

SPECIAL BOARD & LAND USE COMMITTEE Minutes

November 10, 2025 • 7:00 p.m.

Hybrid Meeting with In Person at Aurora Banquet,
7179 Foothill Blvd, Tujunga
Virtual meeting via zoom

Draft

1. Call to Order and Committee Roll Call. Cindy Cleghorn, 7:01pm

	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	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Present
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Armen Mardirousi	Present
12	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Vacant	
14	Alternate: Vacant	
The following are not part of the LUC Board, but Members (MC) of the Community; some are STNC Board members additionally. Names are entered as known and may be incomplete.		
	Arthur Schrabian	MC (in-person)
	Belinda Woodruff	MC (in-person)
	Bert	MC (in-person)
	Betsy Lippit	MC (in-person)
	Frances Ronning	MC (in-person)
	Jessica La Guercio	MC (in-person)
	Joe DeCenzo	MC (in-person)
	John Shaw	MC (in-person)
	Josh Guyer	MC (in-person)
	Kristen Greblo	MC (in-person)
	Kristofer Traynor	MC (in-person)
	Maryellen L	MC (in-person)

	Board Member	Roll Call
	Nathan Cathcart	MC (in-person)
	Alex	MC (virtual)
	Argineh Mailian	MC (virtual)
	Darlene	MC (virtual)
	Gail	MC (virtual)
	Jason Holmes	MC (virtual)
	Kris Zapatra	MC (virtual)
	Sherri Andrews	MC (virtual)
	Stella Shih	MC (virtual)
	V Hernandez	MC (virtual)
	Zack Gonchor	MC (virtual)
	Zahid	MC (virtual)
	Barry Glover	STNC Board member (in-person)
	Dillon Dorothy	STNC Board member (in-person)
	Mellisa Sagastume	STNC Board member (in-person)
	Dante Calvo	STNC Board member (virtual)
	Sherry McCoy	STNC Board member (virtual)
	Karen Moran	STNC Board Member, (in-person), Minute Taker
		2 additional MCs Identified as "i-phone"
9 Present; 3 absent (including 1 alternate)		

2. **Approve outstanding minutes.** A motion was made by Peter, seconded by Nina, a vote taken which passed.
3. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - up to two minutes regarding items not on tonight's agenda.
 - a. Joe DeCenzo said that he is stepping down as Chair of STARC and encouraged people to join. A meeting will be held on November 18th at McGroarty.
 - b. Kristen G provided handouts (OAKTREE@PLANNING.LACOUNTRY.GOV [BIT.LY/OAKTREE](https://bit.ly/OAKTREE) PROGRAM, 213-974-6411) for anyone interested in oak tree management.
4. **Discussion/Action: Committee Member Comments / Announcements & Future agenda items.**
5. **PRESENTATION / DISCUSSION / POSSIBLE ACTION:** (Burns/Bouchard - Josh Guyer) regarding former Sizzler at Sunhill Marketplace – 10401-10521 Sunland Bl & 8756-8846 Foothill Blvd & 8950 W. Fenwick - Specific Plan compliance for demolition of existing restaurant and the construction, use, and maintenance of two new restaurant / retail buildings.

- a. **Josh Guyer, representing Sunland Shopping Center.** Josh presented a history of the Sunland Shopping Center from development in 1952 forward, including zoning requirements over the years. A new project is proposed at this time with the current Sizzler's being demolished and two additional new buildings (Bldg 1 and Bldg 2) being constructed. The space in the buildings is approximately 14,000 and 16,000 sq ft and up to 7 new tenants are envisioned. Landscaping with new trees and vegetation is also part of the proposal. There are no specific details about tenants that would occupy the space and Josh was open to suggestions from the community about what they would like to see. The owner, whom Josh was representing, has a long term focus on being in the community and would like to know what the community needs.

Comments and questions were provided by Nina, Kristen, Joe D, Melissa, Cindy and Barry. Suggested tenants included a restaurant/s, a general hardware store (with Do It being the closest at this time), return of the thrift store and perhaps a Gentlemen's Club. Parking concerns were addressed in some detail; the current owner now has control over all parking in the lot. The City requires a parking assessment which was done and has been approved. The time frame for development was discussed, there is a 12-18 month process now to complete. A question about national vs local tenants was asked and Josh reaffirmed that whatever worked for the community would be what would be considered. There was a concern about businesses at this time failing, and again it is important to have tenants that would be needed by the community. Josh has worked with the owner for 10 years.

Josh said sometimes improvements might have to be made depending on the tenant's needs. New construction. 1 4K and 1 6K bldgs., up to 7 tenants. Cindy concluded by asking if there was anything we could do to expedite completion and that STNC could reach out to the broader community and provide Josh with our ideas, individual and collective.

6. **PRESENTATION / DISCUSSION / POSSIBLE ACTION: (For AT&T - Reliant Land Services - Stella Shih) 7902 Foothill Blvd. - 60 ft. high wireless** telecommunications facility in the parking lot of a commercial building. CLASS 2 CONDITIONAL USE FOR WIRELESS (CUW) FOR NEW 60' TRUNK MONOEUCALYPTUS MONOPOLE. Case No. ZA-2025-1120-CUW

- a. Stella Shih gave a presentation on the 60 ft tower project concluding that the tower was needed to provide AT&T service to customers. Discussion included the Federal Communications Commission (FCC) Electro Magnetic Energy Regulations for safety concerns. Comments and questions came from David J, Peter and Gail. The discussion included the current towers being used at this time by AT&T in the community. Zahid, working with Stella, provided additional information, saying that the extra height is essential to reach customers and is better than having two towers in the area.

Gail, Member of the Community, questioned the safety standards, saying that they are now 25 years old and under scrutiny at this time and there are a number of lawsuits that have been filed for RF exposure (24/7) to people and animals with children and pregnant women being particularly vulnerable. The proposed tower is close to 3 schools in the community. RF exposure can result in significant biological impacts including cancer, interference with medical devices, etc. The L.A. School District will not allow towers to be built on school properties; their criteria requires levels of RF that are 10K lower to be conservative and

protect residents/children from RF radiation impacts. Gail further noted that major insurance companies are refusing to insure at this time; the notion that exposure to RF is not harmful to humans is now been proven false supported in studies by major institutes (including the National Institutes of Health). Gail said that she can send links if asked. David asked that Gail should send a letter to the City and he could give her the contact information. David also asked if an alternate site that was vacant had been considered.

7. PRESENTATION / DISCUSSION / POSSIBLE ACTION: For Jazzve Garden Cafe - Mailian & Associates Inc - Sevana Mailian, Request CUB-CUX to sell full line of alcohol for on-site consumption w/ live entertainment for an existing restaurant w/ proposed hours of operation 11AM to 2AM daily. Case No. ZA-2025-5196-CUB-CUX

- a. Argineh discussed the proposed project which would include a restaurant, live entertainment and having a full line of alcohol to be able to serve customers. There would be no physical changes that would require major construction. There are 21 parking spaces.

Comments and questions came from Cindy, Peter, Jason, and Dillon. The entertainment would be live (instrumented) music, with possibly a DJ at events. Occupancy would be per fire code occupancy requirements (52 people). There was a concern about a 2am stop time for serving alcohol which was felt to be too late, and about what the immediate neighbors felt about this project. There was also a concern about use of Hookah which is not part of the project or planned to be.

Planning Application has just been submitted with no approvals obtained yet. There are no letters of support from the neighbors identified at this time. Argineh felt that the owner would be open to an earlier time than 2am for discontinuing serving alcohol. A question about Conditional Approval was discussed. Argineh said that concerns from the past are understood and that efforts would be made to avoid them in the future and be considerate of neighbors. Reach out to the local neighbors is still needed.

It was commented that Facebook had a Jazzve post that was concerning site capacity the number of people; Argineh felt that social media was not always accurate. Argineh said that security would be on site for some events as needed.

Cindy concluded the discussion saying that we want to do what is right for the community and invited Argineh to come back again for more discussion. Cindy also asked if a visit to the site could be arranged if anyone was interested.

8. Update Discussion/Action: re: 7937 Foothill Blvd. - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter updates, contacts with Mayor's staff and next steps.

- a. David commented that this is a slow process but some progress was made in discussions with the City where they might assign someone to talk to us about it and schedule a Community meeting at North Valley City Hall.

9. Discussion/Possible Action: Updates

- a. 9833-9837 Redmont Avenue, Tujunga - public hearing held Oct. 30 - 9833-9837 Redmont Avenue, Tujunga, CA 91042.
 - A Public hearing was held, per Cindy, but STNC did not know about it.
 - Two Members of the Community discussed the proposed project, improvements to a family home, that they were neighbors of. They are

opposed to the project, which is requesting a waiver for the 10 ft roadway width, noting that this is a one-way entrance/egress lane that is a low use road. There are fire egress concerns already and fire trucks cannot access the area to protect current residents. While the project papers stated that there have been no mud-slide problems historically, this was felt to be untrue. During rainy season the road can be unsafe to drive on, and the neighbors have had to tackle grading and excavation themselves to improve the road. There have been hillside shifts during rains. Additionally the project's drainage plan only considers flow at their property, but with the fractured sandstone, the cisterns can get overwhelmed during peak rainfall events, resulting in water going over the entire hillside, endangering it. The grading plan doesn't take into consideration the underlying bedrock and how water is diverted into another area with potentially catastrophic events. The Hydrology report is not being considered.

- One neighbor further shared that he has accepted the possibility of fires, the neighborhood is in the wild life interface and one further unintended consequence could be that additional properties built there – in a high fire risk zone - could trigger insurance companies to no longer insure any of the homes and they would not be able to continue in the Fair Plan.
 - David commented that the applicant put in their application last year and he had talked to the City; the issue is the 10 ft wide road. When asked, one neighbor said that discussions with the applicant were not well received and they were advised to no longer talk to them about this issue.
 - Cindy concluded that we will have to continue to discuss this at another time due to time constraints.
- b. 8100 McGroarty, Sunland - public hearing held Oct. 28. Cindy said that there is a group of neighbors active opposed to the subdivision.
- c. Is there another possible ED1 project at 6470 Foothill, Tujunga? Cindy will need to get more information.

10. FINAL COMMENTS & CONFIRM Future Meeting dates suggest: Cindy provided comments.

- a. Monday, Nov 17 @ 7:00 PM or Monday, December 1 @ 7:00 PM and January 12, 2026 at 7:00 PM on Zoom.
- b. Cindy – Demolition applications in different locales. LUC will invite applicants to present their projects.
- c. This Wednesday night is the General Board NC meeting on zoom, please come.
- d. If anyone has contact info for Gail, please let Cindy know.

11. Adjourn 9:10pm.