

**SPECIAL BOARD & LAND USE COMMITTEE
Minutes**

Monday, April 13, 2026 • 7:00 p.m.

Draft

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

1. **CALL TO ORDER.** Cindy Cleghorn, Chair, 7:05pm
2. **ANNOUNCEMENTS.** LADOT Rider Study. Cindy invited people to look at the study and participate if interested.
3. **ROLL CALL.**

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Absent
4	Liliana Sanchez	Present, joined 7:10pm
5	Vartan Keshish	Present
6	Betty Markowitz	Present
+7	Berj Zadoian	Present
8	Peter Darakjian	Absent
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Armen Mardirousi	Absent
12	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	Absent
13	Alternate: Vacant	Absent
14	Alternate: Vacant	Absent
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.		
	Karen Moran	STNC Board Member, Minute Taker
	Lara Fischman	MC (interested in 5d)
	Susan Bolan	MC (Crescenta Highlands, interested in 5a)
	Oscar Ensafi	MC, (Interested in 5c)
	Barry Glover	MC, Member of the Board/Treasurer
6 Present; 5 absent		

4. **PUBLIC COMMENTS - Items not on tonight's agenda.** Nothing yet.

5. **PRESENTATIONS / DISCUSSION / ACTION:**

- **4439 Lowell** - ZA-2025-4768-CU2-SPPC - Nursery/Childcare - virtual hearing is 4-30-26. Comments made by Cindy and Susan. David and Berj.

An Advocate's Rep (Rodney Kahn) was not available but may join at the meeting on Monday, April 27th. There is a public hearing on the 30th. Susan said the address is 4450 Lowell and confirmed the advocate's name. Rodney Kahn is active in projects in the area as a consultant. Susan discussed a project in La Crescenta that was approved by the City of Glendale in 2020 that had 3 separate buildings, 34 units. Although they opposed it, density improvement laws allowed it to be approved. Susan has been actively involved in that project.

David said the line separating Tujunga from LaCrescenta is actually (primarily) 200 ft west of Lowell Ave and the daycare will actually be in the City of L.A. David noted that with the Chamliion school currently on Lowell, major traffic issues could be expected; traffic is already impacted from the Chamliion school. Drop off will be in the 50 space parking lot - which is small. Susan can provide additional background. Kahn and others wanted a lighted cross-walk, but there is still a significant danger with the traffic situation. David felt they will get their way and we can only mitigate dangers at best. Cindy noted Lowell is a thoroughfare to get to the 210 freeway. In and Out Burger traffic can be expected to add additional impact. Cindy said we have little to no enforcement in the area. It isn't clear if Kahn has met with the City; this is a major project. Enrollment is 102 per the application. 500 sq ft is expected to be added. There will be an addition of a monument and altar. Susan didn't think they had to have an application for the City of Glendale also. Berj though that the Chamliion school, being accredited, would have to come up with a plan. There is an STNC meeting on Monday, the 27th April, and also on Wednesday, the 29th, where further discussions could occur.

- **7749 Apperson / Foothill** - Childcare Facility. Cindy said we approved a small childcare facility in the past; this is the Tujunga Canyon Daycare at the Faith Lutheran Church (corner of Apperson and Mt. Gleason), There was no representative at the meeting for this project.
- **6161 Sister Elsie** - Discuss comment letter to submit. An overview was presented by Oscar and comments made by Cindy, David and Berj. This project was discussed in depth during the March LUC meeting; there are no updates but Oscar wanted to make sure the LUC was aware.

DOE wants the applicant to improve frontage and the road from the property to Day St. Improving the road is impossible on this very narrow, steep and winding road. In addition, it will not improve the area for the neighbors. Even the frontage improvement will only help the property owner, not the neighbors. There were no questions for Oscar. STNC and interested parties can go to the hearing and make comments. Oscar didn't have a date for the hearing yet. David noted no one has driven to the street to see it yet. Cindy said we have tried to reach out to the neighbors in the last meeting. Oscar noted that the biological/environmental

report they had to do was costly and time consuming. Cindy said this item could be added to the next General Board Agenda and Oscar was welcomed to join.

- **7656 Foothill** - ZA-2025-6261-CU2-ZV-ADJ-WDI - New Express Car Wash. Comments were made by Lara, David, Cindy and Barry. A representative from this project was not at the meeting.

This project is at Apperson and Foothill. There have been 3 other applications (different owners) for a car wash in recent times in the city. Lara is a home-owner in the area although not directly impacted but is concerned about environmental and pollution impacts on neighbors and businesses in the area. Cindy said that there was info about the application on the zimas website (<https://zimas.lacity.org/>) and more info could be obtained from the City Building and Safety website (e.g. for permits pulled). Cindy recalled previous projects in the past and noted we now have 5 car washes already. Ingress and egress were concerns. The project Cindy – when we went through a car wash before, heard 100 ft memory distance. Cindy said we have 5 car washes now. Cindy said ingress and egress were issues in previous car wash applications. The project could be discussed in a future STNC General Board meeting. Kingdom Hall (an adjacent business) reps have been at a hearing in the past for this project; the project might not have gone forward in the past because there was another application for a car wash at the same time. David noted this is a new application.

- **Appeal 8150 McGroarty** next hearing date, other updates. Cindy provided an update. The plan is to divide a subtract into 11 lots, south of McGroarty. STNC has submitted a 2 page opposition in the past and may refer to it again. David noted fire hazards and traffic concerns if there is an emergency. David asked if it was covered in the Community plan and Cindy said it was, noting that the plan needs to be updated.

6. **NEIGHBORHOOD COUNCIL / EMPOWER LA UPDATES.** Cindy said there was an April 24th deadline for website compliance; Lara shared that the focus was on format (vs. content). Cindy said that Empower oversees NCs and should be on top of it. Lara said that there are teams that can provide guidance.

7. **PRESENTATION & TRAINING** on the Neighborhood Council (NC) System. Cindy went over the bulleted items below; Liliana added comments.

Items are being addressed in Board meetings. BONC is focused on charter reform with a July deadline. Board meetings are posted on the stnc.org website and the City's ENS (Early Notification System). Budget release is the 20th April. There are some questions concerning street vending permits and enforcement. The 4th of July Parade may cost more than \$14,000 and might not occur; reps from the Mayor's staff will connect with the Rotary Club to discuss. Dredging in two dams at same time is being addressed and STNC is working to not have them overlap. Keep an eye on events that are coming up.

Tujung Forward (<https://www.stforward.org/getinvolved>) is a non-profit having their own Earth Day and planned; LA Works provides some volunteers; there is a Pride Event June 13th and STNC is invited to have a table at the event. The City representatives page in the stnc.org website needs to be updated.

Barry encouraged stakeholders to get involved in STNC. David said there is no activity at the 6 story building planned on Foothill Blvd at this time.

- Bylaws, Standing Rules, BONC Policies, Brown Act (Meeting Agenda Posting, ENS).
- NC Meetings: Agenda Items, Presenters, Meeting Agendas, Making Motions, Community Impact Statements.
- NC Alliances (Valley Alliance of Neighborhood Councils - VANC meets 2nd Thursday on Zoom; LANCC meets 1st Saturday at 10am; PlanCheckNC meets 2nd Saturday at 10am, STNC Community Events/Meetings, Other Training Opportunities.

8. **FINAL ANNOUNCEMENTS** - Upcoming events. Cindy scanned through events.

- Sign up for STNC Newsletter at: stnc.org Earth Day cleanup and resource fair (April 18).
- Verdugo Hills Pool Movie Night (June 6).
- Fourth of July parade planning with the STSH Rotary on Tuesdays
- STNC is on Instagram and Facebook

9. **ADJOURN. 8:15pm**