

SPECIAL LAND USE COMMITTEE (LUC)

Minutes

July 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 and Committee Roll Call

	Board Member	Roll Call
1	Richard Marshalian	Present
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Absent
5	Vartan Keshish	Absent
6	Betty Markowitz	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Alternate: Stephanie Mines	Present
12	Alternate: Vacant	
13	Alternate: Vacant	
14	Alternate: Vacant	
	Paul Armbruster	Member of the Public
6 Present; 10 alternates present; 4 absent.		

2. Approve outstanding minutes. This will be done at a later meeting.
3. Discussion/Action: Updates to Land Use Committee members. Per Cindy, we are at 11 and need new people to join.
4. ANNOUNCEMENTS: New STNC Board. Cindy shared the names of the new Board members.
5. STNC.org calendar. Cindy noted that there are a lot of events happening during the summer and be aware of the calendar.
6. Discussion/Updates: New applications received / confirm future meeting with applicants. Cindy suggested meeting again in a week (Monday) to meet with any Project/Applicant personnel that can come and address their project. David asked if we can schedule items for discussion *with or without the applicant coming to the meeting*, noting that there have been too many times when the project applicant cannot or would not come. Arranging meeting times and getting

commitments has been a challenge; it would be better if we just tell them that we will discuss it at a specific meeting and invite them to support the meeting. Cindy agreed. It was felt that items below (a, b, e, f, g) might have representation. The items were discussed in over-view with comments from David, Cindy, Betty and Paul. **It was decided that items b, e and g can be discussed at the meeting in one week (July 21).** Items a, c and d are removed at this time per Cindy. Item f will be scheduled for August.

- a) 7335, 7337 Foothill application for new office building.
- b) 7041 Flora Morgan Trail - application for Class 1 Conditional Use Single Family residence
- c) 8206 McGroarty. Unclear if this is a project or not, per Cindy.
- d) 8042 McGroarty - addition and ADU in the Scenic Corridor Specific Plan area
- e) 8220-34 Foothill - existing car wash – addition. Per Cindy we need to have a full presentation on this project. David will look into this item.
- f) will try to make the contact.
- g) 8325 Foothill - Oro Vista Wireless Communications Facility (WTF). 45 foot antenna per Cindy; limit is 35 ft currently. Berj will look into this item.
- h) 7179 Foothill - Aurora Banquet addition. Per Cindy it is a roof over-hang and should be straight-forward (82 sq ft coverage in the back of the building).

7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS - up to two minutes

- Rich learned that “Unincorporated Coffee Roasters” will be locating in Tujunga and is enthusiastic about it. Cindy said it will be located across the street from her business and is also happy about them locating in Tujunga.
- Cindy said that the Board approved the letter to the Mayor for the ED1 Project (6 story building for low income) with edits that are in-process. David said that we need to continue to focus on this project and suggested that individuals send letters to the current owner of the property to express concern. Also needed is to make the neighbors aware so they have an opportunity to express their concerns, possibly pickett. Cindy said that reaching out to the neighbors is something that has been done in the past with success. David said there is a law suit for another ED1 on Barham Blvd that has NO parking and this should be followed. Paul felt there might be a law where you can’t sue the City.
- Nina reminded people about National Night Out and encouraged people to volunteer (August 6th starting at 6pm).
- David said there was an event on August 23rd event at McGroarty. *(From Instagram: McGroarty Arts Centers’ “Burgers, Brews & Blues” on Saturday August 23rd, 6pm-10pm. This is a free all ages community event hosted by the arts center in the beautiful Verdugo mountains. Come hungry & thirsty, and experience an evening of exceptional Blues, Classic Pop, Rock, R&B and Old School music at this historic local treasure.)*
- Cindy discussed a project (in the 8100 Foothill BLvd area). A public hearing was held last Tuesday. 2 lots are subdivided to build 11 homes with 1 home is already built. Cindy said she was impressed with the participation of the community at the hearing, including

comments from David and Paul, and said we should submit our (STNC LUC) comments also.

- Paul reminded that people could also attend court meetings where projects were discussed.
8. Discussion/Action: Committee Member Comments / Announcements & Future agenda items.
 9. Discussion: Next Meeting date suggestions:
 - Monday, July 21st to discuss projects, and
 - Monday, Aug 11 @ 7:00 PM
 10. Adjourn. 8:06 pm