

Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE
818-951-7411/ www.STNC.org



SPECIAL JOINT BOARD AND LAND USE COMMITTEE MEETING AGENDA

DATE: Monday, July 15, 2019

LOCATION: Tujunga United Methodist Church – NEW LOCATION

9901 Tujunga Canyon Blvd., Tujunga

TIME: 7:00 p.m.

The City's Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

"Out of an abundance of caution due to the possible attendance and participation of a majority of Neighborhood Council Board Members at this Joint Committee meeting, this meeting is noticed as a Special Joint Meeting of the Committees and the Board, in adherence with the State's Brown Act. No action will be taken on behalf of the Board at this meeting of the Committees. Only Committee Members are allowed to vote".

<i>Name – Present / Absent</i>			<i>Name – Present / Absent</i>		
Debby Beck			Cathi Comras		
Bill Skiles			Betty Markotwiz		
Pati Potter*			Stephanie Mines		
Nina Royal*			Lora de la Portilla (a)		
Richard Marshalian			John Laue (a)		
Liliana Sanchez*			Arsen Karamians* (a)		
Vartan Keshish*			VACANT (a)		
Cindy Cleghorn*			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 a 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

1. **Call to Order** and Introductions
2. **PUBLIC COMMENTS:** non-agenda items
3. **COMMITTEE MEMBER COMMENTS:** non-agenda items
4. **DISCUSSION/POSSIBLE ACTION:** Confirm committee members, alternates and LUC Chairs/Vice Chairs for STNC board approval.
5. **DISCUSSION/POSSIBLE ACTION:** Four Presentations:
 - a. 10030 Commerce Ave (Region 3 – Oscar and Rafi)
 - i. ENV-219-136-CE and DIR-2019-1135-SPP Zoned C2-1L
 - ii. PROJECT PERMIT COMPLIANCE FOR A 3-STORY 6,512SF MIXED-USE BUILDING CONSISTING OF FOUR UNITS ABOVE GROUND FLOOR COMMERCIAL WITH SURFACE PARKING.
 - iii. Requested Entitlement: PROJECT PERMIT COMPLIANCE PURSUANT TO

LAMC SECTION 11.5.7 FOR A 3-STORY 6,512SF MIXED-USED BUILDING CONSISTING OF FOUR UNITS ABOVE GROUND FLOOR COMMERCIAL WITH SURFACE PARKING

- b. 10132-10146 Commerce Ave. (*Region 3 – Oscar and Rafi*)
 - i. ENV-2019-1945EAF and DIR-2019-1943-DB Zoned R3-1
 - ii. Demo 8 units. DENSITY BONUS CASE to CONSTRUCTION OF A 3 STORY, 37 UNIT RESIDENTIAL BUILDING INCLUDING (33 MARKET, 4VL).
 - iii. Requested Entitlement: PURSUANT TO LAMC 12.22.A.25.F, APPLICANT REQUESTS APPROVAL OF AN ON-MENU INCENTIVE FOR HEIGHT INCREASE FROM 33FT TO 44FT.
 - c. 10220 Fernglen Ave (*Region 2 – Arsen and Glen*)
 - i. ENV-2018-9597-EAF and DIR-218-6596-DR-SPP Zoned RD1.5-1.
 - ii. DEMO (E) SINGLE FAMILY DWELLING TO CONSTRUCT (N) 10 UNIT BUILDING SETTING ASIDE 1 UNIT AS VERY LOW INCOME
 - iii. Requested Entitlement: PER LAMC 12.22 A.25, A DENSITY BONUS WITH AN ON-MENU INCENTIVE TO INCREASE HEIGHT FROM 33 FEET TO 40 FEET. PER LAMC 11.5.7, PROJECT PERMIT COMPLIANCE.
 - d. 10247 Hillhaven Ave (*Region 2 – Arsen & Glen*)
 - i. ENV-2018-6571-EAF and DIR-2018-6570-DB Zoned R3-1
 - ii. DEMO (E) 2 SINGLE FAMILY DWELLINGS TO CONSTRUCT (N)14 UNIT APARTMENT BUILDING WITH 2 UNITS SET ASIDE AS VERY LOW INCOME
 - iii. Requested Entitlement: PER LAMC 12.22 A.25, A DENSITY BONUS WITH AN
 - iv. ON-MENU INCENTIVE TO ALLOW AN 11 FOOT INCREASE IN HEIGHT.
6. **DISCUSSION/ACTION:** Approval of the 7-1-19 minutes
 7. **DISCUSSION/POSSIBLE ACTION:** Comment letter re: 6454 Foothill Gas station, which presented at the July 1, 2019 LUC Meeting.
 8. **DISCUSSION/POSSIBLE ACTION:** CIS submission regarding CF#19-0623 “Empty Homes Penalty” Structure in Los Angeles
 9. **DISCUSSION/POSSIBLE ACTION:** To submit no comment, inquiry or comment letters on pending development proposals where applications have filed with the Department of City Planning, which may not have presented to the LUC or ** were asked to return:
 - a. 10240 Commerce Ave–2007 determination for 18 units; new permit for 36 units - STNC did not get notice. Building is in middle of constructions, garage ground floor with floor 2 and 3 living units. (*Reg. 3*).
 - b. 10146 Frenglen** Demolisih single family home for apt blvd. 4/2018 owner requested withdraw, however the home has been taken down. (*reg. 2*)
 - c. 6708 Foothill Blvd**. Change of Use from Office to Retail & Sale of Firearms (*reg.4*)
 - d. 8433-8437 Foothill- permitted to demolish building and construct 2 story office space building. - Not in Major or Target area so no notice had to be given to STNC however since in the FBCSP area the STNC should have been giving the opportunity to weigh in on Design Guidelines & Landscaping. (*reg.1*)
 - e. 7740-7770 McGroarty**, Remnant University, unknown status with City Planning Dept. – Update to existing CUP. Now a ADM case # on Zimas(*reg.4*)

- f. 8100-8150 McGroarty 13-lot Subdivision for 11 single-family homes Last application expired, residence of that area are looking into this. (reg.4)
- g. 10449 Pinyon – Extending approved application from 2007 for lot split for two single-family homes. Also removal of 2 oak trees might be involved. Case no longer on Zimas and property is for sale. (Region 3 – Oscar and Rafi)
- h. 7026-7032 Valmont – per Urban Forestry Division – request has been made to remove 2 oak trees and replace with (8) 24 inch box oak trees. Past the time to weigh in. (reg.3).

10. **DISCUSSION/ANNOUNCEMENT:** New Public Comment Portal on the Council File Management System. https://cityclerk.lacity.org/publiccomment/?cfnumber=17-0226-S1&fbclid=IwAR07oeuQbyRA0Owal78lhB0Fho_uq0yBFWRI8_YurOZ1Qe6btAnRR9Nw9E

11. **FUTURE MEETING AGENDA ITEMS:**

- a. 9945 Commerce – will present at August 5, 2019 meeting. Change of use from Office to Day Care (Region 2 – Arsen and Glen)
- b. 7361 Foothill – will present at August 5, 2019 meeting. Change of use from boarding home to Plumbing supplies. (Region 2 – Arsen and Glen)
- c. Economic Development in Sunland-Tujunga – Richard Marshalian
- d. Land Use Committee Procedures – Richard Marshalian
- e. Status of previously approved projects that have come before the LUC to find out when / if construction will start.
- f. reCode / Community Plan Update sub-committee
- g. Special meeting with City Planning External Affairs Department (EAD)

12. Adjourn by 9:00pm

Posted 7-12-19 Remove after 7-15-19

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:

- North Valley City Hall, 7747 Foothill Blvd., Tujunga

- www.stnc.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at (please copy and paste this link into your browser): <https://www.lacity.org/your-government/government-information/subscribe-other-meetings-agendas-and-documents/neighborhood-councils>

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 Liliana Sanchez, Board President, at (818) 951-7411.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 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 Liliana Sanchez, Board President, at (818) 951-7411.

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 at our Board meetings and our website www.stnc.org

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 a Liliana Sanchez, Presidente de la Mesa Directiva, al (818) 951-7411 o por correo electrónico para avisar al Concejo Vecinal.

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.