

# LAND USE COMMITTEE MINUTES September 8, 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, 7:15pm

*MC is Member of the Community.*

|                                                                                             | Board Member               | Roll Call                  |
|---------------------------------------------------------------------------------------------|----------------------------|----------------------------|
| 1                                                                                           | Richard Marshalian         | Present                    |
| 2                                                                                           | Cindy Cleghorn             | Present                    |
| 3                                                                                           | Nina Royal                 | Absent                     |
| 4                                                                                           | Liliana Sanchez            | Present                    |
| 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          |                            |
|                                                                                             | Karen Moran                | Board Member, Minute Taker |
|                                                                                             | Pablo Diaz                 | Member of the Public       |
|                                                                                             | Sherry McCoy               | MC, Member of the Board    |
|                                                                                             | Pablo Diaz                 | Member of the Public       |
|                                                                                             | Bailey Bazzar              | Member of the Public       |
| <i>7 Present (including 1 alternate); 4 absent. ** Liliana and Stephanie joined 7:35pm.</i> |                            |                            |

2. **Approve outstanding minutes** (June, July (2 sets – July 14 and July 21) and August). Motion made by Liliana and seconded by David; passed unanimously.
3. **Discussion/Action: Update and Outreach regarding SB79.** Cindy provided an update. There are amendments that eliminate any city with a population less than 35K; this does not include Los Angeles. Cindy read a draft letter and comments were made by Richard.

4. **Discussion: Letter of Determination 7179 W. Foothill (Aurora Banquet).** Per Cindy, Joseph had cancelled the application but this week a Letter Of Determination for the project was approved. Cindy will post the letter on the STNC website under today's date (September 8, 2025).
5. PUBLIC HEARING SET FOR 9-17-25 AT 9:30am for 8325 Foothill - ZA-2025-923-CUW - Installation of new Mono-eucalytus [Oro Vista] **Wireless Communications Facility** (WTF) - Leticia Smith, Smartlink, LLC for Tarpon Towers. Discussion/Action: LUC recommendation to STNC board.
  - Cindy reminded that we had a presentation on this project during a previous meeting. There is a Public Hearing at 9:30am on September 17<sup>th</sup> via zoom. The City has indicated that they sent hearing notices for residents within 300 ft of the project-site. Cindy asked the LUC members about their position, to support or not support. Comments were made by Richard, Liliana and Sherry. Richard commented that 5G technology needs a direct line of sight to other towers. Sherry saw a notice for the Public Hearing that was posted. Richard felt it would not be adverse to approve the project. Cindy suggested we submit comments but not take a position on it. Richard moved that we just submit comments; Liliana seconded the motion. A vote was taken and it passed (that we just submit comments but not take a position). David will write a comments letter, have Liliana review it and it will go to the Board on Wednesday.
6. **Discussion/Action: Updates to Land Use Committee members.** Cindy suggested that anyone interested in joining LUC and guiding future improvements in Sunland-Tujunga complete an application on the STNC website.
7. **Discussion: Introduce new new STNC Board members and goals.** Per Cindy, with no new members of the Board present, this item was passed on. Cindy noted that there is a Board retreat on Sunday at Caruso's Restaurant and LUC members are welcomed to attend.
8. Discussion/Action: Update re: Demolition Notices: 10550 Mather Ave. No substantive discussion. Cindy noted that some demolition items are only partial demolitions, like taking down a garage.
9. Discussion/Action to draft comment letter regarding the following: – **Committee may change the order for the following:**
  - Update re: 6161 Sister Elsie, Tujunga - Single Family Residence + ADU application. No updates.
  - **7041 Flora Morgan Trail** - application for Class 1 Conditional Use Single Family residence ZA-2024-8240-CU1- Pablo Diaz. Pablo and Baily provided updates. Pablo said first meeting was last month. Pablo showed the street on a depiction and addressed the width of areas of the street. The Scheduled hearing date is October 7, no time is identified but will be via a zoom meeting. Eric Marchena, the assigned planner, approved the hearing details. Pablo will send the time for the hearing when it is known. Cindy wanted to know if board wanted to take a position at this time, there is no General Board meeting before the hearing. Richard moved that we support the project without conditions; Liliana seconded. The vote had 5 yeses and 2 abstains. Without 6 votes in favor, it will move it on to the General Board per Cindy.
  - **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. Sherry said the project was completed and installation completed. LUC will not take a position.

10. Discussion/Action: *Update to Letter re: 7937 Foothill Blvd.* - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter updates.

- David wrote a letter to the architect saying that it was not a good fit for our community. The Architect responded saying they were compliant and would not make changes. David commented about go-forwards including legal action and high hire zone exclusions. Cindy read the letter from the architect and will it on the STNC website Will work closely with LAFD.

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

- Liliana noted that Indigenous People's Day is October 12, Big Tujunga Cyn Rad, 11\_30am-4:30pm.

12. Discussion/Action: Committee Member Comments / Announcements & Future agenda items.  
None.

13. **Discussion: Next Meeting date:** Monday, Oct 6 @ 7:00 PM

14. **Adjourn, 8:18pm**