

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

August 5, 2019

1. **Call to Order:** 7:25pm Quorum met: Bill Skiles; Pati Potter; Nina Royal; Liliana Sanchez: Cindy Cleghorn, Cathi Comras; Betty Markowitz; Berj Zadoian; Stephanie Mines. Debby Beck and Richard Marshalian came in while the meeting was in progress at 8:20pm
2. **Public Comments non-agenda items:** Why are so many pot shops allowed?
3. **Project Presentations:**
 - a. 7361 Foothill Blvd – Owner, Consultant and Engineer of proposed Plumbing Supply store attended for support of Change of Use- to be a retail, not wholesale, store with office and storage space in a (T)MR1-1 zone. Gave rendering of the project which included plans for parking for both employees and customers and landscaping with the fence and canopy to be removed. The river rock will remain. Painting of the outside of building is planned but no change to the outside of structure. Signage saying “Foothill Plumbing Supply” will be installed on the building. Hours of operation now planned for Monday thru Friday 6:30am to 5:30pm and Saturday 7am to 2pm.
 - i. Moved by Cindy to recommend to the STNC Board to support this project with rendering of the signage. Betty 2nd.
 - All Approved. Motion passed.
 - b. 9945 Commerce Ave – Owner and Representative of the proposed Child Day Care attended for support of the Change of Use and enlargement of the outdoor rear deck. Ages 2 to 4 years of age, hours 7am to 6pm Monday thru Saturday. 40 children with 1 employee for every 7 children enrolled, which will be 5 to 6 employees. Much more than required by the State. Applicant mentioned the parking is waived by LA City which would mean they are not required to have parking, but the County requires 1 parking for every 20 children. LUC brought up the parking in front is public parking that is shared with other businesses so they are not guaranteed the child’s parents will get a spot. Parking would be needed since it takes time to remove children this age from the car seats and walk them inside. LUC found a huge concern with the traffic and parking area on Commerce Ave, which is a very heavily used street during the hours these children will be dropped off. There is insufficient parking on the street, which is diagonal parking on Commerce, or in the back of the building. Due to the nature of Commerce Ave. it would cause the line of parents waiting for a parking space which would, in turn, cause a traffic jam along Commerce during the rush hour. The lot off the back alley would only accommodate a few parking spaces. The age of these children would require parking and the parent getting the kids out of the car seat and walking them into the building. The Owner understands that everywhere in LA there is this problem with parking however, she does not anticipate the parents will bring their children in at the same time plus she has made arrangements with the tenant next door to use their alley parking if there seems to be an issue once the day care is open and up and running. LUC emphasized to the applicant, that she should check the City’s requirements before spending money and then finding out the parking situation is not adequate. The area in the back is planned for employee parking with a few parking spots for parents if necessary.
 - i. LUC comments to the Applicant: This is a Target and Major Activity Area under the FBCSP so the City will be extra careful with regard to the approval process. Looking at this project, it is felt there will be a huge challenge because of the amount of parking. There might be an already approved Day Care. Regardless, there is an approved Adult Day Care plus an unapproved Dance studio nearby; all of these have use of the whole alley. There is also an unapproved restaurant, which was supposed to be a patio for the Adult Day Care. To get the City to approve, the applicant really needs to have a good

- plan for parking. Using street parking is not good planning. Suggested also a traffic study should be done.
- ii. The bars on the front of that building need to come out, they are in violation to the FBCSP as they are now.
 - iii. The enlargement of the rear deck and play area was not discussed at this meeting but again it seems it will take up some parking.
4. **Save the date** for the Neighborhood Council Congress on September 28 at City Hall. It is an all-day event and all stakeholders are invited and free.
 5. **Save the Date** for the STNC Board Meeting on 8/14/19
 6. **City Planning Department Newsletter** - postponed
 7. **Confirm LUC Committee members** – Stephanie would like to stay as a full member. Berj was moved up to full because he had previously served on the committee, and Stephanie was going to have to miss at least one upcoming meeting. Our goal/situation is about making quorum. -Gilbert, our DONE rep said 5 full and 1 alternate that are all board members equals 6 board members on the LUC. We have been given conflicting info from DONE reps which we need to get further clarification on. Confirmation to the STNC Board postponed
 8. **Approval of July 15, 2019 minutes**
 - a. Cindy moved to accept the minutes with spelling corrections. 2nd by Cathi. Richard not present at this meeting.
 - All Approved-Motion passed
 9. **Approve support letter for 6454 Foothill Blvd**
 - a. Moved by Cindy to approve with corrections; 2nd by Cathi with adding ...pre-school...and comply with current FBCSP standards.
 - All approved – motion passed
 10. **Balance of items on agenda moved and passed to postpone to next meeting**
 11. **Adjourn** : 9:05pm