

Draft

CITY OF LOS ANGELES, CALIFORNIA
SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL

SPECIAL BOARD & LAND USE COMMITTEE MINUTES

Monday, January 12, 2026 • 7:00 p.m.

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, 7:02 pm

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Absent
4	Liliana Sanchez	Absent
5	Vartan Keshish	Absent
6	Betty Markowitz	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Armen Mardirosi	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.		
	Brenda McAlpine	Member of the Community
	Sherry McCoy	STNC Board member
	Karen Moran	STNC Board Member, Minute Taker
<i>5 Present; 7 absent (including 1 alternate)</i>		

2. **Approve outstanding minutes.** To be done at the next meeting.
 - a. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** – none.
3. **COMMITTEE COMMENTS** on non agenda items - up to two minutes
 - a. Cindy commented about a forthcoming bill that stipulates clearance from residences up to 5 ft. from structures for fire concerns.
 - b. Cindy advised that there was a future project at Lowell and Foothill Blvd with plans to build a multi-story building.
 - c. Sherry asked about SB79 and Cindy noted how people can get involved with current groups that are addressing this issue. David said that that flyers have been put up and people have written to the City about the 6 story building project planned at 7937 Foothill Bld. but the Monica Rodriguez's response is that there is nothing that can be done about it. David is in contact with Michelle Vergara, L.A. Mayor's Office of Public Engagement Senior Area Rep. David feels that our opinions have no impact but a Town Hall might be an option. The property is used as a storage facility at this time with nothing started yet. Cindy advised that looking for permits would be a go-forward for information about progress. There is still a high-fire zone status that could impact the project. Cindy advised that Dave should continue discussions with Vergara.
 - d. Cindy will forward an email about the City Council meeting scheduled for January 13, 26.
 - e. David commented about the project at 9833-9837 Redmont Avenue, Tujunga. This is an addition to an existing residence that neighbors have objected to. STNC did write a letter against the project. No additional information is available.
 - f. Berj commented about the plethora of auto-body shops in the community (~58 at this time) and that they might make an effort to address their signage and other aesthetics to provide a better appearance for the community. Cindy said that enforcing signage requirements is a low priority for the City.
 - g. Cindy said there was a STARC meeting tomorrow, and the committee needed a Chair and additional members in order not to shut down. The current Chair, Joe DeCenzo, will leave in February. Sherry noted in CHAT that the Beautification Committee also needs members.
4. **Discussion/Action: Committee Member Comments / Announcements & Future agenda items** including new planning applications: Cindy provided an update on the projects below and said that there was additional information on the STNC website. Comments were provided by David.
 - a. 7223 Hillrose - Demolition
 - b. 10328 N Helendale - Demolition
 - c. 8846 Foothill - Approved with conditions for the former Sizzler location, with a future build of an additional two buildings for retail and restaurants. Discussed in detail at the previous LUC meeting.
 - d. 7828 W. McGroarty – additional footage for a single family dwelling, (less than 400 sq ft additional space).
 - e. 7902 Foothill - Determination – City has approved with conditions.
 - f. 6803 Foothill - Determination – City has approved with conditions.

- g. 8206 McGroarty - Determination – City had approved; there is now an appeal.
 - a. 8100 & 8150 McGroarty - Cindy said that neighbors have created a group and are accepting donations to hire an attorney to address fire code requirements.
- 6. **Discussion/Recommendations: STNC Board Meeting** 1/14/26 future LUC meetings and LUC projects. Cindy reminded that the General Board meeting is Wednesday, 1-14-26, 7pm.
- 7. **FINAL COMMENTS & CONFIRM Future Meeting dates:** The next meeting will be via zoom on Monday, February 9th, 7pm per Cindy.
- 8. **Adjourn.** 8:20 pm