

# SPECIAL LAND USE COMMITTEE AGENDA

Monday August 19, 2024

7:00pm

1. Call to Order at 7:22pm. Roll Call:
  - Present: Betty Markowitz, Berj Zadoian, Cindy Cleghorn, David Jenkins, Pati Potter, Richard Marshalian, Betty Markowitz.
  - Absent: Peter Darakjian, Nina Royal, Cathi Comras, Vartan Keshish, Stephanie Mines, Arsen Karamians, Jorge Martinez.
  - Community members included: Susan Denning, Sherry McCoy, Paul Armbruster, and Ross Herman
2. Motion to approve July 2024 LUC minutes as corrected passed.
3. Updates to tasks and status of LUC members' Code of Conduct requirement - [new \(2/20/2024\) Code of Conduct Policy](#) training requirement; updates for LUC Member positions.
  - a. Cindy reminded people to complete the Code of Conduct if they haven't already.
  - b. Cindy said that Pati sent a list of tasks for members of LUC - who was doing what. Cindy is soliciting volunteers.
    - i. Cindy said the biggest task is when we get an early notification we need to invite project personnel to come and present their project. It helps them when they can show the City that the STNC supports their plan.
    - ii. Pati said that it is best when 2 people take over the project from LUC. The team would make sure the letter was written, reviewed, approved by the Board and got to the Planning Committee. Efforts in the past have been inconsistent.
    - iii. Richard said he has a process in place and we do not have to burden Pati in the future. While not difficult, it is time-consuming. Attending the City Planning meetings is a challenge for Richard if someone else and if someone else can help out here it is appreciated.
    - iv. Liliana is looking forward to implementing Richard's new system and having the 2-person team going forward.

- v. Cindy said that the City needs to understand all the issues which LUC can help with.
- vi. Richard will get out a sign up sheet for LUC members to head projects (including items a-l in this meeting's listing). Liliana commented that everyone on LUC needs to take on some responsibility; Pati concurred. David said that as a new member, he needs help to be an effective volunteer; Richard said LUC can work with David and he can write out the process. If there are 2 people, one can be experienced and help train the other. Liliana said making phone calls and reaching out to the community takes up time and that learning also comes when members listen to presentations, we are all continually learning. Members shared preliminary thoughts on assignments, Richard is developing a tool to track assignments and the work being done. *Note: Preliminary list of who is taking projects: Item 4 b- TBD, c- TBD; e-TBD; f-Liliana; h-Liliana; i- TBD; j-Paul; k-David; l-David). Item 6, Lowell- Peter and Richard.*

#### 4. Discussion/Possible Action:

- a. Hearing Update: 8/15/24 - **8152 Ellenbogen** held before NV Area Planning Commission - BOE Conditions. Cindy went to a hearing last Thursday. The Project split (into 3 lots) was approved with conditions.
- b. Hearing Update: **Discussion/Possible Action: 9604 Hillhaven - (New Notice) Public Hearing Sept. 12 @ 9 AM - on Zoom – ZA-2023-3187-CU1-SPCC** Zoom ID 815 7215 1079 - Passcode 537841. Paul said the hearing will be on zoom and that there are still property line issues. The attorney that attended the last meeting said the issue is building new structure without permits. Paul wondered if another letter is expected from the LUC. The Project is asking for permission for illegal work to now be approved (after the fact). David said someone wrote a strong letter to the City regarding this property and the response is to have another hearing on the 12<sup>th</sup> of September. David asked if there should be another presentation and another letter and expressed a concern that we do not want precedent to approve after illegal work has been completed.
- c. Update: 10065 Commerce - Support Letter approved and submitted to Pullman Family
- d. Update: 6454 Foothill @ Creemore - New ARCO gas station is now open. Cindy said the owners would appreciate any support from the STNC to let the community know that they are now opened.
- e. Update: 6736 Foothill - New Starbucks drive thru under construction. Cindy said there are on-going concerns with a neighbor; the neighbor is in touch with the City.
- f. Update: Sunhill Marketplace – The New ROSS store is open, Jump Trampoline and Alta Med. Cindy said it would be good to get the word out to the community

when businesses, including the new Ross store, are opened and to stay in touch with the owners.

- g. Update: 10733 N. Plateau Dr, Sunland - approved addition. Cindy said that the City has approved the addition.
  - h. Demolition Notice: 7665 Machrea St. Cindy said that it appears that the subdivision is not going forward, but LUC needs to understand what the current plan is and will need another presentation.
  - i. Demolition Notice: 7660 Foothill Blvd. Cindy said that LUC needs to make contact with the new owner and find out what their plans are.
  - j. New Application: 7418 Verdugo Crestline - ZA-2024-4135-CU1-SPPC/ENV-2024-41136-CE - Class 1 Conditional Use, Specific Plan Project Compliance-addition to existing house. Adding to an existing house on a narrow street. Pati said that the location needs to be looked at. Paul is willing to help, no one is now assigned.
  - k. New Application: 10330, 10330-1/2, 10332, 10334 N. Samoa add two residential units - Case: DIR-2024-4919-SPCC-HCA/ENV-2024-4920/ADM-2024-4916-PMUL. This is administrative and could close quickly. Cindy asked David to take this project on together with Item L (Gyral).
  - l. New Application 6249 Gyral - Zoning Adjustment ZA-2024-4854-ADJ/ENV-2024-4856-CE/AA-2024-4211-PMEX - Lot Line Adjustment. Narrow street, LUC needs to discuss plans with owner.
5. Discussion/Possible Action: **10834 and 10840 Tujunga Canyon Blvd - Protected Tree removal, new construction**; outreach to owner.
- a. David Jenkins is working this item. This property moving fast. As far as illegal tree removal goes, David asked Urban Forestry to give him a copy of the NTC and was directed to go to Public Records; this will take 30+ days to receive. David reminded the members that he is new and does not know the process when there is an illegal tree removal. David asked who to reach out to in the City regarding illegal removal. Cindy said there is a representative (Joanne); David has already talked to her. Cindy suggested he ask for her (Joanne's) contacts and also talk to Urban Forestry and City Building and Planning.
  - b. David said that there were quality reviews completed at the end of July. He is not sure if 2,3 or 4 houses are planned on this double lot but it appears to be 3 houses. Cindy said this should have an early notification at this time where LUC is mailed a copy of the application when it is complete and the applicant will have the contact information in it (owners, etc.) to contact. Cindy suggested waiting for the contact information to ask them to share their plans with the LUC but noted that there may not even be an application if the project is per code (i.e. not a discretionary item). Liliana said the STNC has a PO box and applications come in through this. David said there is now an RV at the site and

people are living there; he is not sure if it is illegal squatters or not. David has the name of architect. Richard suggested reaching out to the architect only if this information has been publicly made available. Richard said we don't need them to present if not a discretionary action (e.g. where they are building a house to code and we would not have a voice in it.) Cindy suggested reaching out and potential to meet even sooner than the next planned LUC meeting. The wording for a reach-out was discussed and Richard said he would write something out for when a contact is made to ensure consistency with everyone doing reach-out as part of the process he is developing. For example, stating that LUC is advisory to the City; this will immediately help David in the event he contacts the architect. We should be consistent. Paul said that even projects that are 'by-right' may still overbuild for what they said they would do; a project should know that there are community eyes on the project which will help in the long run.

6. **Discussion: 4459 Lowell [City of L.A. side] - New Permits for new use.** Permits will come under the City of L.A. for a new pre-school and LUC needs to understand the project; there is not an application yet. Cindy suggested that Peter can help with Lowell project and the co-team member could be Richard. The project is in the early stages currently.
7. **Discussion: plancheckncla.com website updates, new Zoning Code presentation is up;** watch when you have a chance, per Cindy.
8. **DISCUSSION/POSSIBLE ACTION: LSAN Oro Vista Corridor Project & survey -** <https://www.stnc.org/page/viewNews/7626#> . Not really a land use issue, but more a beautification or under another committee.
9. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS –**
  - a. Cindy remarked about apartments that the City bought and became permanent housing. She was contacted by someone that lived there that said they were being evicted. The party showed pictures of the condition of the building with ceilings leaking and mold. Cindy will connect the person with people from the City to see if it can be fixed. The apartments are run by a non-profit although city owned.
  - b. Liliana said that there is a survey where the public is being invited to take a survey to provide information regarding fire insurance. Inputs are being taken until September 17<sup>th</sup> and Liliana will send the link to Cindy. Liliana also suggested that the State should give us a presentation about restoring insurance where insurance companies have pulled out of the State and no longer provide coverage. The goal would be to get someone from the Commissioner's Office and the Senator's Office to give the presentation and address community concerns. Cindy will post the link on the STNC website and the information can also be provided to Ross for the STNC monthly newsletter. David commented that insurance costs are going up continually. Liliana said that there are measure in place that are effective only for HOA and Commercial buildings.
10. Discussion: Next In Person Meeting, Topics and location for next In Person meeting

- a. The next meeting will be Monday, Sept. 16 @ 7:00 PM via zoom.
- b. Cindy said that for an in-person meeting, the Elks charges \$50. David said that Bolton Hall is free but to make sure the were asked (not to just show up). The next in-person meeting is planned for October 21<sup>st</sup>.

11. Adjourn, 8:49pm