



SPECIAL BOARD & LAND USE COMMITTEE
Minutes
Monday, September 28, 2026 • 7:00 p.m. (Virtual)

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, 7:01pm

	Board Member	Roll Call
1	Richard Marshalian	Present (7:10-pm)
2	Cindy Cleghorn	Present
3	Nina Royal	Absent
4	Liliana Sanchez	Absent
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	Rachel Belofsky	Present
13	Alternate: Stephanie Mines	Absent
14	Alternate: Vacant	
15	Alternate: Vacant	
16	Alternate: Vacant	

	Board Member	Roll Call
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	Member of the Community, STNC Board Member
	Sherry McCoy	Member of the Community, STNC Board Member
	Michael Ashley	Member of the Community
	Lionel Mares (7:25pm)	Member of the Community
	Gail	Member of the Community
	Darryl Hahn	Member of the Community
	Lori	Member of the Community
5 Present, 7 absent including 1 Alternate		

2. Approval of LUC minutes. *This was 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) website at: <https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0OR>. Contact secretary@stnc.org
4. PUBLIC COMMENTS - Items not on tonight's agenda.
5. COMMITTEE MEMBER COMMENTS - Items not on tonight's agenda / community announcements
6. DISCUSSION & POSSIBLE ACTION – updates on the following:
 - a. 8100-8160 McGroarty appeal postponed to February 2027 - The project proposes 13 total single-family lots, with 13 homes. Of those, 11 are new homes, while 2 involve existing structures. *Cindy – This is currently on appeal with updates tonight. The appeal is postponed to 2027.*
 - b. 7921 Deneville appeal - ZA-2022-8791-ZAD-SPP-HCA - Appeal denied. *Cindy – hearing was held a week and a half ago, denied by area planning commission. Interesting process to watch. Cindy said they denied the appeal, saying concerns are in the determination letter and will be handled in that process. The neighbor who filed the appeal has serious issues with the project (e.g. gas line covered up by retaining wall).*
 - c. 10521 Sunland Blvd. new use – Denshaz, Inc. - new Denny's at former Coco's. *Rachel said that the goal is to have by Holidays.*
 - d. 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 PLANPROJECT COMPLIANCE. *Dave Jenkins – no updates, it is a complicated project.*

- e. 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 BLDGLINE ADJMNTS HOUSING CRISIS ACT. *Darryl Hahn – representing the owner of the property and is the designer for the project – gave a description of the project with comments from David and Cindy. Darryl showed drawings of lot (and adjacent lots) and architectural plans for the house. Adjacent lots are largely undeveloped. A road in front of the property will have to be paved that will be 20 ft wide (needed for fire truck access). They will be connected to the sewer system. No neighbors have been contacted about the project. Cindy said we will figure out the time schedule, and would like Darryl to connect with the STNC Board at some point; let us know if hearing date established.*
- f. 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 updates.*
- g. 7161 Foothill Blvd., demolition. *Dave – the City has approved and demolition can proceed. Going to knock down a building to create parking for adjacent businesses.*
- h. 10011 Pinewood Ave., demolition, status and status of debris left on site. *Cindy – demolished but debris remains. No further update.*
- i. 10310 Floralita Ave., demolition, status. *Cindy – info sent to neighbors adjacent about the demolition for their information.*

7. Other. None.

8. FINAL ANNOUNCEMENTS –

- Next Land Use Committee Meeting - October 26, 2026
- Sign up for STNC Newsletter at: stnc.org
- STNC is on Instagram and Facebook
- Lionel - The Ad-Hoc Community on Charter Review will be holding its first meeting on Wednesday, September 30 at 8:30 AM at council chambers.

9. ADJOURN by 7:48 pm