



SPECIAL BOARD & LAND USE COMMITTEE
Minutes
Monday, August 10, 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 - attendance and general announcements.** Cindy called the meeting to order, 7:04pm.

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Present
4	Liliana Sanchez	Present
5	Vartan Keshish	Absent
6	Betty Markowitz	Absent
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	
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.

	Board Member	Roll Call
	Gail	Member of the Community
	Sherry McCoy	Member of the Community, STNC Board Member
	Rachel Belofsky	Member of the Community
	Regina	Member of the Community
	Shelly	Member of the Community
	Jacob	Member of the Community
	Kristin Causey	Member of the Community
	Karen and John Chacon	Member of the Community
	John Vazquez	Member of the Community
	Mariellen Eltgroth	Member of the Community
	Lori	Member of the Community
5 Present, 7 absent including 1 Alternate		

2. **Approval of LUC minutes. *Postponed.***
3. **STNC Land Use Committee needs volunteers** to serve the community regarding Land Use and Community Improvement. Participate in meetings and apply. Application on [STNC.org](https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0) website at: <https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0> OR Contact secretary@stnc.org. *Cindy said that there is a need for more members, noting that Rachel B is putting her application in at this time to become a member.*
4. **PUBLIC COMMENTS** - Items not on tonight's agenda. *None.*
5. **COMMITTEE MEMBER COMMENTS** - Items not on tonight's agenda / community announcements. *Berj gave a brief update on some projects.*
6. **DISCUSSION & POSSIBLE ACTION**
 - a. **8100-8160 McGroarty appeal** - The appeal challenges approval of the **8100–8160 McGroarty Street development**, arguing that the project violates State Minimum Fire Safe Regulations in a Very High Fire Hazard Severity Zone and that the City's environmental review inadequately addresses **oak woodland loss and increased human-caused wildfire risk**. It contends these impacts require a full **Environmental Impact Report (EIR)** rather than the approved Mitigated Negative Declaration. The project proposes **13 total single-family lots**, with **13 homes**. Of those, **11 are new homes**, while 2 involve existing structures.
 - John V and Karen and John C discussed the project, with John providing additional info in CHAT (see below). The City approved sub-division of this project into 14 different plots, with 11 more structures to be built. There are 3

structures at this time. Based now on 2016 plans, there are major safety concerns for fire/evacuation; there are non-compliant emergency roads on narrow winding roads. The project does not meet current standards for safety. An attorney has been retained, and a civil engineer and biologist, to support the need to do a full EIR. Plans were stamped in 2019 and nothing has been updated. The City has not complied with State regulations. Trying to avoid a legal fight. When the City clears the path, it goes into court which is a great financial burden on residents. The neighbors are asking LUC to issue a formal recommendation to reject the 2015 plan and order a full EIR. Events have happened (e.g. LaTuna Fire) and requirements have changed. There has been long-standing support against this project and the City needs to do a full EIR. There is a Public hearing August 27th (in Van Nuys) where the attorney will present the evidence. The presenters were asking for the LUC /STNC to support their efforts to protect the McGroarty quarter, noting that people use this area for walking/hiking from distances. The development is going into the hillside and putting 13 houses there with expected cars will severely impact safety if there is a need for evacuating; traffic is already impacted in this area. David said that we could take a position on this, likely being to support their stance. John V stressed that LUC/STNC support is urgent sooner than later. Nina voiced support. Lori noted that fire insurance is already at a premium and over-development could increase insurance rates, with additional houses more embedded in the hills. Liliana asked if they had reached out to the Indigenous Community for support. John V said that they did this in the past and it isn't clear who to contact at this time. Liliana will try to find contacts. MaryEllen commented about stability of the hill and retaining walls. John V said that the website where more info is available is Protectsunland.com. MaryEllen said there were videos available that show on Skyline Drive (Canyon Hills) pictures where houses are sliding down hills that could have an impact if used. Cindy said we need to work on the letter of support, looking up the history of what we have supported in the past. Karen asked for contact info for fire officials to see if a letter of support from them can also be obtained.

- b. **7921 Deniville appeal - ZA-2022-8791-ZAD-SPP-HCA** - Appellant contends that the Zoning Administrator's determination relied on inaccurate existing-site information, including a retaining wall that was never constructed, without independently verifying actual site conditions. The appeal asserts that this factual error undermines the required findings concerning hillside safety, drainage, slope stability, and infrastructure adequacy. ***Postponed at this time.***
- c. **7636-56-60 Foothill Bl - new use** as of 7-10-26 - Cravings Night Market - Review of the proposed/ operating Cravings Night Market to determine applicable zoning and permit requirements for a recurring outdoor market with 30+ food and merchandise vendors, and to consider potential parking, traffic, noise, safety, and neighborhood impacts; City Planning has car wash application on hold. ***Postponed at this time.***
- d. **11044-46 McVine** - APCNV-2025-5867-ZC / ENV-2025-5868-CE - 9:30AM **Hearing Aug 11- Zone Change from A2-1 to (T)R1-1-RFA** to permit the retention of one single-family dwelling and detached garage on a 16,171.9 square-foot lot. The Hearing is tomorrow am at 9:30am.

- Kristan provided a brief overview. Kristin explained that the zoning should be changed from agricultural to residential, noting that the lots are too small to meet agricultural zoning requirements. There is an ADU planned to be built but zoning does not cover it currently. There are no plans to build residences at this time but zoning should be appropriate. Cindy said LUC cannot comment until more details are understood by the board and thanked Kristin for coming to the LUC meeting.

7. DISCUSSION/ACTION Status / Updates: *Comments from Cindy, Nina, Rachel, David.*

- 6700 Foothill - Bubblegum Cannabis Dispensary license / security. *Cindy said that she heard they had moved to another location, possibly adjacent.*
 - 7577 Foothill Bl - former Denny's - Storage of old vehicles are now on the site. *Coverings are now put up on the fence to block view from community. No update.*
 - 10521 Sunland Blvd. new use – Denshaz, Inc. - new Denny's at former Coco's. *No update.*
 - 10425 McVine - DIR-2026-1769 filed 4/9/26 - Lot Line Adjustments - New Duplex - Foothill Blvd. Corridor Specific Plan. *No update.*
 - 9162 W. Foothill - DIR-2026-2696-SPPC - TT-84209-HCA - Subdivision of one parcel (3 lots) to create 7 lots for single family purposes and one lot for commercial use. **SPECIFIC PLAN PROJECT COMPLIANCE.** *David provided an update; the project is on the top of a hill the project is to put up 7 2-story homes with their own road running up to the top. They won't be using an existing road for access. Plans have not been submitted to the City at this time. It will be a big project. The major concern is geological, running sewer lines and roads, landslides, etc. When plans are submitted, a further review can be done.*
<https://duckduckgo.com/?t=ftsa&q=9162+W.+Foothill&iaxm=maps&source=maps>
 - 7134 W. High Cliff - ZA-2026-2538-CU1-ADJ-HCA- New 2 Story SFD with attached garage in R1-1 hillside zone. **CONDITIONAL USE ADJUSTMENT AREA HEIGHT YARD AND BLDG LINE ADJMNTS HOUSING CRISIS ACT.** *Berj provided an update; the project was advised they do not have to go to Neighborhood Council. Berj will ask them to present at the next meeting; it is a zoning case per Cindy.*
 - 7221 W. Verdugo Crestline, Tujunga - ZA-2026-2421-CU1-Conditional Use. *Construction, use, and maintenance of a new 2-story 3423 sq f SFD with attached garage, and pool located in the San Gabriel-Verdugo Mountains Scenic Preservation SP zoned RE-11-1. No update at this time. It was noted that Paul had volunteered to investigate this project.*
 - 7161 Foothill Blvd., demolition. *Commerce and Foothill location. David talked to the owner. It is not for sale although the sign is up that says for sale. Project approved June 24th. The project will create more parking. The project has no relationship to the Aurora Banquet Hall.*
 - 10011 Pinewood Ave., demolition, status and status of debris left on site. *There is a lot of debris left from the demolition per Cindy; no further updates.*
 - Other
- 8. FINAL ANNOUNCEMENTS** - Next Land Use Committee Meeting - September 14, 2026 - Sign up for STNC Newsletter at: stnc.org. STNC is on Instagram and Facebook. None. David provided an update about Sunland Park. The City, and Parks and Rec will discuss improvements to

Sunland Park tomorrow night; David will attend. Liliana said that Sunday Oct 11, Indigenous People's Day with the Community invited. 22nd at McGroarty is the BBB per David.

9. **ADJOURN by 8:18 pm**

CHAT:

WHY THIS DEVELOPMENT IS UNSAFE

Outdated 2016 Plans: The developer relies on decade-old designs that do not meet current California Minimum Fire Safety Regulations (Title 14 1270).

Extreme Road Grades: Proposed access routes exceed 21% steepness—far above the state maximum limit of 16%.

Evacuation Bottlenecks: Adding 24+ daily cars onto non-compliant, narrow hillside roads jeopardizes emergency access and evacuation flow for the entire Sunland community during the next fire

To summarize the key realities facing this decision:

- Legal "Fair Argument" Threshold Standard: Through licensed civil engineering and biological experts, we have submitted substantial, unrebutted evidence into the public record. Under CEQA law, presenting a valid "Fair Argument" legally obligates the City to order a full Environmental Impact Report (EIR).
- Outdated Mitigation Standards: Relying on an outdated 2015 Mitigated Negative Declaration (MND) fails to evaluate current 2026 conditions, fire hazards, and state standards. At a minimum, a comprehensive EIR is necessary.
- Defensible Exposure for the City: City staff or developer consultants cannot simply override expert evidence in court. Fair Argument litigation handled by experienced firms like Channel Law Group carries a high success rate for community appellants. Resolving this administratively now avoids costly, unnecessary litigation for the City.
- Long-Term Public Risk: Approving non-compliant fire-access roads in a Very High Fire Hazard Severity Zone exposes both new homeowners and existing neighbors to severe evacuation bottlenecks and uninsurable property risks.
- Strong Community Precedent: Sunland-Tujunga has a long history of standing united against unsafe land use—from stopping Home Depot to stopping the development at Verdugo Hills Golf Course.

Specific Community Requests:

To resolve these issues and protect public safety, we specifically request that the project be modified to:

1. Comply fully with State Minimum Fire-Safe Regulations both on-site and off-site, including adequate street widths, grade limits, and emergency turnarounds.
2. Include a conservation easement over sensitive portions of the property to protect critical natural resources and habitat, which will naturally result in a necessary reduction in project density.
3. Require a full Environmental Impact Report (EIR)