

**Sunland Tujunga Neighborhood Council**  
**SPECIAL LAND USE COMMITTEE MINUTES**  
**September 16, 2024, 7:30pm**

1. **Call to Order and Committee Roll Call**, Cindy Cleghorn, 7:39pm
  - Attendees included Berj Zadoian, Betty Markowitz, Cindy Cleghorn, David Jenkins, Nina Royal, Pati Potter, Richard Marshalian, and Vartan Keshish. Non-members included Karen Moran, Susan Denning and Ethan Goodman.
2. **Motion to approve outstanding minutes** - August 2024, motion approved as amended.
3. Updates to LUC Member positions, tasks and status of LUC members' Code of Conduct requirement - new (2/20/2024) Code of Conduct Policy training requirement.
  - 3 outstanding Codes of Conduct – Liliana, Jorge and Stephanie
4. **Discussion / Possible Action: Review Spreadsheet of upcoming presentations / new applications**
  - Rich recapped the last meeting's discussion where it was proposed that two people be assigned to a project, a primary and an alternate. Rich created a tool in google docs to track who is assigned and status information (dates, submittals, etc.). Rich will send the link to the tool to LUC members after the meeting. Pati urged people to help and not rely on Cindy and Richard. Rich demonstrated the new ATLAS website and addressed comments from Cindy and Pati.
  - Rich hasn't filled out the initial slate of projects yet but it is in process. Cindy felt that the Starbucks project (6736 Foothill) could be closed out because the issue had been resolved with the neighbors.
  - **7660 & 7656 Foothill** - Berj reported that there were two office buildings that had fire damage that have been asked by LADBS to come up to code or to be demolished. Demolition is planned on (at least) one building and a new project is planned to change the body shop business to a car wash with plans developed; new application has not been filed with City Planning yet.

- **6249 Gyal.** David discussed the Gyal project. The project is on top of a hill (Sister Elsie). The owner bought property but it wasn't disclosed that the house on it was partially on another property. Owner has gone to the city to see if the property line can be redrawn to get the house within the property he bought and then he will be able to make the repairs he needs to make. At this time LUC can do nothing while the owner works through this.
- **10330, 10330-1/2, 10332, 10334 N. Samoa.** David showed pictures of the property (10332 and 10334 house numbers). Per David, the owner wants to total of 4 houses on this lot 2 would be single family units plus 2 ADUs. Dang Nguyen is the assigned City of L.A. Planner. The lot goes through to Pinewood (where it is not accessible). Nina said she knew of a similar project, already built, where the residents parked on the street due to the no access. Pati said there was a similar project she was aware of but they had garages and a long driveway. David will talk to Mr. Nguyen with the next step being for the owner to make a presentation to the LUC. David commented that these SB9 projects are being pushed through fast (SB 9 allows homeowners to create up to four homes on an existing parcel, in effect, eliminating single-family-only zoning). Cindy said when the land-owner first files the project, they also send LUC a copy. Cindy said it would be interesting to know the time-line for the project; plans can be accessed on the ATLAS site.
- **10834 and 10840 N Tujunga Cyn Blvd.** David discussed the site; LUC never got a letter from the City regarding the project. David added that the illegal tree removal had been added, which could slow the project down for some time (potentially years).
- **Tujunga Cyn.** Cindy said there is a property on Tujunga Cyn that is just north of Foothill Blvd (where the road curves west) that has an oak tree; she saw that an entry way has been added. Rich said the huge oak tree was taken down.
- **9401 Hilhaven** – Jorge attended the meeting although he could not speak. Comments are allowed for one more week (until 9/19/24). The applicant's representative presented the same plan. The zoning administrator asked if they had filed an application for some specific items, but they had not so these items will not be addressed. LUC should receive determination letter within 4-6 weeks. David said he was there and thought what they were requesting was for very tall retaining walls which they did not get permits for. Pati and Lydia were also at the meeting.

Thank you from Cindy to all plus Richard, David and Berj for their thorough updates.

5. **DISCUSSION/POSSIBLE ACTION: LSAN Oro Vista Corridor Project & survey - <https://www.stnc.org/page/viewNews/7626#>**

- Cindy reminded people that they could still take the survey and weigh in on landscaping (trees, etc.) and noted that Jorge is interested in this project. Cindy

said there is flooding on the local street which might be eliminated. In addition, there will be a sidewalk added on one side of the street (near Sunland Elementary School); there are no sidewalks at this time. The Survey website info is included in these minutes.

- Cindy said that STNC General Board is going to hold a special meeting on Thursday to discuss a letter of support for the Oro Vista area and LUC is welcomed to attend (ref. *“City of Los Angeles FHWA Culvert AOP Grant Application for the Oro Vista Culvert Replacement at Big Tujunga Wash Southern Steelhead Passage Planning Project”*). Federal funding is needed for the project which will ensure that water can flow properly.

#### **6. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

- None

#### **7. COMMITTEE COMMENTS ON NON-AGENDA ITEMS**

- Rich said that there is a grant for Japanese American compliance sites if anyone is interested. Pati suggested that this be advertised to the community.
- Cindy said that she attended a meeting where a gentleman talked about “paper streets” on the far end of the Fond Family Open Space (far end of McGroarty Ave). This is where streets are constructed without going through the proper permitting process. There have been proposals for building in the past that were discouraged. David will see if he can get information about it. Pati added that insight about some “paper-streets” she is aware of in area.
- Liliana and Alpine area neighbors had a meeting with Senator Menjivar and her staff regarding the challenges the community is having getting insurance. Hearing with State Insurance commissioner on 9/17. Details will be posted on the STNC website tonight.
- Cindy went through the STNC website for the LUC committee, encouraging committee to give her photos of themselves for inclusion. Richard said the project spread sheet will be on the website with appropriate information for the public to be able to follow the projects.
- Pati said that she needs to be identified as an alternate on the website at this time.

#### **8. Discussion: Next Meeting, Topics and location for next meeting Monday, Oct. 21 @ 7:30 PM**

- Cindy discussed when to have the next in-person LUC meeting. It was tentatively planned for October 21<sup>st</sup> but there is a ‘Town Hall’ meeting planned for that time period. Nina suggested moving it to January and avoiding the holidays. The meeting could be at the Elks or Bolton Hall.

#### **9. Adjourn, 9:01pm**