

**Sunland Tujunga Neighborhood Council**  
**SPECIAL LAND USE COMMITTEE (LUC)**

**MINUTES**

**Monday, November 18, 2024**

1. Call to Order and Committee Roll Call

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

2. Motion to approve outstanding minutes from October 2024 passed; minutes approved as-is.
3. Committee Member Updates, recent activities, **prospective committee members**, tasks and status of LUC members' Code of Conduct requirement - [new \(2/20/2024\) Code of Conduct Policy](#) training requirement.
  - Cindy introduced Armen Marirousi who had attended the recent General Board meeting. Armen said that he wanted to better understand how LUC functions.
  - Cindy reminded people that they should turn on cameras, per City dictates.
  - Cindy talked about a liquor store across the street from Cesar's Banquet Hall on Foothill Blvd. It has been taken over by two people and Cindy noted it has a very bright sign which is not typical of stores in the area.
  - Cindy said if anyone wants to get involved with LUC that there are trainings available including trainings by the Planning Department which are on Youtube.
  - Cindy said Armen hasn't been able to attend LUC meetings and the position might be opened to someone who can be more active.
4. **Discussion/Possible Action to Review Spreadsheet of upcoming presentations / new applications - No updates yet on ZIMAS:**
  - 9540 CEDARVALE - DIR-2024-5914-SPPC - EXTENSIVE INTERIOR REMODEL AND ADDITION TO (E) SFD FOR A NEW KITCHEN, FAMILY ROOM, LAUNDRY ROOM, SEVEN BATHROOMS, AND FIVE BEDROOMS. Staff: Eric Marchena (Sept 2024)
    - Cindy showed google maps for Cedarvale project. David said he would talk to someone knowledgeable about the project.
  - 9837 REDMONT - ZA-2024-4975-CUP1-HCA - 2-story SFD with attached basement garage, attached deck and attached ADU - staff: DANG NGUYEN (Aug 2024)
    - Cindy showed google maps for the Redmont project; David said he would do some initial research on this project, also.
5. **Citywide Housing Element Update/CHIP Ordinance:** [Council File 21-1230-S5](#) and [21-1230](#)  
Timeline: City Planning released drafts in September. On September 26 the City Planning Commission passed Draft #3 (unanimous): Next: Will go to PLUM Committee on 11/19 @ 12PM.  
Request [from United Neighbors]: We want to thank the people that are joining us for the PLUM meeting downtown. If you are a Neighborhood Council that has submitted their CIS in support of Draft #3 of CHIP, please consider sending someone downtown to read your statement. This will be perhaps our last effort to get this Draft over the line and approved by Council. PLUM's recommendation is very important. So please consider sending someone to represent your community. Remember to continue to send your comments to PLUM members, if you haven't done so. Comments posted for the record to city clerk file: [click here](#)  
<https://cityclerk.lacity.org/publiccomment/?cfnumber=21-1230-S5> Please be sure to send comments. City Planning FAQ Sheet <https://planning.lacity.gov/faq>
  - The City will have a special meeting tomorrow at City Hall, per Cindy. Cindy asked if anyone could attend, but if not, encouraged submitting comments. Cindy said the City has until February; this is the first step at the City Council level. Rich asked if there was any consensus on the drafts submitted; Cindy said there was for Draft #3. Cindy is bringing it to LUC's attention for awareness and potentially for participation. Cindy will provide a link to PLUM meeting (tomorrow).

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

- Cindy said that we are keeping this item opened to get updates. Ricardo said they have a lot of responses from the community. Liliana said she would like to be involved with this Project and Cindy advised her to contact Ricardo.

7. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**

- David commented on SB9 projects; LUC is not given notification of SB9 projects and there is no local control of these projects. Cindy asked if there could be an effort to get more community involvement; Richard said we don't normally get notified about SB9 projects but there is a way we can get records via a City portal even if we don't get notifications. LUC would then know about the project but would still be limited in what can be done to influence SB9 projects. Rich said there is detailed criteria that has to be met. Cindy displayed a form that included the criteria for SB9 projects. Rich provided additional insight into some of the criteria listed per his understanding. Cindy also displayed a ZIMAS search showing parcels that are included in SB9 and did a scan through some of them to see how they responded to the criteria.

8. **COMMITTEE COMMENTS ON NON-AGENDA ITEMS**

9. Discussion: Next Meeting, Topics and location for next meeting Monday, Dec 16 @ 7:30 PM

- Cindy asked if this date was acceptable and suggested that the in-person meeting be put off until January which was agreed to.

10. Adjourn 8:19 pm.