

Sunland Tujunga Neighborhood Council - Land Use Committee  
Minutes for November 16, 2020  
Meeting held via Zoom

**(1) Meeting called** to order by Pati Potter at 7:00pm.

**(2) Committee members present:** Pati Potter, Bill Skiles, Cindy Cleghorn, Nina Royal, Vartan Keshish, Betty Markowitz, Berj Zadoian, Stephanie. Quorum met. Liliana Sanchez arrived after meeting began.

**(3) Motion to approve** – Nov 2, 2020 minutes

- Cindy Moved and Nina 2<sup>nd</sup>
- Approved unanimous – Motion passed

**(4) Announcement and Updates:**

(4a) Planning 101 Training required for all LUC members. Pati, Cindy, Bill, Vartan and Betty have taken the training in October via Zoom. To get credit, class needs to be done on Zoom not YouTube. Four more chances to take 11/30; 12/7; 12/11; and 12/15. how to enroll is still pending.

(4b) CPC-2019-7045-CA. PLUM meeting last week Cindy listened on. Push from Air BnB and construction companies to support this but push back from community/neighbors from areas because many of these rentals are turning into Party Houses. It is moving on to City Council, if anyone has an interest watch this, there should be another opportunity for public comment. Number of people have voiced in favor. Mixed feelings on this, some are renting out rooms in their homes because they need to be able to afford their homes, but others are the whole house rented out for short term, There is a need to regulate but how?

(4c) Change of Use – when a business comes in with a permit, the City refers to the Foothill Blvd. Corridor Specific Plan (FBCSP) and the San Gabriel/Verdugo Mountain Scenic Preservation Specific Plan (SGVGSP). The Specific Plan (SP) is all along Foothill Blvd. and into Commerce Ave. etc. There are target areas for the purpose to improve the commercial corridor. When a storefront is changing from one type of business to another, the City requires a Change of Use and the FBCSP comes into play. The FBCSP will show info such as what businesses are prohibited, what type and size of signage is prohibited etc. Also building or addition to buildings falls under the FBCSP and SGVGSP. There is also Design guidelines standard that outlines what is not allowed in S-T. All businesses and the community in whole should be familiar with what is allowed or not allowed. These types of Specific Plans are throughout LA. All available on the LA City Planning web site plus stnc.org. Encourage you go to the LA Planning Dept. if you have any questions. Building and Safety is the violation enforcer not the Planning Dept. Violations are complaint driven. You can report a violation to Building and Safety website = <https://www.ladbs.org/reportviolations>.

During these times of the pandemic different/difficult times the city it seems is not giving these complaints top priority.

Attendant business owner: There must be hundreds of violations that look horrendous. How can we help business to avoid or correct violation?

LUC reply: this is a big problem in S-T and where the community comes into play.

Business don't go through the proper process of getting a permit and being aware of the FBCSP. The projects that do pull a permit and meet with the LUC can be told and helped

to avoid violations. Right now because of the pandemic, it seems violations are not being given quick attention.

Attendant business owner: How can the business get together to improve their appearance?

**(5) 6360 Foothill Blvd. Recycle Buy-back center.**

The container placement is not how the plans were submitted to the City for their approval. The project came to the LUC for support. LUC recommended the STNC gave support to the project because the owner said the container would not be in view of Foothill Blvd. However, container is not as the approved plans show and is in view from Foothill Blvd.

The owner's rep sent in update and pictures a few days before this meeting and saying he would be at the meeting but did not show up.

UPDATE: The City would not allow a higher fence so trees have now been planted between the fence and container. They are currently about 7 ft tall but grow rather quickly and should be fully covering to the top of the container within the next couple of months to achieve privacy.

Also the market is in violation of placement of their trash bins being out in the open in view of other businesses, which they are also working on to improving.

**(6) Council File**

(6a) Local Emergency Amendment - Cindy reported already making its way to the Planning Dept. –will relax requirement on certain Conditional Use (CU) and parking calculations in an effort to increase economic opportunities in the City, Will last approx. 3 years if approved by City Council.

(6b) Affordable Equitable Housing Protection Overlay; Betty gave info on this : Wants overlay to put restrictions so a developer cannot come in and pull down a single family home for a 30-35 unit apartment development in low and middle class areas. This will help to eliminate gentrification. This ordinance is new and needs to be kept an eye on when the draft ordinance comes out, or contact the planner now for more info. Discussion to continue.

(6c) Density Bonus Ordinance –Betty gave info on this: asking to look at possible changes in the density bonus, saying LA City is not meeting the City's goal of low-income housing. Too early but should keep an eye on it; it will come up soon.

Cindy will arrange a speaker to come to the LUC to talk about the RHNA.

Pati commented Sunland-Tujunga, particularly Tujunga; with all the apartments approved, we have done our fair share of putting in more housing.

**(7) Updates** - 6454 Foothill no updates. Hearing for Smart & Final is 11/17.

9745 Commerce that we issued a support letter back in June 2020 withdrew the application

**(8) Future agenda Items:**

(8a) 10854 Woodward Ave Dec 7 meeting

(8b) 6456 Olcott is penciled in for Dec 7

(8c) 7361 Foothill –still looking into. When support by the STNC was given, no mention was made he planned a container. If he had, it would have been brought up then. Still looking to see if this would come into the FBCSP Section 7: Utilities & Service Areas. Attendant comment: this one is behind fence with top showing where there are tons of businesses that are actually in violation of this.

The LUC/STNC is only advisory; we do not make the decisions. The City actually approves the Plans. If the business, for whatever reason, can't conform with the plans they resubmit and ask for a Variance. They should not just do it.

Multiple old stored vehicles on Foothill Blvd is a B&S enforcement issue and likely the business never went to the city for permit and/or CUP. It will take a huge community interest/activity to improve.

Advantage of meeting with the LUC is able to hear any issues the neighbors might have and able to resolve before the public hearing.

**(9) Public Comment** – Non-Agenda items = None

**(10) Comments or Update from LUC**

(a) Sample of a Mar Vista's Community Outreach Survey was shown to give an example of what STNC will need to do when it is time for our Community Plan Update coming up in the next 2 years. Hope we can get volunteers to knock on doors, etc. to get the full community involved to discuss what we want to see for the future of S/T. It will take many hours to get the survey together and arrange funding from the STNC.

(b) NC Sustainability Alliance participation and reporting – no comment.

(c) Container in parking lot of the strip mall south side of Foothill @ Mountain, new business taking a parking space with the container used as storage and it might be a violation, but they did not come in front of the LUC and it is not the LUC job to report it. It is up to the community to report. The LUC is not an enforcement department, only an advisory.

Berj asked for it to be put on the next agenda "Start a discussion what the LUC and Community can do to get the business in compliance with the LAMC and FBCSP. In addition, what enforcement is the STNC or LUC allowed to do."

Community plan and Re-Code La is coming up and hopefully will help a great deal and you will see what is allowed and is not allowed.

Possibly a separate committee is needed for this specific issue of aesthetics.

(11) Next meetings: Dec. 7, Jan 4, and Feb 1 then not till March, 2021.

(12) Adjourned 8:46pm