

SPECIAL LAND USE COMMITTEE

Minutes

October 6, 2025, 8:15pm

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, Cindy Cleghorn called to order at 8:18pm; not a quorum but Cindy said she wanted to pass on information although not taking votes on anything.

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Present
5	Vartan Keshish	Present
6	Betty Markowitz	Absent
7	Berj Zadoian	Absent
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Vacant	
14	Alternate: Vacant	
	Karen Moran	Board Member, Minute Taker
	Stephen's Armbruster	Member of the Community
	Armen Mardirousi	Board Member
5 Present; 6 absent (including 1 alternate)		

2. Approve outstanding minutes
3. Update regarding SB79. Cindy said it was still on the Governor's desk and there is a lot of activity to support and to veto it. No other updates.
4. Update Discussion/Action: re: **7937 Foothill Blvd.** - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter updates. ED1 approved project for 6 story apartment at the corner of Leo Lane and Foothill Blvd. David has been trying to contact Michelle Vergara, Senior Area Representative, Los Angeles Mayor's Office of Public Engagement, but has not been successful.

5. Discussion/Action: Approve Armen Mardirousi as a member of the STNC Land Use Committee. Armen expressed his interest in joining LUC; Armen is currently 1st VP Board member of STNC. Liliana asked Armen about how he saw ST going forward; Armen said he didn't want overbuilding and wanted a coherent plan to continue to stay as a community.
6. Discussion/Update regarding the following: – **Committee may change the order for the following:**
 - a. **NEW - 10401-10521 Sunland Bl & 8756-8846 Foothill Blvd & 8950 W. Fenwick - Sunhill Shopping Center** - Proposed Grocery Store, Pharmacy, Retail, Restaurant, Automobile Parking - Specific Plan compliance for demolition of existing restaurant and the construction, use, and maintenance of two new restaurant / retail buildings. Cindy asked if anyone interested in following up this project; Liliana expressed an interest. Cindy will send information to Liliana.
 - b. **NEW - 7902 Foothill Blvd. - 60 ft. high wireless** telecommunications facility items in the parking lot of a commercial building – **hearing notice for Tues. Oct. 14 at 9:30am on Zoom.** Cindy said this was near Taco Bell and hearing is coming up within a week; tower would be in parking lot. We haven't received a packet and time is short so we need to attend the hearing. Cindy read the hearing notice and provided limited details. David asked who the carrier is; it is AT&T. David will work this project.
 - c. **NEW - 8300 Foothill Blvd. - Change of use** from retail to bakery. Cindy provided some information (Limited). No volunteers for the project at this time.
 - d. **NEW - 6500 Foothill Blvd. - Change of use** to restaurant with full line alcohol license. Cindy said this site is JAZZVE Garden Café, and we should hear their plans. No volunteers for the project at this time.
 - e. Update re: 6161 Sister Elsie, Tujunga - Single Family Residence + ADU application. Cindy has no updates.
 - f. **Public Hearing: 10-7-25 @ 9:30am - 7041 Flora Morgan Trail** – application for Class 1 Conditional Use Single Family residence ZA-2024-8240-CU1- Pablo Diaz. Cindy said we took a support position; people are welcomed to join the hearing.
 - g. **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*. Cindy said this project is baselined already.
7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS
 - Liliana described Indigenous People's Day which is **Sunday, October 12, 2025**, from 11:30 AM to 4:30 PM at 12400 Big Tujunga Canyon Road, and encouraged people to attend. Comments from Vartan, Cindy and David. Event is beyond Alpine Village on Tujunga Canyon Road.
8. Discussion/Action: Committee Member Comments / Announcements & Future agenda
9. Discussion: Next Meeting date: Monday, Nov 3 @ 7:00 PM. Cindy polled people for what date is best, Nov 3 or Nov 10. The meeting changed to the 10th with inputs from Liliana and David.
10. Adjourn by 8:43pm