

**Neighborhood Council  
Land Use Committee**

Richard Marshalian  
Cindy Cleghorn\*  
Nina Royal\*  
Liliana Sanchez  
Vartan Keshish\*  
Betty Markowitz  
Berj Zadoian  
Peter Darakjian  
David Jenkins  
Jorge Martinez  
Armen Mardirousi\*  
\*STNC board member

**Alternates:**

Stephanie Mines  
vacant  
vacant  
vacant

**CITY OF LOS ANGELES  
CALIFORNIA**



**SUNLAND-TUJUNGA  
NEIGHBORHOOD  
COUNCIL**



P.O. BOX 635  
Tujunga, CA 91042  
Phone: 818-951-7411  
Email: Secretary@stnc.org  
Website: [www.stnc.org](http://www.stnc.org)

**TRANSLATION SERVICE** – If you need translation service, please contact Lydia Grant, STNC President via e-mail at [stnclydia@gmail.com](mailto:stnclydia@gmail.com) or 818-951-7411 at least 72 hours before the meeting.

**SERVICIOS DE TRADUCCIÓN** – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte Lydia Grant, President, al electrónico [stnclydia@gmail.com](mailto:stnclydia@gmail.com) or 818-951-7411 para avisar al Concejo Vecinal

## **SPECIAL BOARD & LAND USE COMMITTEE AGENDA**

**Monday, March 9, 2026 • 7:00 p.m.**

**Zoom Meeting Online or By Telephone**

<https://us02web.zoom.us/j/81806099864>

**Meeting ID: 81806099864 Join by Telephone: One tap mobile +16694449171,, 81806099864# US**

Documents related to this meeting are on [stnc.org](http://stnc.org) and this Google Drive folder:  
[https://drive.google.com/drive/folders/1w6v-ajdKwlvtnG9VUXRuor39OUA4DaER?usp=share\\_link](https://drive.google.com/drive/folders/1w6v-ajdKwlvtnG9VUXRuor39OUA4DaER?usp=share_link)

1. Call to Order and Committee Roll Call - Co-Chairs updates.
2. Approve outstanding minutes.
3. LUC Members updates.
4. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS - up to two minutes regarding items not on tonight's agenda.
5. Discussion/Action: Announcements & Future agenda items.
6. Discussion/Action: 6161 Sister Elsie - ZAD - Zoning Administrator's Adjustment - Oscar Ensafi, Land Use Consultant will present application and plans.
7. Discussion/Action: 10016 Commerce Avenue - Change of Use from office to restaurant Tea House. Blue Dalia - Rafi Nazarian, SIPAN Design, to present application and plans
8. Updates on prior applications open or completed.
9. Discussion/Possible Action: Support Letter regarding Traffic Signal Upgrades presented by Councilwoman Monica Rodriguez.
10. Discussion/Possible Action: Support Letter regarding Tujunga Canyon & Marcus Ave Sewer Project presented by Councilwoman Monica Rodriguez.
11. Discussion/Possible Action: SB79 change in position and comments to the City.
12. Discussion/Action: Land Use Committee section of the STNC Bylaws: Changes Due 4-1-26 to the City.
13. FINAL COMMENTS & CONFIRM Future Meeting dates suggest: Monday, April 13 @ 7pm on Zoom
14. Adjourn by 8:30pm

**Posted: 3/5/26 — Remove after: 3/10/26**

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Cindy Cleghorn, Secretaria, al (818) 951-7411 o por correo electrónico [secretary@stnc.org](mailto:secretary@stnc.org) para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2025 ENACTMENT OF CALIFORNIA SENATE BILL 707 (PORTANTINO) AND LA CITY COUNCIL FILE 23-1114, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial (669) 900-6833 or (888) 475 4499, and enter **81806099864** and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial \*9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to **two** minutes per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. California Government Code Section 54953.8(b)(3).

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. California Government Code Section 54953.8(b)(4).

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. California Government Code Section 54953.8(b)(5),

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed.

California Government Code Section 54953.8(b)(6)(A),

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment.

California Government Code Section 54953.8(b)(6)(B).

***The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of***

*improving our communities. Unless otherwise specified, all items on the meeting agenda are for Discussion and Possible Action and may be taken out of order at the discretion of the Chair. This is an online virtual meeting, please understand that there may be some connection delays from time to time.*

**THE AMERICAN WITH DISABILITIES ACT** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting **Lydia Grant, STNC President at 818-470-6629.**

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.stnc.org](http://www.stnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact **Cindy Cleghorn, Corresponding Secretary, at email: [secretary@stnc.org](mailto:secretary@stnc.org).**

**PUBLIC POSTING OF AGENDAS** – Neighborhood Council agendas are posted for public review as follows: \* **NORTH VALLEY NEIGHBORHOOD CITY HALL**, 7747 Foothill Blvd, Tujunga, CA 91042 – **front window** \* [www.stnc.org](http://www.stnc.org)  
\* You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

**NOTICE TO PAID REPRESENTATIVES** - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**RECONSIDERATION AND GRIEVANCE PROCESS** - For information on the STNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Sunland-Tujunga Neighborhood Council Bylaws. The Bylaws are available on our website [www.stnc.org](http://www.stnc.org)