

Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE

7747 Foothill Blvd. Room 101, CA 91042 • 818-951-7411/ www.STNC.org



LAND USE COMMITTEE MEETING AGENDA

DATE: Monday, May 6, 2019

LOCATION: North Valley Neighborhood City Hall

7747 Foothill Blvd., Tujunga

TIME: 7:00 p.m.

Call to Order – Introductions of LUC, CD7 staff, neighbors and guests.

Name			Name		
Debby Beck			Vartan Keshish		
Bill Skiles			Cindy Cleghorn		
Pati Potter* (Region 4)			VACANT		
			Cathi Comras (a)		
Nina Royal			Lora de la Portilla (a)		
Richard Marshalian			John Laue (a)		
Arsen Karamians			VACANT (a)		
Liliana Sanchez			CD 7		

* STNC Board Member (a) = LUC Committee alternate CD7 = representative present

The Land Use Committee contains eleven full members and four alternates. A quorum for an LUC Committee meeting consists of seven members, and at least six votes in favor or against an issue are required to achieve consensus. Order of item may be changed to accommodate speakers / presenters. To schedule a presentation please contact Pati Potter at patipstnc@ca.rr.com or Cindy Cleghorn at cindycleghorn@gmail.com

1. Call to Order and Introductions

- a. LUC members to declare any conflicts of interest or ex parte communications relating to items on this meeting's agenda prior to the item being discussed.

2. PUBLIC COMMENTS: non-agenda items

3. ANNOUNCEMENTS:

- a. LUC Committee vacancies: 3 vacancies, 1 of which is an alternate –Applications are available at the back table. Fill it out and submit it to the chair or vice chairs of the Land Use Committee. Requirements include attendance at three consecutive regularly scheduled LUC meetings and participate as an audience member in all three meetings.

- b. **DISCUSSION/ACTION:** Approve minutes

- i. 4/1/19
- ii. 4/15/19

4. ANNOUNCEMENTS/DISCUSSION: 6433 La Tuna Canyon aka Verdugo Hills Golf Course (VHGC) public hearing May 23, 2019. Time TBA. Everyone is encouraged to attend. Who from LUC is going?

5. DISCUSSION/ACTION: due to remodeling of the complete NVCH, effective June 15, 2019 this hall will not be available until further notice. Sandy is in the process of security a new location(s). Discuss the possibly that the LUC go down to 1 meeting per month for at least June and July (remove June 17 and July 1 from the calendar)

6. DISCUSSION/ACTION: Review Council File 19-00400 for a possible draft Community Impact Statement (CIS) for the STNC Board approval. http://clkrep.lacity.org/onlinedocs/2019/19-0400_mot_04-16-2019.pdf

7. DISCUSSION/ACTION:

- a. Economic Development in Sunland-Tujunga continued discussion. – Richard Marshalian
- b. Land Use Committee procedures– Richard Marshalian

8. External Affair Dept. (EAD),- update on when a meeting can be arranged.

9. **DISCUSSION/ACTION:** Motion to take no position or action on the 6443 W Blanchard Cyn Rd Project –
- Project requested a height increase from 23 to 29ft.
 - Update: Original Determination Letter from the City, 10/16/2017, made note that this project is not located within a prominent ridgeline protection area or within a Scenic Highway Corridor.
 - The City approved the height increase on 4/25/19
 - Last day to appeal 5/10/19
10. **Discussion/Possible Action:** 10209 Samoa_BBSC approval of haul route application. Board of Building & Safety Commissioners (BBSC) hearing held on 4-20-19 for haul route. Review
11. **Discussion/Action/Updates or waiting scheduling of Pending Projects**
- 6708 Foothill Blvd.-Change of Use from Office to Retail & sale of Firearms
ZA-2019-573-CU-SPP; ENV-2019-574-CE; DIR-2018-7063-SPP
Due to Change of Use the parking requirements have changed.
Application is not yet complete, will reschedule
Region 4 Reps: Pati Potter/Lydia Grant
(Lead on this Project: Pati Potter and Liliana Sanchez)
 - 10247 N. Hillhaven, - Demolition of single-family residence. Construction of 14 units, 3 stories residential over basement parking; 2 units very low income, 1 manager, 11 market rate units.
DIR-2018-6570-DB and ENV-2018-6571-EAF
Actions requested FBCSP compliance; Increase height to 44 ft. - *Engineering* - Armin Gharai
Deadline to take action: pending
Has presented once, but to return with landscaping designs.
Region 2 Representatives: Christopher Boyadjian
(Lead on this project: Vartan Keshish or TBD)
 - 10220 Fernglen, - Demolish single family home for a 10 unit apartment.
DIR-2018-6596-DR-SPP/ENV-2018-9597-EAF - *GA Engineering* - Armin Gharai = Engineer
Deadline to take action: pending
Has presented once, but to return with landscaping designs.
Region 2 Representatives: Chris Boyadjian
(Lead on this project: Vartan Keshish or TBD)
 - 6454 Foothill Blvd – Reopen gas station with a convenience store
ENV2018-4584 and ZA-2018-4583 – Have not had notice that the application is completed.
Region 4 Representatives: Pati Potter/Lydia Grant
(Lead on this Project: Pati Potter)
 - 10030 Commerce Ave – 3 story mixed use (commercial/residential)
DIR-2019-1135-SPP and ENV-2019-136-CE
Applicant/Owner not yet contacted to present at future LUC meeting.
Region 3 Representatives: Rick Ramirez/Oscar Alvarez
Perhaps get Neighbors to help with Outreach?
(Lead on this Project: Pati Potter)
 - 7259 Hillrose St. Tujunga – Parcel Map to Subdivide one Lot into 2 Parcels.
ENV-2019-1826-EAF and AA-2019-1824-PMLA
Applicant/Owner not yet contacted to present at future LUC meeting.
Region 2 Representative: Chris Boyadjian –
Perhaps get Neighbors to help with Outreach?
(Lead on this Project: TBD)
 - 8100 McGroarty, Sunland 13-lot Subdivision for 11 single-family homes
DIR-2019-952-SPP
Applicant/Owner not yet contacted to present at future LUC meeting.
Region 4 Rep.: Pati Potter and Lydia Grant -
Neighbors in the past on this location were very involved and took the lead, will need to contact them.
(Lead on this Project: TBD)

- h. 10132-10146 Commerce Ave. – Density Bonus Case, Demolition of existing 8 units and construction of a 3 story, 37 unit residential Bldg. request height increase from 33 to 44ft. ENV-2019-1945-EAF and DIR-2019-1943-DB
 Applicant/Owner not yet contacted to present at future LUC meeting.
Region 3 Representatives: Rick Ramirez/Oscar Alvarez
Perhaps get Neighbors to help with Outreach?
(Lead on this Project: TBA)
12. **PUBLIC COMMENTS**_non-agenda items
13. **DISCUSSION/ACTION:** Future agenda items:
14. **ANNOUNCEMENTS/DISCUSSION**
- Planning 101 training classes will be held through LA the month of May. Closes location is May 22nd Pacoima City Hall 6pm to 8pm 13520 Van Nuys Blvd. You MUST RSVP <http://bit.ly/P101Env>.
https://planning.lacity.org/documents/ExternalAffairs/Planning101_Planning_for_the_Environment.pdf
 - Updates on various City Planning processes/ordinances pending: City Planning has released the 90+ page staff report regarding the recode Processes and Procedures ordinance.
 - PLANNING & LAND USE OUTREACH: City Planning has a YouTube Channel with Planning 101, ZIMAS, Planner Spotlights and Los Angeles Landmarks. You can view these at this link:
<https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw?pbjreload=10>
 - PROJECT STATUS for reCodeLA – The City is Updating the Zoning Code. See the latest update released on April 10, 2019 here: <https://recode.la/updates/news/where-weve-been-where-were-going>
15. **FUTURE LUC MEETINGS:** May 20 and June 3, @ 7pm
16. **ADJOURN by 8:30pm**

ALL NEIGHBORHOOD COUNCIL MEETINGS MAY BE TO FILMED AND/OR AUDIO RECORDED

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS - STNC agendas are posted for public review as follows:

At Sunland Tujunga Neighborhood Council Office, 7747 Foothill Blvd., Tujunga and at 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/your-government/government-information/subscribe-other-meetings-agendas-and-documents>

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, assistive listening devices and 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 you wish to attend by contacting Secretary, at (818) 951-7411 or email via secretary@stnc.org and president@stnc.org

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, nonexempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: 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 Secretary, at (818) 951-7411 or email via secretary@stnc.org and president@stnc.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 STNC Bylaws. The Bylaws are available on the STNC.org website or at <https://empowerla.org/stnc/>

SERVICIOS DE TRADUCCION – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretary, at (818) 951-7411 or email via secretary@stnc.org y president@stnc.org para avisar al Concejo Vecinal."

Թարգմանական ծառայություններ: Ժողովում հայերեն թարգմանությունների համար, զանգարեք գարտուղարուհուն՝ ճանել հյուսըն 818-951-7411 ժողովից առնվազն 72 ժամ առաջ:

Posted 5-3-19 Remove after 5-6-19

Land Use Committee - This committee consists of community stakeholders and Board members who shall be appointed as deemed appropriate by the Board. The Land Use Committee:

Meets at least once per month.

Contains no more than five (5) Board members, so that a majority of a quorum of the Board will not be present at its Committee meetings.

Sends Committee members to attend Planning Commission meetings and other meetings dealing with city development and land use.

Meets with representatives of prospective new businesses in the community and negotiates with those representatives to promote community standards of architecture, appearance, and preservation of scenic areas.

Issues reports and recommendations to the Board on issues and developments within its purview.

The Land Use Committee shall contain eleven (11) full members and four (4) alternates, appointed by the Board. A quorum for a Land Use Committee meeting consists of seven (7) members, and at least six (6) votes in favor or at least six (6) votes against an issue are required to achieve consensus. The alternates shall be called on to vote in the absence of full members of the Committee. The Land Use Committee takes direction from the Board and presents recommendations to the Board, but makes no decisions for the Board. It is responsible for implementing the details of the policies and directives set for it by the Board. It is the responsibility of the Chairperson of the Committee to set the meeting times and agendas and to assign duties to the Committee members in order to implement these policies and directives.