

**SUNLAND-TUJUNGA  
NEIGHBORHOOD COUNCIL**

**DRAFT**

**SPECIAL LAND USE COMMITTEE  
Minutes  
Monday, July 21, 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	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Absent
5	Vartan Keshish	Present
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 Communitys
	Ellen Park	Member of the Community, Representing item (b), and Young Park
	Leticia Smith and Veronica Arizu	Members of the Community, Representing item ( c), wireless communication facility
	Sherry McCoy	Member of the Community and STNC Board Member
	Mark Siegel	Member of the Community and STNC Board Member
7 present, including 1 alternate; 4 absent.		

- a. Approve outstanding minutes; June 17, 2025 and July 14, 2025. A correction was made to the June minutes to change the parking for the ED1 project from 33 to 30

(including 7 spaces for commercial business); the discrepancy was noted by Cindy. Karen made the motion and Betty seconded, voted on and passed.

2. Discussion/Action: Updates to Land Use Committee members. *Cindy – looking for new members, including alternates. We currently have 1 vacant committee member and 3 alternate positions available.*
3. ANNOUNCEMENTS: New STNC Board. *Cindy – new STNC Board members are now on-board and their support is welcomed. Current Board members at the LUC meeting included Sherry, Mark, Nina and Karen.*
4. STNC.org calendar. Cindy – see website for events and information.
5. Discussion/Action
  - a) **7041 Flora Morgan Trail** - application for Class 1 Conditional Use Single Family residence ZA-2024-8240-CU1- Pablo Diaz.
    - While there was no representative for the project, Paul gave an update. The property is expanding, per owner, to accommodate additional space for his family. It is a simple enough project and Paul saw no red flags. The owner will be invited to the August 11<sup>th</sup> LUC meeting. Cindy would like to see some pictures to better understand the project. Paul will reach out to the owner.
  - b) **8220-34 Foothill** - DIR-2025-2796-SPPC - metal shelter over existing, new room storage over existing Tile shop - Sia Sadafi. *Rep here, Ellen Park, on behalf of Young Park. Berj made the contact for this project.*
    - Ellen described the scope of work. There is a Tile Shop (L.A. Tile and Kitchens) located at 823 Foothill Blvd. and a storage room addition is planned to be build on the back of the building, away from Foothill Blvd. The new storage room addition will not be visible from Foothill Blvd. Vartan and Berj asked additional questions which Ellen addressed. The addition will be used for storage for the Tile Shop. There is no access to the public; this is not a show-room. Vartan expressed a concern about parking. Berj asked about how materials would be delivered to the storage unit; Ellen will get information back for unloading the material. Cindy showed pictures the buildings (using google) that provided a better feel for the location (buildings, accesses, etc.). Cindy noted August 11<sup>th</sup> is the next LUC meeting and invited Ellen to return. Ellen said that all paperwork has been submitted; the project is designated a California Department of Industrial Relations (DIR).
  - c) **8325 Foothill** - ZA-2025-923-CUW - Installation of new Monoeucalytus [Oro Vista] Wireless Communications Facility (WTF) - Leticia Smith and Veronica Arvizu, Smartlink, LLC for Tarpon Towers.
    - Per Leticia, this is a 45 ft tall wireless facility with related equipment in the back of 6324 Foothill Blvd. It is a commercial C2 (Community Commercial) project. The property is a shopping center with lot size about 1.9 acres. The leased space is 693 sq ft. David said that there is a Sunland Mall where O'Reilly's Auto Parks is located and there is a corridor that leads to a parking lot in the back of the Mall that has additional parking. The 45 ft 5G tower will be baselined to look like a Eucalyptus tree and with other adjacent trees, will blend in as much as possible.
    - Veronica added that this is an unmanned wireless facility and will take up no parking spots; it is located by the fence. Verizon does not have an existing signal

and is trying to boost the signal for 5G transmission to local residents. Veronica showed blue prints of the plans. There are two underground conduits to provide electrical. David inquired about the existing towers that work in conjunction with this tower; Veronica showed maps of locations. Veronica stated that the tower is leased to Verizon but could be leased to other companies also. David felt that it would have a minimal impact visually with the way it is set back and Veronica noted it was also camouflaged with existing trees. Neighbors can come to the zoning hearing with any questions, planned for late September.

- David said that 5G is becoming the preferred transmission and handles much more data; the 5G will provide service to the immediate area residents. The problem with 5G has to be more 'line of sight' and hence the elevation is needed, per David. While the height limit is 33 ft, David understands that the 45 ft tower will do a much better job being taller. David noted that the 6 story building planned could obstruct this tower's relay to another tower.
  - Berj questioned emissions safety; Veronica said that the emissions go outward (not down or ground level) and they are in compliance with all safety requirements, meeting maximum exposure limits. Veronica said that emissions dissipate with distance – someone would have to be 35 ft in high and within a 6 ft distance for it to be a concern. Berj felt that a local apartment complex should be notified and able to participate in the hearing.
  - Cindy invited back for August 11<sup>th</sup> meeting and said that LUC would reach out to the local neighbors to make sure they were aware of the project.
- d) **7179 Foothill** - Aurora Banquet addition - DIR-2025-3603 - 82 sq. ft addition to building. - Samvel Zgrabian – *application cancelled*
- e) **8042 McGroarty St.**, Sunland - ADU House addition - DIR-2025-1397-SPPC – Sevan Abrahamian – *cancelled*.
- f) **7937 Foothill Blvd.** - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter update.
- Cindy went over the letter that was discussed during the recent STNC General Board meeting; the letter is to the City and addresses concerns about the Project. Cindy noted there were very minor edits and will get the final version to show to the LUC. There was discussion about who the letter was addressed to (cc list). David stressed we need to talk about next steps to push back on this project which include making neighbors aware, using social media, local events and STNC sponsored events such as National Night Out, and advertising at local venues (e.g. supermarkets) to increase awareness of the community. Finally a meeting with the Mayor was suggested. Stephanie, Berj and Vartan expressed concerns also about getting the community involved.

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

- a. Stephanie wanted to know if the project at the Denny's space fell through. Nina will check on this.

## 8. Discussion/Action: Committee Member Comments / Announcements & Future agenda items.

- a. Nina said permission was granted to close down street areas for National Night Out so there is more room for expansion for the event. Nina noted that there were more than 600 people in past years based on the number of meal tickets handed out.
- 9. Discussion: Next Meeting date: Monday, Aug 11 @ 7:00 PM
- 10. Adjourn. 8:44pm