

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
Held at the Tujunga United Methodist Church
August 19, 2019

1. **Call to Order** and Introductions 7:30pm Present: Bill Skiles; Pati Potter; Nina Royal; Cindy Cleghorn; Cathi Comras; Betty Markowitz; Berj Zadoian; Liliana Sanchez arrived 7:20 and Debby Beck arrived 7:30.
2. **PUBLIC COMMENTS:** non-agenda items
 - a. Area of Van Nuys Blvd is getting a facade update. Also a piece of property purchased by CRA funds by the City to be developed (not in S-T) culinary school mentioned. These mentioned to show that there are economic opportunities out there.
 - b. Small Business Commission will be on the City Council agenda tomorrow.
 - c. Paid petitioners are out there to collect signatures in force for petitions for rent control.
3. **DISCUSSION/POSSIBLE ACTION:** LUC committee roster - postponed
4. **DISCUSSION/POSSIBLE ACTION:** Approve August 5, 2019 minutes.
 - a. Cindy moved to accept, Bill 2nd
 - All approved. Motion passed
5. **DISCUSSION/POSSIBLE ACTION:** Comment letter on 6454 Foothill Blvd gas station.
 - a. Cindy recommended the revised version of the letter be brought to the next board meeting on September 11.
 - b. Discussion was made by the Committee concerning the events at the August 14, 2019 board meeting by those that were at the STNC general meeting; discussion of how and what happened at the STNC 8/14 meeting. This discussion was as follows:
 - i. The letter was presented to the STNC General Board meeting, indicating that the neighbors were very concerned about the 24-hour of operation.
 - ii. One board member questioned the remediation of the ground from a leak years ago and he said his business was right next door to the new store.
 - iii. Other Board members thought he should have recused himself. At this point we all realized that and could not understand why he did not recuse himself from before the discussion started. Others Board members who have done the Ethical training have recused themselves from projects with less association to project property.
 - iv. Arnie Abramyan was very disruptive, and definitely has a conflict of interest. He gave the impression he does not want this project because it will take business away from his business. Vanessa Serrano, the DONE representative, suggested that we let him speak and then bring it to the City Attorney. If he is in violation then it will be handled. Anyone at the meeting can make the report to the City Attorney.
 - v. What has been happening in the last year: People will try to get the Board to make decisions which are outside of the Board's jurisdiction: removing a member and charging someone with a Brown Act violation are issues that go to the City Attorney. The Board cannot make those decisions. But some have been able to bully/forcing and the by-laws don't allow this.
 - vi. The Board member (that has a business approx. 200ft away) does not understand the Ethic or is trying to make trouble, don't think that he does not understand the Ethic. All this letter said we did not have any problem with the general concept and design plans of the project EXCEPT the hours of operation,

and a few other things that the neighbors are concerned about. This was a comment letter, not a support nor non-support letter.

- vii. Code of Conduct needs to be enforced.
- viii. Arnie also asked why we were sending a letter before the soil test was submitted and question the years past contamination which was taken care of by the then owner of the land. (Richard/Arco). It was explained that the soil test mentioned was a Foundation Soil test.
- ix. The board was informed this property has by-right for a gas station and by-right operating hours 7am to 11pm. The reason they are in front of the LUC is because they are asking for operating hours 24/7. He kept asking why our letter wasn't stronger on the hour of operation asked for. What more could be said then what was said. Seems like he found another way to be disruptive.
- x. Should we modify the letter, keep it as it is? If the Board would have acted professional, the board could have said "... can the letter be a change a little.." or "... let's wait for the soil test" or something.
- xi. The LUC and other Committee members are the ones that sit in meetings to hear the applicant's proposal, and ground work, that is what we are here for so the full Board does not have to use ½ to an hour of general meeting time. Did this letter not explain the situation and details enough?
- xii. If or when the board is considering and changing all the word around, someone from the committee should stand up there and give the reason why not to change making it something different.
- xiii. LUC role is to look at the reopening and design, we would like to see the soil report just to make sure the application complete.
- xiv. At some point the soil report regarding contamination will come in saying all is good; if the soil report comes back negative then the City will stop the project. Keep in mind the soil report mentioned in the letter was not to do with the past contamination but the soil test waiting for results has to do with the foundation for the building.
- xv. 24hr operation invites people to loiter is a negative effect
- xvi. Cathi would like to modify the letter to in mentioning community would like to keep the Commercial Corner Ordinance of 11pm closure and the property has passed the soil test and meets current health standards.
- xvii. With the purchase of this property, the deed gives the CU for gas station; however, they do have to comply with any and all current regulations. Concern is the pollution from a gas station; however, the new gas station will have to follow the current LA regulations regarding pollutions.
- xviii. Questioned if the School next to the property is a concern; Berj did inform the school but no word from them. Pati will get hold of them again.

6. DISCUSSION/POSSIBLE ACTION: Comment letter on 7361 Foothill Blvd Plumbing retail.

- a. The draft LUC recommendation letter was read and approved with the following changes, beside the typos:
 - i. Parking spacing add in "5" (driving by seems there could be more than that)
 - ii. Color guidelines need to be more detailed and it was suggested that Debbie can help.
 - iii. To mention the hours of operation they now want.
 - iv. Last paragraph remove "and concerns"

- j. Hearing from stakeholder owners of apartment building here is Sunland are against this.
 - k. Constitution gives us property rights which it seems this ordinance will be taking away.
 - l. Everyone was asked to re-read the file and CIS that have been submitted already.
 - m. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0623>
9. **DISCUSSION/POSSIBLE ACTION: Write** CIS and submission regarding CF#11-1705 Digital Billboards
- a. City Council has had pending for a number of years to eliminate Billboards, especially the digital flashing ones, and allowing them only in signed district.
 - b. The billboard companies are trying to allow them to go anywhere.
 - c. Does this community want last flashing billboards in areas such as Foothill and Newhome or Foothill and Commerce area? They are really large TV screens.
 - d. Let us come back after reading the 11-page report.
 - e. Maybe we can delegate Betty and Cathi to come up with a CIS, which does not have to be long, just point things out.
10. **DISCUSSION/POSSIBLE ACTION: LUC Procedures – Postponed**
11. **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 been presented to the LUC or ** were asked to return:*
- a. **10240 Commerce Ave–Under Construction, Transfer to the Closed Project log.**
STNC-LUC not notified of the change from 18 units to 36 units. Administrative Clearance issued 6/11/18 for 36 units. Will be removed from the LUC open project log because: Per Peggy Malone-Brown of the City Planning: By reading the FBCSP document, you will see that projects NOT located within a Target or Major Activity Area, and which fully comply with the Specific Plan regulations, are cleared by Administrative. I was under the impression they should meet with the LUC for landscaping and design guidelines, but it seems the city is changing. We need to have a conversation with the City regarding compliance or community input. Pending the Process and Procedure ask the question at the different meeting which are about to start again
 - b. **8433-8437 Foothill- Under Construction, Transfer to the Closed Project Log.**
In 2018 the project was given Administrative clearance showing height limit of 33 ft., screen rooftop mechanical equipment, lighting standards, etc. Per Isaiah Ross of the City Planning Dept. since project is not located in a major activity or target area as defined by the FBCSP, the Applicant did not need to file a discretionary case. The Planning Dept. will only send notices to NC when a discretionary case has been filed. The applicant has indicated this will be office space. Project is zoned C2 which permits the use of office space by-right, therefore, a change of use is not required. for office use.
 - c. **10324 Mt Gleason- Under Construction Transfer to the Closed Project Log.**
TT-80311-CN approved clearance for a 7-unit apt building within the FBCSP area but not in a Target or Major area. Track map.
 - d. ****6708 Foothill Blvd. – Leave on Open Project Log.**
Change of Use from Office to Retail & Sale of Firearms Per ZIMAS case on Hold.
We have not been able to reach applicant asking if application is complete and if the parking is the issue with B&S. CJ never replied to my several emails and Jeff, the owner, phone # from the application has been disconnected. Pati will try to reach Jeff on another phone #
 - e. ****10220 Fernglen – Leave on Open Project Log.**
Demolish single family home for a 10-unit apartment building-change height from 33 ft to 40 ft.

Was at 7/15th meeting to announce he was not ready to present. Will contact STNC when ready.

- f. ****10247 N. Hillhaven – Leave on Open Project Log.**
Demolish single-family home & construction of 14 units, 3-stories Height change from 30 ft to 44 ft. Also now an ADM case number. Will contact to see when ready.
Was at 7/15th meeting to announce he was not ready to present.
 - g. **8100-8150 McGroarty - Leave on Open Project Log. No new info.**
13-lot Subdivision for 11 single-family homes Last application expired,
 - h. **8842 Foothill Blvd -Sunhill Market Place – Leave on Open Project Log.**
Foothill & Fenwick: CPC and ENV: request Zone change for portion of parking lot to allow signage.
Nothing new from for the signage's since met last.
12. **ANNOUNCEMENTS:** Any updates on projects from committee members.
- a. 9-28-19 Congress of Neighborhood Council registration now opened.
 - b. 9-28-19 La Tuna Canyon is have a Practice Emergency Evacuation, expect to hear helicopters etc.
 - c. LA River Project – web site opened for a survey, you can put the VHGC area on the survey map.
 - d. A Spanish version of CERT training is being planned.
13. **FUTURE MEETING AGENDA ITEMS:**
- a. Economic Development in Sunland-Tujunga – *Richard Marshalian*
 - b. Land Use Committee Procedures – *Richard Marshalian*
 - c. Status of previously approved projects that have come before the LUC to find out when / if construction will start.
 - d. reCode / Community Plan Update sub-committee
 - e. Special meeting with City Planning External Affairs Department (EAD)
14. **Adjourn** by 8:56pm