

SPECIAL JOINT BOARD AND LAND USE COMMITTEE

Minutes

Monday, April 14, 2025 7:00pm

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 STNC Board & Land Use Committee, Cindy Cleghorn, 7:05pm. *Note: This is an informational meeting with no items needing to be voted on.*

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Absent
4	Liliana Sanchez	Absent
5	Vartan Keshish	Present
6	Betty Markowitz	Absent
7	Berj Zadoian	Present
8	Peter Darakjian	Present
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Cathi Comras	Absent
14	Alternate: Arsen Karamians	Absent
	Chris	Member of the Public
	Ed M	Member of the Public
	Jason Fink	Member of the Public
	Jessica	Member of the Public
	John C	Member of the Public
	Lisa Morris	Member of the Public

	Board Member	Roll Call
	Mikal McEnany	Member of the Public
	Ralf Quint	Member of the Public
	Ross Herman	Member of the Public
	Sherry McCoy	Member of the Public
	Susan Bolan	Member of the Public
	Susan Denning	Member of the Public
	Teri Barnard	Member of the Public
<i>5 Present; 0 alternates present; 8 absent including 3 alternates. Berj joined at 7:20pm</i>		

2. **Discussion: What is ED1:** <https://planning.lacity.gov/project-review/executive-directive-1>

- a. Sunland-Tujunga ED 1 projects we know about
- b. High Fire Severity Zone

Cindy provided a background of what an ED1 designation means and the Sunland Tujunga concerns with being in a High Fire Severity Zone.

3. **Discussion: Sunland-Tujunga Approved ED1 Project:** Case: ADM-2024-5922-DB-HCA-RED1 - a Six story apartment at 7937 Foothill Blvd. (corner Leolang & Foothill Blvd. across from McDonalds in Sunland). Project approved by the Mayor's ED1 directive. See plans and approval details at this link <https://www.stnc.org/systemPage/project/113#gsc.tab=0> NOTE: ED1 does not provide early notification of these types of projects.

- Per Cindy, ED1 is an Executive Directive that the City is using to expedite affordable housing. Information is on the STNC website, but the project in review is 6 story apartment building, with 63 apartments and 30 parking spots that is designated for very low income housing. Website information shows various ED1 projects planned throughout the City; this is the first one in our area. Cindy provided information about how the property had been used in previous years, including a Dairy and gas station. The parcel adjacent to it is now part of the property. Currently construction supplies are being stored there.
- Cindy showed a picture of the apartment building (drawing) from the STNC website and scanned through the document on the website that describes the project. No permit has been pulled yet but it is unclear what the community can do to resist it or not. The primary concerns are more high density housing in an area already designated a High Fire zone with limited egress if there is an emergency, limited parking (30 spots for 63 units) on a street already known for traffic concerns/deaths, and the 6 story height of the building out of code with the building codes in the area to restrict the height of buildings, blocking views.

- David Jenkins noted that he didn't see any buildings taller than 4 stories in the area. Susan recalled that when we organized a letter campaign for the project the owner of the former Denny's proposed, it was effective in having him back off.
- Cindy said that reviewing the units where ED1 units are planned to be build, few applications have been denied (see planning.lacity.gov which provides a list of ED1 Cases). Jessica and Lisa expressed concerns about the project which is out of synch with the current corridor plan. The name of the owner appear is on the links and appears to be in Glendale.
- Cindy said we are in contact with the City Council office at this time, but we just found out about the project, noting the City doesn't have to notify us about ED1 units. With no permit pulled yet, we might have an opportunity to object.
- Susan said she could get information for us about the project, but felt no one in Planning would object to the project; only Monica Rodriguez can object to the mayor. Susan also suggested that perhaps Rick Caruso, running for mayor, might be able to help. Susan will send a copy of the letter she sent for the Denny's property as an example.
- David said we have to publicize it to get people to object. It is a very narrow street with limited parking.
- Peter suggested hand-carrying a letter of objection and suggested taking pictures.
- Cindy said tonight she just wanted to get the information out at this time, and that members of the public could start to object with emails and texts to representatives at this time.

4. Adjourn 7:30pm. *Note: The meeting was adjourned to start the regular LUC meeting at 7:30pm*