meeting will take place and LUC can give feedback on the class at that time. It is expected to be ready later in 2025.
  - c. Cindy said to check the [PlanCheckNCLA.com](http://PlanCheckNCLA.com) website where additional information can be found.
  - d. Miran, a member of another Neighborhood Council (NC), discussed what he was working on in his NC. Miran suggested a mutual Town-Hall with his NC and STNC to discuss city planning and the recent fires.
  - e. Liliana said the City has issued an ordinance regarding evictions and wanted to know if anyone had additional information.
  - f. Miran said that his NC has properties that are affected by the fires and that a landlord cannot evict (for one year) but can increase rent up to 10%.
  - g. David commented that its possible that LA Building & Safety and City Planning are going through a re-alignment of tasks and there is a new list of personnel with new titles, etc.
  - h. Richard said there is a re-zoning ordinance that was recently approved and he will look for a map of re-zoning to send to LUC members.
6. Discussion: Next Meeting, Topics and location for next meeting
    - a. Monday, March 10th @ 7:30 PM will be the next meeting for LUC.
  7. Adjourn at 8:16pm