

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES  
Meeting place: Tujunga United Methodist Church

July 1, 2019

1. **Call to Order:** 7:19pm Quorum met: Pati Potter; Bill Skiles; Debby Beck, Nina Royal; Vartan Keshish; Cindy Cleghorn, Lora de la Portilla, Richard Marshalian. Absent: Arsen Karamians, Cathi Comras, John Laue (alternate).
2. **PUBLIC COMMENTS:** Luke V. asked if Arsen was still on the committee because he has not been at a meeting for months and requested that he be removed.
3. **6454 Foothill Blvd., Tujunga Arco Gas Station & Convenience store**
  - a. Owner Art Arutyunan and Representative Engineer Ahaman Ghaberi presented the new site images they propose for the new ARCO Gas Station and Convenience store as they have been presented to City Planning. The driveway off Creemore will stay and the two driveways on Foothill will be combined into one driveway. Renderings showed landscaping areas and that a 6ft block wall will be constructed along the full south side next to the single family residence and the school. Trees on site and sidewalk will be added as required by the FBCSP Design Guidelines. Pointed out that a CUP exists and runs with the land for a gas station and all the requirements required by the City of LA are being followed. There will be a two story building above the convenience store for office and storage. 1 or 2 persons will work on site at all times.
  - b. The reason this project is going through City approvals is due to the new commercial corner ordinance and to hold a hearing for hours of operation as 24/7. By-right hours for a gas station next to residential would be 7am to 11pm.
  - c. Applicant stated that the City indicates this project application not complete because it is in a hill side area and the soil test is not yet completed. They expect that report this week.
  - d. Applicant stated that outreach to surrounding neighbors who came to our last LUC meeting has not been done as yet.
  - e. The rendering shows what looks to be glass or reflective glass and the applicant stated it will be clear glass to see in from the outside.
  - f. When asked about the concerns with this gas station next to residences and a nursery/pre-school within 400 ft. the applicant stated that CEQA and other City agencies have guidelines and regulations for gas stations close to sensitive uses and their plans will follow those guidelines and regulations.
  - g. There will be a 6ft wall all across the south side between the single-family residence and the school. Trees, if required will be added.
  - h. The owner indicated that he does not intend to seek a beer and wine / liquor license for this location at this time.
  - i. Once approvals are completed the applicant indicated that construction will begin August 2020.
  - j. No propane tanks or sales are planned for at this time.
  - k. The station will have 4 pumps and include the new updated ARCO canopy and structure.
  - l. One resident in the audience expressed concern the regarding increase of traffic and hours of operation and health concerns regarding gasoline smell. Reply: As part of CEQA a traffic study will be looked at.
  - m. All parking for this use will be onsite for employees and patrons. No side street parking needed.
  - n. Neighbors close to the site said that when ARCO was open before it was very noisy at 11:30 p.m. when patrons would pull out of the gas station onto Foothill they would screech. It has been great to have the quiet since it has been closed.
  - o. Hearing has not yet been set but the LUC can weigh in now. Issue is the hour of operation.
  - p. Bill S. moved to recommend to the STNC board to support the concept and the design plan but [note the](#) concern expressed by the neighbors regarding additional traffic and mainly the hours of operation and noise. Lora 2nd. All approved, motion passed.

4. **CIS submission regarding SB330 CF#19-0002-S102**
  - a. Cindy moved to support CF 19-0002-S102 and include letter to the Legislator Bill 2nd
    - 8 approved, 1 abstained. Motion Passed
5. **CIS submission regarding SB592 CF#19-0002-S117**
  - a. Cindy moved to support CF 19-0002-S117 and submit CIS draft after removing point #9 and include letter to the Legislator, Nina 2<sup>nd</sup>
    - 8 approved, 1 abstained. Motion Passed
6. **CIS submission regarding CF#19-0623 “Empty Homes Penalty” Structure in Los Angeles.**
  - a. Postponed until next meeting.
7. **CIS regarding unpermitted demolitions CF#17-0226-S1;**
  - a. Pati Moved to write a CIS in support to have a report prepared but with comments/more clarification, 2nd by ??
    - All approved, Motion Passed. But need to return for clarification on the wording.
8. **Recommendations for new LUC members:**
  - a. Cindy moved to accept the application for Betty Markowitz Bill 2<sup>nd</sup>.
    - All approved. Motion passed
  - b. Pati moved to accept the application for Stephanie Mines, Richard 2<sup>nd</sup>.
    - All approved, motion passed.
  - c. John Clausen application unable to be accepted because the committee already has 5 board members. His application will be held for the future.
  - d. Committee will continue to review the committee and alternates at a future meeting.
9. **Approve minutes for 5/20/19: Cindy moved to accept, Bill 2<sup>nd</sup>.**
  - 7 Approved and 2 abstained, motion passed
10. **Joint LUC and STNC Board meeting calendar for first and third Mondays unless a national holiday.** Will make Joint meetings with the Board as needed.
11. **To submit no comment, inquiry or comment letters on pending development proposals** where applications have been filed with the Department of City Planning? Since many of these are asking for a height increase of the FBCSP, which is 33ft, Pati Potter made an inquiry to Neighborhood Liaison Isaiah Ross at City Planning. Mr. Ross replied in an email that if we are in opposition to the height increase and feel that the height increase would not be compatible with the neighborhood we should submit a comment letter to the project planner to be included in the case file. Our comment letter will be considered while the project is under review.
  - a. **9945 Commerce Ave** –Application states it will be changing from an Office use to a Day Care Center however the most recent use has been as a Church. A few doors away a Day Care Center has already been approved but appears to not be operating. Pati is looking to arrange a presentation to the LUC.
  - b. **10240 Commerce Ave**– pushed to future LUC
  - c. **10132-10146 Commerce Ave.** – will present at the 7/15 LUC meeting.
  - d. **10146 Fernglen\*\*** pushed to a future LUC meeting
  - e. **10220 Fernglen\*\*** - will present at the 7/15 LUC meeting
  - f. **6708 Foothill Blvd\*\*** pushed to future LUC
  - g. **7361 Foothill Blvd.** – pushed to future LUC
  - h. **8433-8437 Foothill**- Per the FBCSP not in the Major or Target area so per the city planning this was not sent to the LUC. Neighbor concerns regarding two story height and 33 ft is permitted by right.
  - i. **10247 N. Hillhaven\*\*** - will present at the 7/15 LUC meeting
  - j. **7740-7770 McGroarty\*\*** pushed to next LUC
  - k. **8100-8150 McGroarty:** John V. resident of the area gave background on the original and current project and shared his and other resident concerns on this project. Also will again contact other city agencies with regards to oak trees.
  - l. **10449 Pinyon** – pushed to next LUC
  - m. **7026-7032 Valmont** – No discussion

12. New Public Comment Portal on the Council File Management System where anyone can submit their own comments: [https://cityclerk.lacity.org/publiccomment/?cfnumber=17-0226-S1&fbclid=IwAR07oeuQbyRA0Owal78lhB0Fho\\_uq0yBFWRI8\\_YurOZ1Qe6btAnRR9Nw9E](https://cityclerk.lacity.org/publiccomment/?cfnumber=17-0226-S1&fbclid=IwAR07oeuQbyRA0Owal78lhB0Fho_uq0yBFWRI8_YurOZ1Qe6btAnRR9Nw9E)
13. FUTURE MEETING AGENDA ITEMS:
  - a. 10030 Commerce will present July 15th– Proposing a 3 story building, need to look closely at the FBCSP, a 3 story building may not be allowed.
  - b. Economic Development in Sunland-Tujunga – Richard Marshalian
  - c. Land Use Committee Procedures – Richard Marshalian
  - d. Status of previously approved projects that have come before the LUC to find out when / if construction will start.
  - e. reCode / Community Plan Update sub-committee consideration
  - f. Special meeting with City Planning External Affairs Department (EAD)
14. Adjourned: 9:19pm