

## SPECIAL JOINT BOARD AND LAND USE COMMITTEE

### Minutes

May 12, 2025 7:30 pm

*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.

Meeting called to order by Cindy at 7:52pm.

	Board Member	Roll Call
1	Richard Marshalian	Present
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	Present
9	David Jenkins	Present
10	Jorge Martinez	Present
11	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Cathi Comras	Absent - Resigned
14	Alternate: Vacant	
	Sherry McCoy	Member of the Public
	Miran Kaladjian	Member of the Public
	Paul Armbruster	Member of the Public
<i>7 Present; 0 alternates present; 3 absent including 3 alternates. **Note: Liliana and Vartan joined about 8:05pm</i>		

2. **Motion to approve 4/14/2025 LUC outstanding minutes.** Motion made by Peter and seconded by Nina. Roll Call vote unanimous.

3. **Discussion/Action: Updates to LUC members including removal for non-attendance.**

- Cathi Comras told Cindy she would have to resign from the LUC, but can potentially help in the future; Cathi's resignation was accepted. This leaves us with 3 alternate vacancies and one committee member vacancy - total 4 vacancies on the LUC. New recruits welcomed per Cindy; up to 5 Board members can be on the committee. We now have 4 Board members which may change after upcoming STNC Selection.

4. **ANNOUNCEMENTS:**

- STNC Board Selections - Meet the Candidates – Vote May 17 at Elks Lodge 12-4pm, <https://www.stnc.org/page/viewPage/2025-selection-information#gsc.tab=0>. Cindy gave an overview of upcoming STNC Selections at the Elks' Lodge, 12-4pm, Saturday, May 19.
- UPCOMING COMMUNITY EVENTS – see [STNC.org](https://www.stnc.org) calendar – Cindy said that events are on the STNC calendar.
- The new MYLA 311 app available; use this app for bulky items and other concerns to report to the City.
- Recreation & Parks survey <https://needs.parks.lacity.gov/>

5. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - None.

6. Discussion/Action: **Support Letter for Jain Temple** - 10105 Commerce Avenue - Support for Dome Height Modification - Walk/Drive-by site to see sample height.

- This project was discussed in some detail during the April LUC meeting (see minutes). Cindy said that there is now a pole on top of the building to see how tall the dome will be (roughly). Cindy presented a draft of the support letter which will move to the Board on Wednesday if LUC members agree. Jorge agreed with the letter as written. Peter asked if the community was ok with it and Cindy said that neighbors were solicited and were supportive. Peter and Richard expressed concern about precedent; David mentioned that the height (31 ft) was less than the allowed 33 ft per city ordinance. Concerns about precedence were mitigated by the fact that it is a religious organization. Richard said that in seeing the pole, it isn't particularly obstructive of views. Miran wanted to know if there were any comparable examples in other communities. A motion was made by Liliana and seconded by Richard; the roll call vote was approved unanimous.

7. Discussion/Action: Support Letter for Alpine Village neighbors to request a removal of the red curb stripe - "Daylighting Law" as red-striping not necessary in this vicinity.

- Liliana said there was a new law that affects our community that was passed (Assembly Bill 413) which prohibits parking within 20 feet of any marked or unmarked crosswalk, regardless of whether there are red curbs or signage. This law, sometimes called the "[daylighting law](#)," aims to improve pedestrian safety by increasing visibility at intersections. As a result of this new law, parking spaces on the street have been lost. Liliana called the Councilmember's office with her concern about parking and the Dept of Transportation referred them to the law. Ricardo Flores, from Monica Rodriguez's

office, has been notified. Ricardo said there were others impacted by this law and losing parking spaces also.

- Cindy read the draft letter, addressed at this time to DOT. Miran suggested that Assemblymember Nick Schultz be included in the letter for more impact as well as the Councilmember from the LADOT. A motion was made by Peter and seconded by Liliana. The roll call vote passed unanimous.

#### 8. New applications updates:

- **8042 McGroarty** - addition and ADU in the Scenic Corridor Specific Plan area <https://www.stnc.org/systemPage/project/112#gsc.tab=0b>.
  - Liliana contacted the applicant and the person in charge of the application (Tracy). An invitation to attend an LUC meeting was declined at this time.
  - Liliana asked for suggestions about how to persuade applicants to attend an LUC meeting. David said he has the same issue, people don't want to come to the LUC if they don't have to. LUC doesn't have authorization to deny projects, just to make recommendations. Cindy said that she has said to the applicant that the LUC can make a recommendation with or without them, so it might be in their interest to attend a LUC meeting.
  - No further action by LUC on this site at this time.
- **7335, 7337 Foothill** Application for office building. Rich said that it is a Class 1 existing structure, a rebuild, that is in the neighborhood of 3,500 sq ft; it was approved May 1. No further action by LUC on this site at this time.
- **7041 Flora Morgan Trail** Application Class 1 Conditional Use Single Family. No information. Paul reminded that he volunteered to help whoever was assigned to the project at the last meeting. We will get the details to Paul.
- **7937 Foothill** – Leolang and Foothill - ED 1 Proposed project.
  - This project has been discussed in previous meetings. It is an ED1 apartment building that is being planned to be built at 7937 Foothill Blvd. As noted in the previous meeting's minutes, the building will have 63 apartments, 30 parking spots and be 6 stories high. Per David, the vacant site is filled with construction equipment/wood. David called and left a message for the Building and Safety person, but there appears to be no effort to clean it up. It's a big project in that it is planned to be for low income residents. The standard height in Tujunga is 33 ft and this will be 66 ft per David. Right now it will be around 49 very low income households with 2 stories of underground parking. Normal parking requirements would be for around 85 spots; this will only have 30 spots, impacting parking on surrounding streets and businesses considerably. As of Decemer 5, 2024, the Building and Safety issued letter of compliance for this project. There is Letter of Compliance (dated 12-5-24) Ministerial Density Bonus Affordable Housing Incentive Program approval for the project without thought about the ramifications of doing this. It is forcing a change in the local laws which now require that only commercial buildings be built in this area on Foothill Blvd; this sets a new precedent. This is a disaster waiting to happen, creating more stress on emergency egress as well as traffic congestion and parking, per Nina. David is creating a letter to post on social media associated where STNC has a presence. Because it is a ED1

project there is no soliciting feedback from residents; they are determined to go forward. David identified the architect and suggested writing letters and sending emails to Monica Rodriguez's office. David plans to leave fliers on mailboxes, etc. in the immediate area of the project including business that will be impacted to let them know what is happening.

- Peter said that just sending a letter might not be that helpful, but perhaps what is needed is an in-person appointment with the right people. Cindy suggested the Deputy involved with the ED1 projects. David suggested meeting with Ricardo Flores, and Cindy suggested meeting with Monica's planning deputies in her office (she has 2 of them). Peter said we should make an appointment to meet in person and Cindy said that Richard M knows about these projects also.
- Miran suggested reaching out to two other people involved in ED1 projects from CM Rodriguez staff: Paola Bassignana, Planning Director, [paola.bassignana@lacity.org](mailto:paola.bassignana@lacity.org) and William Dahlin, Planning Deputy, [william.dahlin@lacity.org](mailto:william.dahlin@lacity.org)
- **10413 Tujunga Canyon** - SB9 project. Miran said that this is a one-lot project that is divided into 2 lots; David thought there was just room for one house and 1 ADU. Miran said we could challenge it.
- **9964 Tujunga Canyon** – now under construction. Peter said there are two septic tanks on the property, whether planned to be installed or not. This is the site they took down a number of old oak trees. Rich lives close by but hasn't seen an application yet for the project. Miran suggested reaching out to the site planner for information. Paul asked if anyone has tried code enforcement to see if any permits pulled on the site. Nina asked what happened to early notification and thought we should complain. Richard said there is no planning approval but there is a permit for a 2 story building that was issued for a single house and ADU 7 days ago.
- **7216 Valmont - former Masonic Lodge**. Cindy said the building has been gutted. Miran said a masonic lodge is planned at a different location in the community with new leadership. Cindy said it has a full kitchen, is one story, with parking in back. Peter met with owners and his comment was they wanted to sell it and make a school out of it. Liliana remembered that the Trampoline Club had stated that they would use parking in the Masonic Lodge in the future, which would now be impacted.

## **9. Committee Member Comments / Announcements & Future agenda items**

- Liliana said there will be a Foothills Pride event Saturday, June 14, from 12-4pm at Sunland Park.
- Liliana said there is a clean up event at the Big Tujunga Canyon locale the last Sunday of the month (May 25<sup>th</sup>) from 8-12 noon, opened to the public. The big branch of the L.A Conservation Corp will plant 700 trees, native trees. Recently planted 100 native plants. The native trees are established at 3 years old but need weekly watering until then. 6 gallon tanks of water are hauled down for volunteers to water. The public is welcomed to support, come and be ready to pull weeds. A lot of volunteers do come, thankfully. The Mountains Recreation and Conservation Authority (MRCA) has put a huge water tank in the area that could be used to do the weekly watering. The Indigenous People event is held there annually (the Tongva were the original inhabitants of the Los Angeles Basin, inhabiting the area for thousands of years before European contact.)

- Berj noted that the Jump Club Trampoline Park that we supported hasn't appeared to have any activities there. Cindy suggested we invite them to give us an update. Only sees them open for private events.
- David asked Rich about using ZIMAS vs. using Atlas to check property. Rich said that ZIMAS might not have all information in it (e.g. permits) but suggested using whatever is more familiar. (From a Google search: *To check property projects in Los Angeles, use the Los Angeles City Planning's ZIMAS (Zone Information Map Access System). While the "Los Angeles Department of Building and Safety (LADBS)" transitioned to the "Atlas" interactive map application, Atlas primarily focuses on building information, permit information, and zoning. ZIMAS is the primary tool for zoning and planning information, including case filings, approved projects, and more).*

10. **Next Meeting date:** Monday, June 16 @ 7:30 PM. Liliana will be celebrating her birthday and won't be able to attend!

11. **Adjourn,** 9:06pm.