

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

August 26, 2015

7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412

Department of City Planning
Office of Zoning Administration
Attn: JoJo Pewsawang jojo.pewsawang@lacity.org
6262 Van Nuys Blvd
Van Nuys, CA 91401

**RE: ZA2014-3637(ZAA) -- related: AA-2007-2625-PMLA
ENV2014-3638-CE
10345 Hillhaven, Tujunga, CA**

Hearing: 8-28-15 – 11:30 a.m.

To Whom It May Concern:

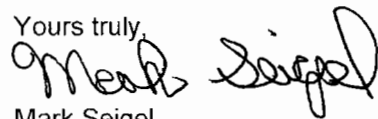
At the August 17 and 26, 2015 Land Use Committee and Board of the Sunland-Tujunga Neighborhood Council considered the applicant's request for a variance for a six foot rear set back in lieu of a fifteen foot set-back on a lot that has been conditionally subdivided. Both the property owners and their representative Mr. Steve Nazemi who said he is the new engineer for the property were present.

After numerous questions from the board and stakeholders present, the **Board voted unanimously to oppose the applicant's request for a variance** and to submit the following concerns and comments to the Zoning Administrator:

1. Mr. Nazemi says that the subdivision has been approved but the STNC does not see this as completed on ZIMAS. A review of the map distributed at our 8/26/15 meeting is not the same as the map on file with ZIMAS.
2. The owner's request for a variance is not justified. Mr. Nazemi says they need to build out with the smallest set backs possible on Lot C, the proposed flag lot. The STNC submits that this violates the intent and spirit of the Sunland-Tujunga RFA ordinance by including the area of the flag lot driveway as part of the living space area for calculation.
3. The owner's request for a variance of a reduced rear yard set back in lieu of required 15 ft. and request for 24 foot mid-point width in lieu of required 50 ft. width would create a prime example of urban sprawl.
4. There is no allowance for fire truck access to the south side of Lot C.
5. There is no vehicle turnaround space as required for Lot C.
6. The lot is not relatively flat as the new map indicates. The negative grade of the lot poses problems for the neighbors as to sewer access, utility access and storm drainage.
7. Our suggestion would be to only divide the original parcel into two lots and build an Accessory Dwelling Unit (ADU).

Thank you for the opportunity to submit our position and concerns. Please contact us with any questions at the above address, phone or email. We welcome the opportunity to hold another meeting with the applicant should that be necessary. Please provide a copy of the Zoning Administrator's determination when it is available.

Yours truly,



Mark Seigel
President
Sunland-Tujunga Neighborhood Council
818-430-5244 – cell

cc: Los Angeles Department of City Planning:
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Applicant/Owner: Cyrus & Amenouhi Teadolmanesh, Trustees of the Hunter Living Trust
Applicant/Representative: Steve Nazemi, DHS & Assoc. steve@dhsengineering.com