

SPECIAL LAND USE COMMITTEE MINUTES

August 11, 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. 7:23pm.

MC is Member of the Community.

	Board Member	Roll Call
1	Richard Marshalian	Present
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Absent**
5	Vartan Keshish	Present
6	Betty Markowitz	Absent
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 (MC)
	Ellen Park	MC, representing David Young Park
	Karen Moran	Board Member, Minute Taker
	Ron Morales	Member of the Public
	Pablo Diaz	Member of the Public
	Adrienne Bayles Johnson	Member of the Public
	Mikal McEnany	MC, Member of the Board
	Mellisa Sagastume	MC, Member of the Board
	Hovsep Navasardyan	Member of the Public
	Mark Dutton	Member of the Public
	Sherry McCoy	MC, Member of the Board
	Lydia Grant	MC, Member of the Board
7 Present; 3 absent. ** Liliana joined late (after 8pm); Lydia joined late (after 8:30pm)		

2. Approve outstanding minutes. June, July and August minutes will have to be approved at the next meeting.
3. Discussion/Action: Outreach regarding SB79. Cindy – the State is guiding development and there is a big push at this time to send letters concerning SB79 and in particular with impacts to the Sunland Tujunga community for a building planned to be built under this Bill.
4. Discussion/Action: Updates to Land Use Committee members. Cindy – thank you to Paul for his interest in joining LUC in the future. The LUC needs 4 more members.
5. ANNOUNCEMENTS: New STNC Board. Introductions of Melissa and Mikal, new Board members who are attending the LUC meeting.
6. STNC.org calendar – Cindy - see calendar for updates about events in the community.
7. Discussion/Action: New application for 6161 Sister Elsie, Tujunga - Single Family Residence + ADU. Cindy asked who on LUC would like to contact applicant to come to a meeting and describe their project.
8. Discussion/Action: Demolition Notices: 11009 Odell Ave. and 10550 Nassau Ave. Cindy – have received demolition notices for these properties.
9. Discussion: Determination Letter for 10105 Commerce Avenue, Tujunga. Cindy – the Jain Temple project has been approved; LUC supported their application.
10. Discussion/Action: – Committee may change the order for the following:

- a. **7041 Flora Morgan Trail** - application for Class 1 Conditional Use Single Family residence ZA-2024-8240-CU1- Pablo Diaz. Pablo described the project and showed pictures of the property. This is a remodel of an existing house and will be a single family residence with a 2-car garage added where Pablo and his family will live. The property is on a hill so needed a conditional use Class 1 permit. Pablo is also applying for a waiver related to improvement of streets. Local neighbors are supportive of the project. The Property is under the square footage allowed for the size of the lot and under height restrictions.

Paul asked about adjacent properties to reinforce that the project would not impact the limited number of homes above the property. Adrienne, one of the architects, provided comments street widening; street widening would impact an existing oak tree and also impact existing homes that do not have adequate setbacks for a widened road. David asked about what the requirements were for fire trucks; the street is 13-16 ft wide per Adrienne. Pablo said that he has personally seen a fire truck on the street and the garbage trucks are also navigating the street. Diego (Pablo's brother) provided additional insight about how trucks navigate the street.

A public hearing date has not been established yet. Pablo will let LUC know when a date is determined.

Berj asked about road widening with a concern about setting precedent. Berj expressed support for the project. Cindy invited Pablo back in a month to give updates about the project; Pablo was interest.

- b. **8220-34 Foothill** - DIR-2025-2796-SPPC - metal shelter over existing, new room storage over existing Tile shop - Sia Sadafi – *Possible Letter of Support or Non-Support*.

Ellen Park, who came to the July LUC meeting to present the project, came to provide additional information that was requested at that meeting. Questions included parking for the restaurant and how deliveries were done. Additional questions and comments were made by Cindy, Liliana and Paul.

- c. **8325 Foothill** - ZA-2025-923-CUW - Installation of new Monoecalyptus [Oro Vista] Wireless Communications Facility (WTF) - Leticia Smith, Smartlink, LLC for Tarpo Towers. – *Possible Letter of Support or Non-Support*. No representatives at the meeting. David said that he heard that the hearing would be in the Fall and the local residents should be notified; David will keep his ear to the ground.
- d. Discussion/Action: *Outreach Plan* re: **7937 Foothill Blvd.** - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter update.

Cindy provided an update on STNC sending a letter regarding the project, and invited thoughts for an outreach plan for this project. Comments were made by David, Mikal and Melissa with a focus on go-forwards (e.g. making neighbors aware of what is going on, etc.). Comments also made by Liliana about changing a picture in the hand-out. Lydia commented about supporting a protest planned for August 23, from 9-11am and provided information about the project. Cindy solicited volunteers for August 23rd. Comments also made by Berj, David and Rich.

11. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.

- a. Cindy – Be aware that there is Charter Reform information on the STNC website. Also our Assemblyman Nice Schultz will be available at the Back Door Bakery on August 16 from 9-10am.
- b. Liliana invited people to the annual Indigenous People's day; there were over 650 people that attended last year. The event will be October 12, 2025, for the fifth annual Indigenous Peoples Day in Big Tujunga Canyon, Tujunga.
- c. Sherry said that there is good local business support to get information out; fliers can be left and some postings put up. (CHAT suggestion is to take the fliers to the BREWS Event).
- d. Lydia said there is chatter in Montrose about taking away parking to provide for the homeless; Montrose residents are upset and we may need to support our neighbors.
- e. Cindy expressed appreciation for local residents and STNC members who have actively resolved so many issues over the years to protect the community.
- f. Nina said that the police may not be supporting National Night Out in the future, unfortunately. The reason given was that this was the time when people took vacations and it was hard to find police to support the event. The event could be changed to October (which would be cooler weather also). Contact Nina for more information.

12. Discussion/Action: Committee Member Comments / Announcements & Future agenda items. Let Cindy know if anyone has suggestions for Agenda items.

13. Discussion: Next Meeting date: Monday, Sept 8 @ 7:00 PM

14. Adjourn. 9:09pm