



# Sunland Tujunga Neighborhood Council

7747 Foothill Blvd., Tujunga, CA 91042 - (818) 951-7411 FAX (818) 951-7412

E-mail: secretary@stnc.org

## Board Meeting Agenda

**Wednesday, November 12, 2014 – 6:15 p.m. \*Note early time**

**North Valley Neighborhood City Hall**

**7747 Foothill Blvd., Tujunga, CA 91042**

All agenda items are subject to discussion and possible action, including Community Impact Statement submittal by the board. Please note the President may take items out of order. All Speaker Cards must be submitted to the secretary before the meeting begins. Public Comments are limited to 1 minute per speaker unless waived or additionally restricted by the Presiding Officer of the Board.

### **6:15 p.m. Call to Order – Mark Seigel, President**

1. Approval of Minutes
2. Motion to approve October 2014 STNC Monthly Expenditure Report (MER)
3. PUBLIC COMMENTS – please fill out speaker card
4. Committee Reports
  - a. Land Use – MOTION to approve LUC Recommendations:
    - i. Recommend Henry Hubert be appointed to the LUC.
    - ii. Motion to approve and send to the STNC a draft Community Impact Statement supporting Council members Mike Bonin and Paul Krekorian’s Council Motion 14-0692 regarding SB 1818.
    - iii. Motion to approve and send to the STNC a draft Community Impact Statement supporting Councilmembers Mike Bonin and Paul Krekorian’s Council Motion 14-0692 S-1.
    - iv. MOTION to approve a Draft Letter / CIS urging the City to require a full EIR whether based on generalized points or specific points as determined by review of their EAF (Environmental Assessment Form) for the proposed Canyon Park Project in Big Tujunga Canyon.
  - b. Animal Issues – Dana Stangel
  - c. Clean Up & Beautification (CUB) – Gail Carlson
  - d. Outreach – Brenda Fortune
5. Future Events:
  - a. Land Use Committee 11/17 & 12/1
  - b. Chamber Installation 11/14
  - c. Outreach Committee – 12/2
  - d. Next STNC meeting December 10
6. **PRESENTATION/DISCUSSION & Q&A – City Attorney Mike Feuer**

Adjourn.

[Posted: 11/7; Remove after 11/12]

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Board on any item on the Agenda PRIOR to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments on other matters, not appearing on the Agenda that are within the Board’s subject matter jurisdiction, will be heard during the Public Comment on Non-Agendized Items period.



# Sunland Tujunga Neighborhood Council

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E-mail: [secretary@stnc.org](mailto:secretary@stnc.org)

RECONSIDERATION PROCESS - Reconsideration of a vote by the Board may be called as a motion by the Board members that voted on the prevailing side of the decision.

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 via email at [secretary@stnc.org](mailto:secretary@stnc.org) or by phone 818-951-7411.

The Sunland-Tujunga Neighborhood Council Agenda is posted for public review at the following Sunland-Tujunga locations and posted on the STNC website [www.STNC.org](http://www.STNC.org)  
Sunland-Tujunga Chamber of Commerce 8250 Foothill Blvd. Unit B, Sunland – 24 hour; North Valley City Hall, 7747 Foothill Blvd., Tujunga; Sunland Senior Center, 8640 Fenwick Street, Sunland; YMCA, 6840 Foothill Blvd, Tujunga. Posted On Our Website – [www.STNC.org](http://www.STNC.org)

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Visit [www.stnc.org](http://www.stnc.org) for updates and sign up for STNC News

Sunland-Tujunga Neighborhood Council  
Board Meeting Minutes  
October 8, 2014  
North Valley Neighborhood City Hall

Meeting called to order by president Mark Seigel at 7:12 p.m. Attendance total 89: 17 board members and 72 audience. Audience included students from VHHS Leadership Class. Board members present: Mark Seigel, Brenda Fortune, Nina Royal, Charlie Bradley, Dana Stangel, Pat Kramer, Jon vonGunten, Marlene Hitt, Sergio Soto, Gail Carlson, Jorge Martinez, Julie Cuddihy, Sandra Baugus, Maureen O'Byrne, Cindy Cleghorn (15 board members present). David Barron and John Laue arrived late (2). Sandra Baugus left early (1). Board members absent: Arno Akobyan, Krystee Clark, Jim Moore (3).

Pledge of Allegiance led by Charlie Bradley.

President Mark Seigel welcomed all and gave brief updates regarding board Ethics & Finance training. Julie Cuddihy provided copy of her completed ethics training certificate. STNC board introduced. Mark also gave updates on the Day Street Apartments. STNC Secretary Sandra Baugus resigned as she is moving.

Approval of Minutes – Cleghorn/Fortune moved to accept minutes as presented. Motion passed unanimously.

Approval of September 2014 STNC Monthly Expenditure Report (MER) and our own STNC Budget recap. – Cleghorn/Royal moved to accept as presented passed unanimously (15-0-0).

Approval of DONE / NC Plan postponed to future meeting.

LAPD Senior Lead Officer Contreras reported that Prop 47 is about how the Police Department will respond. Cpt. Malinowski promoted to Commander of Operations. Drug use and manufacturing raids and arrests have taken place. Neighborhood Prosecutor Susan Chung announced the City Attorney Town Hall to be held here on 11-12-14 and announced the Neighborhood Justice Program which has a one year, 4 hours per month commitment and application process. CD7 report and comments from board and stakeholders included concerns regarding DOT missing striping, Valley Traffic patrol needed at schools, thank you for revitalizing Little Landers Park, we need median clean up, dog waste stations still needed and Recreation and Parks will install. VHHS volunteers are welcome at S-T field office.

7:30 p.m. Board member Sandra Baugus left the meeting

Community Announcements included: Cemetery Tour on 10/25, History of Tuna Camp on 10/11, Weatherwolde Castle video now available, Flapjack Fundraiser at McGroarty on 10/11; Night Hike on 10/11 at 7 p.m.; Mountain Lion presentation on 10/28; VHHS Leadership Homecoming Parade 10/17 at 7 p.m.; Blood Drive on 11/19; Elks Halloween Party on 10/26; Clean Up on 10/18; Empowerment Enlightenment 10/27 at 6 p.m. at Mid Valley Public Library; CPAB 10/9 at 6 p.m.

Motion (Kramer/Royal) to appoint Charlie Bradley to the VP Community Improvement vacancy passed unanimous. This appointment now leaves a vacancy in Region 4.

Recommendations from the Clean Up & Beautification Committee: Gail Carlson reported that over 60 people were at the clean up. Next clean up events 10/18 and 11/15. The following funding support recommendations were presented:

- a. Round Up – up to \$100 for weed abatement on Foothill Blvd. (Carlson/vonGunten) passed unanimous. *Budget Category: Community Improvement*
- b. DOT Power Panel Boxes in Public Right of Way Mural Art Project supplies – up to \$1,000 (Carlson/O'Byrne). Item tabled (Kramer/vonGunten) to future meeting to bring more detail and combine with other beautification efforts. Motion to table passed 16-1-0. *Budget Category: Community Improvement*

Motion (Cleghorn/Fortune) to support the VANC Planning Forum event to be held on December 11, 2014 in the amount of \$100 for shared refreshments cost. STNC will be listed on program. Passed unanimous. *Budget Category: Outreach/Community Improvement*

Motion (Cleghorn/Laue) CF13-1364 that the Sunland-Tujunga Neighborhood Council supports the City of Los Angeles' Election Reform Commission recommendation to move the dates of the City's regular primary and general municipal elections from the current schedule of March and May of odd numbered years to a new schedule of June and November of even numbered years. Motion passed unanimous.

Motion (Cleghorn/Royal) CF13-1493 Street Vending that the STNC is opposed to legalizing and permitting street vending of food and merchandise on City sidewalks and parkways. The STNC board authorizes its President to submit a letter outlining the issues related to street vending and delineating conditions which should be included in the regulation and enforcement provisions of any street vending ordinance. The board of the STNC is opposed to legalizing and permitting street vending. Motion passed 10-4-2.

Motion (Bradley/Martinez) that STNC participate Sunland-Tujunga Community Awareness with two light pole banners at \$500 displaying STNC and STNC.org; poles to be located on Foothill Blvd. and the downtown Commerce area. Promotion to be on display for three months estimated by Thanksgiving weekend and tying into the American Express

Sunland-Tujunga Neighborhood Council  
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Small Business Saturday "Shop Local" annual marketing events. Media promotion included. Motion passed 12-0-3.  
*Budget Category: Outreach/Community Improvement*

Motion (Bradley/O'Byrne) that STNC pay \$200 for STNC named display at Apperson Street Elementary. (this funding approved in prior FY but not paid and this request is to pay in current FY). *Budget Category: Outreach*

Motion (Carlson/Fortune) that STNC pay up to \$300 for doggie waste bag dispensers at Sunland Park. (this funding approved in prior FY but not paid and this request is to pay in current FY). *Budget Category: Community Improvement*

9:30 p.m. – Board members Julie Cuddihy, Dana Stangel, Gail Carlson, Brenda Fortune left the meeting.

Committee Reports

- a. Land Use– Cindy Cleghorn reported that updated plans for development at Verdugo Hills Golf Course will be presented on Oct. 20; 8134 Foothill Blvd. and update on Baseline Mansionization Ordinance.
- b. Animal Issues – Dana Stangel reported that a night hike will be held on Oct. 11 and on Oct. 28 there will be a Mountain Lion presentation.
- c. Safety Committee – 5 steps Disaster Preparedness meeting and Community Survey will be online soon.
- d. Outreach – Brenda Fortune gave a brief written report on upcoming events with STNC support.

Public Comments presented by four stakeholders.

Future Events:

- |                                    |                                  |
|------------------------------------|----------------------------------|
| e. Land Use Committee 10/20 & 11/3 | h. Clean Up Events 10/18 & 11/15 |
| f. Neighborhood Watch 10/21        | i. Outreach Committee – 11/4     |
| g. Shakeout Event 10/16            | j. Next STNC meeting November 12 |

**Adjourn 9:55 p.m.**

Item 2

Department of Neighborhood Empowerment

Monthly Expenditure Report for

Sunland-Tujunga Neighb

Budget Fiscal Year: 2013-2014

October 2014

Submitted: 11/4/2014 11:10:02



(Must be submitted to the Department within 10 days of Board Approval along with documentation and hard copy)

						Total	
A	EXPENDITURES By Line Item (Date / Item / Service Description)	BUDGET CATEGORY	VENDOR	OUT OF STATE VENDOR	INVOICE NUMBER	1099 Reportable	
		OUTREACH	Double Deal Pizza				\$78.00
		OUTREACH	Albertsons				\$119.96
		OUTREACH	Smart and Final				\$183.07
		OPERATIONS	The Web Corner	<input checked="" type="checkbox"/>			\$450.00
SUBTOTAL: Expenditures by Line Item							\$831.03
B	CUMULATIVE EXPENDITURES FROM PRIOR MONTHS						\$1,094.17
C	OUTSTANDING COMMITMENTS						
	C. 1. Outstanding Checks						\$0.00
	C. 2. Outstanding Demand Warrants						\$0.00
	C. 3. Rent/Lease						\$0.00
	C. 4. Contractual Services						\$0.00
	C. 5. Large Purchases						\$0.00
	C. 6. Neighborhood Purpose Grants in process						\$0.00
	C. 7. Temporary Staffing Services						\$0.00
	C. 8. Storage						\$0.00
	C. 9. Other						\$0.00
SUBTOTAL: Outstanding Commitments							\$0.00
D	Total Expenditures & Commitments						\$1,925.20
E	Total Adjustments by Department						\$0.00
F	Approved Budget 2013-2014						\$37,000.00
G	Balance of Budget						\$35,074.80

CASH Status Analysis							
Category Identifier	Budget Category	Budget (A)	Cash Deposited to Date (B)	Undeposited Funds (C) = A - B	Cash Spent to Date (D)	Cash In-Bank Remaining Balance (E) = B - D	Uncommitted Budget Balance (F) = A - D
100	Operations	\$17,600.00	\$1,000.00	\$16,600.00	\$111.81	\$888.19	\$17,488.19
200	Outreach	\$13,750.00	\$2,075.80	\$11,674.20	\$814.39	\$1,261.41	\$12,935.61
300	Community Improvement	\$4,400.00	\$500.00	\$3,900.00	\$0.00	\$0.00	
400	NPG	\$1,250.00	\$500.00	\$750.00	\$0.00	\$0.00	
500	Elections	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL	\$37,000.00	\$4,075.80	\$32,924.20	\$926.20	\$2,149.60	\$30,423.80

NEIGHBORHOOD COUNCIL DECLARATION		
<p>We, _____ (Treasurer Name) and _____ (Signer Name), declare that we are the Treasurer and Signer, respectively of the _____ Neighborhood Council (NC) and that on _____ (date adopted), a Brown Act noticed public meeting was held by the _____ NC with a quorum of _____ (number) board members present and that by a vote of _____ (number) yes, _____ (number) no, and _____ (number) abstentions the _____ NC adopted the Monthly Expenditure Report for the month of _____ (month), _____ (year).</p>		
Treasurer Signature	Signer's Signature	
Print Name	Print Name	
Date	Date	
NC Additional Comments		



**STNC BUDGET EXPENDITURES** (Adopted May 14, 2014)

as of November 3, 2014

	ACCT No	Acct Name	2013-2014 funds encumbered and available	Amount Budgeted 2014-2015	anticipated	committed	disbursed	Remaining Balance
	<b>1000</b>	<b>100 - Operations</b>						
FAC	1021	Phone System	-	1,800.00			434.61	1,365.39
	1030	Staffing/Apple One						-
TAC	1031	Office Manager	-	15,600.00		5,600.00		10,000.00
TAC	1033	Accountant						-
	1040	General Operations						
MIS	1043	Posting Pickup/Delivery						-
OFF	1045	Computer Service	-	200.00			676.20	(476.20)
MIS	1046	Awards/Certificates						-
MIS	1048	Other						-
POS	1100	Office Postage						-
<b>TOTAL OPERATIONS</b>			-	17,600.00	-	5,600.00	1,110.81	10,889.19
	<b>2000</b>	<b>200 - Outreach</b>						
ADV	2010	Postcards and announcements						-
ADV	2011	Printing						-
ADV	2012	Postage						-
ADV	2015	Flyers						-
ADV	2016	Paper/Toner	-	1,300.00			144.30	1,155.70
ADV	2017	Misc. Supplies	-	300.00			98.10	201.90
MEE	2020	Refreshments - monthly & LUC meetings	-	2,000.00		162.00	723.59	1,114.41
MEE	2032	meeting recording secretary	-	1,100.00		200.00		900.00
EVE	2040	General Outreach						-
EVE	2041	Fireworks		7,000.00				7,000.00
EVE	2042	Pens/Pads						-
EVE	2043	Historic Cemetery Tour		1,450.00				1,450.00
EVE	2044	Events	-	500.00		500.00		-
EVE	2047	postage	-	100.00				100.00
NEW	2050	Newsletter						-
NEW	2051	Postage						-
NEW	2052	Printing						-
MEE	2060	Sound equipment						-
<b>TOTAL OUTREACH</b>			-	13,750.00	-	862.00	965.99	11,922.01
	<b>3000</b>	<b>300 - Community Improvement</b>						
CIP	3010	Land Use Committee						
CIP	3015	Refreshments	-	300.00				300.00
CIP	3017	Copies and supplies	-	300.00				300.00
CIP	3020	General Community Projects	-	1,600.00		400.00		1,200.00
	3021	Website maintenance		1,500.00				1,500.00
CIP	3030	General Community Improvement						
CIP	3050	Safety / Emergency Preparedness	-	100.00				100.00
CIP	3051	Safety Fair & Permits	-	100.00				100.00
CIP	3052	Emergency Supplies	-	100.00				100.00
CIP	3053	General	-	400.00				400.00
<b>TOTAL COMMUNITY IMPROV</b>			-	4,400.00	-	400.00	-	4,000.00
GRT	4000	400 - Neighborhood Purpose Grants	-	1,250.00				1,250.00
<b>TOTAL NEIGHBORHOOD PURPOSE GRANTS</b>			-	1,250.00	-	-	-	1,250.00
ELE	5000	500 - Election Outreach Expense	-	-				-
<b>TOTAL ELECTION OUTREACH EXPENSE</b>			-	-	-	-	-	-
<b>TOTALS</b>			-	37,000.00	-	6,862.00	2,076.80	28,061.20

**STNC BUDGET EXPENDITURES SUMMARY**  
as of November 3, 2014

		Budgeted as of July 1, 2014	Percentage budgeted	anticipated and committed	disbursed	Balance Remaining
<b>100</b>	<b>Operations</b>					
FAC	Facilities Related and Space Rental	\$ 1,800.00	4.9%	\$0.00	\$434.61	\$1,365.39
MIS	General Operations/Miscellaneous	\$ -	0.0%	\$0.00	\$0.00	\$0.00
OFF	Office Equipment and Supplies	\$ 200.00	0.5%	\$0.00	\$676.20	-\$476.20
POS	Postage	\$ -	0.0%	\$0.00	\$0.00	\$0.00
TAC	Staffing and Temporary Help	\$ 15,600.00	42.2%	\$5,600.00	\$0.00	\$10,000.00
	Sub Total	\$ 17,600.00	47.6%	\$5,600.00	\$1,110.81	\$10,889.19
<b>200</b>	<b>Outreach</b>					
ADV	Advertising	\$ 1,600.00	4.3%	\$0.00	\$242.40	\$1,357.60
EVE	Event Expense / Food & Refreshments	\$ 9,050.00	24.5%	\$500.00	\$0.00	\$8,550.00
MEE	Meeting Expense	\$ 3,100.00	8.4%	\$362.00	\$723.59	\$2,014.41
	Sub Total	\$ 13,750.00	37.2%	\$862.00	\$965.99	\$11,922.01
<b>300</b>	<b>Community Improvement</b>					
CIP	Community Improvement Projects	\$ 4,400.00	11.9%	\$400.00	\$0.00	\$4,000.00
	Sub Total	\$ 4,400.00	11.9%	\$400.00	\$0.00	\$4,000.00
<b>400</b>	<b>Neighborhood Purpose Grants</b>					
GRT	Neighborhood Purpose Grants	\$ 1,250.00	3%	\$0.00	\$0.00	\$1,250.00
	Sub Total	\$ 1,250.00	3.4%	\$0.00	\$0.00	\$1,250.00
<b>500</b>	<b>Elections</b>					
ELE	Election Outreach Expense	\$ -	0.0%	\$0.00	\$0.00	\$0.00
	Sub Total	\$ -	0.0%	\$0.00	\$0.00	\$0.00
<b>GRAND TOTAL</b>		<b>\$37,000.00</b>	<b>100.0%</b>	<b>\$6,862.00</b>	<b>\$2,076.80</b>	<b>\$28,061.20</b>

Budget Narrative:

account:	action
1031	Apple One \$5,600 anticipated
2020	estimated refreshments at VANC
2032	estimated STNC named Display at Apperson St Elementary
2044	estimated two light pole banners
3020	estimated Weed abatement on Foothill Blvd
3020	estimated doggie waste bag dispenser fillers at Sunland Park



DRAFT - 5-18-09

Application for Land Use Committee Membership

Name: HENRY A. HUBERT Phone: ~~XXXXXXXXXX~~

Address: SUNLAND, CALIFORNIA Email Address: \_\_\_\_\_

City & Zip: TUJUNGA 91042

Please answer the following questions.

1. How did you find out about the Land Use Committee?  
THROUGH WEBSITE

2. What would you like to accomplish by being part of the Land Use Committee (LUC)?  
APPROPRIATE DEVELOPMENT AND USEFULLNESS TO COMMUNITY

3. Stakeholder Status:  
Do you live in Sunland or Tujunga? Y If so, for how long? 26 YRS  
Do you own property in Sunland or Tujunga? NO  
Do you work in Sunland or Tujunga? YES  
Do you belong to any service organizations and/or other groups that are based in Sunland or Tujunga? No If Yes, please list here: \_\_\_\_\_  
Do you own a business located in Sunland or Tujunga? NO

4. Please describe any formal education, career background and/or life experience that you believe would enhance your contribution to the LUC:  
OWNED A MANUFACTURING COMPANY IN THE VALLEY, WAS A PUBLIC ACCOUNTANT, SERVED AS TREASURER FOR ALPINE VILLAGE HOA, ATTEND LUC MEETING FREQUENTLY, REAL ESTATE AGENT.

5. Do you foresee that you and/or any of your family members or business associates would have a business or construction project that would be likely to come before the LUC? Examples of this would include a plan to build (or remodel or expand) apartments or condominiums, or an office building or shopping center in Sunland or Tujunga, or to open a business in an existing building in our business district (usually on or near Foothill Boulevard or Commerce Avenue)?  
\_\_\_\_ Yes  No  
If yes, please explain: \_\_\_\_\_

6. I have attended and participated in the following DAC meetings:  
a. Date: 08-18-14  
As an audience member, I participated in the discussion on these subjects:  
VILLA NOVA RETENTION OF ENVIRONMENTAL ACCESS  
b. Date: 09-15-14  
As an audience member, I participated in the discussion on these subjects:  
MAJOR PROJECTS IN COMMUNITY & HOW TO DETERMINE THEIR SUCCESS  
c. Date: 10-06-14  
As an audience member, I participated in the discussion on these subjects:  
EXPEDITED APPROVAL OF PROJECTS, CANYON PARK PROJECT & OTHER MATTERS

7. I would like to request that the DAC consider me for membership.

Signed: Henry A. Hubert Dated: 10-15-14

Please print name: HENRY A. HUBERT

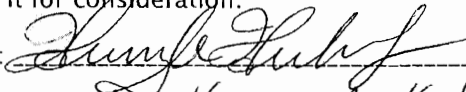
**DRAFT -5-18-09**  
**Membership Guidelines and Application**  
**for the Land Use Committee of the S-T Neighborhood Council**

**Membership Guidelines**

A person who would like to be considered for Land Use Committee membership should meet the following guidelines:

1. Is a stakeholder of Sunland-Tujunga.
2. Has a sincere desire to improve the community's appearance and livability.
3. Is willing to read the Foothill Boulevard Corridor Specific Plan and help with enforcement of it.
4. Is willing to read the Community Plan and to help with enforcement of it.
5. Is also willing to become familiar with other appropriate aspects of land use and planning.
6. Does not have a conflict of interest with the activities of the committee.
7. Understands that he or she represents the community and not just himself or herself.
8. Is willing to commit to attending both regularly-scheduled and special LUC meetings, and to helping write occasional letters or documents, and/or attending City Council, Planning Commission, or other meetings from time to time.
9. As a demonstration of their commitment in being a committee member, is willing, after having read the Specific Plan and the Community Plan, to attend three consecutive regularly-scheduled meetings of the LUC before being considered for committee membership. During at least the second and third of these meetings, he or she agrees to participate from the audience by either asking questions and/or making comments regarding at least one presentation or other item on the agenda of those meetings. At least some of these questions or comments should show his or her understanding of the Specific Plan and/or other concerns of the community at large.

I attest that I meet the qualifications for Land Use Committee membership as stated above and agree to follow the above guidelines. I have filled out the Application for LUC Membership and herewith submit it for consideration.

Signed:  Dated: 10-15-2014

Please print name: HENRY A. HUBERT

Item 4. a. ii

Contact Information

Neighborhood Council: Sunland-Tujunga Neighborhood Council

Name:

Phone Number:

Email:

Date of NC Board Action

Type of NC Board Action:

Impact Information

Date:

Update to a Previous Input: NO

Directed To: City Council and Committees

Council File Number 14-0692

Agenda Date

Item Number:

Brief Summary: At a publicly noticed and Brown Act compliant board meeting of the STNC on November \_\_, 2014, the Board voted to support Councilman Bonin's and Councilman Krekorian's motion, dated May 27, 2014 regarding directions to the Planning Department.

Additional Information:

Board Resolution in Support of Councilman Bonin's Motion 14-0692

## DRAFT

November \_\_, 2014

City Council of the City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: SB 1818 Density Bonus Projects

Case: Council File #14-0692

At a publicly noticed and Brown Act compliant board meeting of the STNC on November \_\_, 2014, the Board voted to support Councilman Bonin's and Councilman Krekorian's motion, dated May 27, 2014 regarding directions to the Planning Department to:

1. Strictly enforce the provisions of the City's SB 1818 Density Bonus Ordinance requiring that all requests for the waiver or modification of any development standard not on the menu include a pro forma or other documentation to show that the "off-menu" request is needed to make the affordable units economically feasible.
2. Require an objective, third-party analysis of the pro forma or other documentation, prepared by a financial real estate expert that is pre-qualified by the City, to ensure that the analysis adequately substantiates the claim that the off-menu request is needed to make the affordable units economically feasible.
3. To establish an appropriate methodology to guide the preparation and analysis of the pro forma or other documentation and third party review of such information to ensure that "off-menu" requests are sufficiently justified to make the affordable units economically feasible, by looking at best practices of other jurisdictions and in consultation with industry experts.
4. Prepare a report that (1) details how many SB 1818 density bonus projects have been approved since the adoption of the City's Density Bonus Ordinance, and of those projects how many included economic information from the applicant to support the necessity of the concessions, incentives, or waivers to make the affordable housing economically feasible; (2) documents the resources the Planning Department currently has to review the economic information, details what additional resources the Planning Department requires in order to sufficiently analyze any economic information provided in connection with density bonus projects; (3) provides a plan for obtaining those resources, including potential fees for projects with off-menu incentives to allow for review of the economic information; and (4) looks at the feasibility of requiring the applicant to provide objective third party analyses as part of these requests, under the framework of existing State law and the City's enabling ordinance.

Mark Seigel  
President  
Sunland-Tujunga Neighborhood Council

14-0692

MAY 27 2014

PLANNING & LAND USE MANAGEMENT

## MOTION

Nearly a decade ago, an idea about how to create more affordable housing throughout the state was adopted. Commonly referred to as SB 1818, this law allowed developers to benefit from density bonuses and incentives, in exchange for setting aside a percentage of the residential units in a project for lower- or middle-income households.

Since the City's SB 1818 Density Bonus Ordinance (No. 179681) was enacted into law on April 15, 2008, the projects approved under the City's implementing ordinance have changed the character of our communities, causing tremendous impacts in return for too little affordable housing. These projects have burdened our neighborhoods without providing the benefit of a meaningful increase in affordable housing stock. In fact, in too many instances, these density bonus projects have resulted in a net loss of affordable units, dramatically altering the character of neighborhoods and undermining the goal of diverse and affordable neighborhoods.

What started out as a well-intentioned attempt to ensure economic diversity in our communities has become sadly manipulated and littered with loopholes that allow for incentives that create more density, more traffic, and incompatibly massive structures. The density bonus applications often fail to demonstrate the economic necessity of the incentives to achieve affordable housing objectives. This is particularly true for incentive requests that are not "on the menu" set out in the City's Density Bonus Ordinance. These "off-menu" requests were intended to ensure that generally applicable development standards would not have the unintended result of precluding construction of a density bonus project. They were not intended as a backdoor way for developers to maximize profits simply by providing a relatively small amount of affordable housing.

Fixing the problems with SB 1818 and the City's SB 1818 Density Bonus Ordinance is a multi-step process, at both the state and local level. However, there are some things that can be done in the short term to ensure that projects seeking to take advantage of off-menu incentives meet both the letter and the intent of the law to facilitate the production of affordable housing, but not to do so at the expense of our neighborhoods.

**I THEREFORE MOVE** that the Council instruct the Planning Department to:

1. Strictly enforce the provisions of the City's SB 1818 Density Bonus Ordinance requiring that all requests for the waiver or modification of any development standard not on the menu include a pro forma or other documentation to show that the "off-menu" request is needed to make the affordable units economically feasible.
2. Require an objective, third-party analysis of the pro forma or other documentation, prepared by a financial real estate expert that is pre-qualified by the City, to ensure that the analysis adequately substantiates the claim that the off-menu request is needed to make the affordable units economically feasible.

MAY 27 2014




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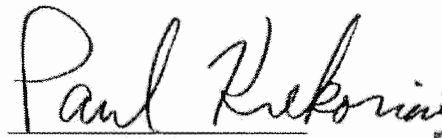
PLANNING & LAND USE MANAGEMENT

3. Establish an appropriate methodology to guide the preparation and analysis of the pro forma or other documentation and third-party review of such information to ensure that "off-menu" requests are sufficiently justified to make the affordable units economically feasible, by looking at best practices of other jurisdictions and in consultation with industry experts.

**I FURTHER MOVE** that the Council direct the Planning Department to prepare a report within 45 days that (1) details how many SB 1818 density bonus projects have been approved since the adoption of the City's Density Bonus Ordinance, and of those projects how many included economic information from the applicant to support the necessity of the concessions, incentives, or waivers to make the affordable housing economically feasible; (2) documents the resources the Planning Department currently has to review the economic information, details what additional resources the Planning Department requires in order to sufficiently analyze any economic information provided in connection with density bonus projects; (3) provides a plan for obtaining those resources, including potential fees for projects with off-menu incentives to allow for review of the economic information; and (4) looks at the feasibility of requiring the applicant to provide objective third party analyses as part of these requests, under the framework of existing State law and the City's enabling ordinance.


PRESENTED BY:

  
MIKE BONIN  
Councilmember, 11th District

  
PAUL KERKORIAN  
Councilmember, 2nd District

ORIGINAL

SECONDED BY:

  
PAUL KORETZ  
Councilmember, 5th District

Item 4.a.iii

Contact Information

Neighborhood Council: Sunland-Tujunga Neighborhood Council

Name:

Phone Number:

Email:

Date of NC Board Action

Type of NC Board Action:

Impact Information

Date:

Update to a Previous Input: NO

Directed To: City Council and Committees

Council File Number 14-0692 S-1

Agenda Date

Item Number:

Brief Summary: The Board of the Sunland-Tujunga Neighborhood Council supports the motion from Councilmember Mike Bonin dated May 27, 2014 with respect to instructing the Housing and Community Investment Department and the Planning Department to prepare a report within 90 days relating to SB 1818

Additional Information:

## DRAFT

November \_\_, 2014

City Council of the City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

RE: SB 1818 Density Bonus Projects  
Case: Council File #14-0692 S-1

At a publicly noticed and Brown Act compliant board meeting of the STNC on November \_\_, 2014, the Board voted to support Councilman Bonin's and Councilman Krekorian's motion, dated May 27, 2014 regarding directions to Housing and Community Investment Department in consultation with the Planning Department to prepare a report within 90 days that analyzes and, where appropriate proposes improvements, related to the following:

- 1 The number of SB 1818 affordable units that have been entitled and built since April 15, 2008, including a breakdown of the units by Council District, a listing of how many units are supposed to be at each affordability level (i.e., very low, lower, moderate, and workforce), and whether all units are operating at the designated affordability level;
- 2 the number of rent-controlled units that have been demolished and replaced by SB 1818 density bonus projects containing affordable units;
- 3 the income level of the households who are occupying the SB 1818 affordable units, an explanation of how tenants or purchasers are identified, selected, and qualified for affordable units, whether there is additional information that the City can require from potential tenants to ensure that they are properly income-qualified, and how this process complies with Fair Housing laws;
- 4 what regulations and policies are in place to govern the situation in which a qualified tenant becomes no longer income-qualified after moving into an SB 1818 affordable unit; and
- 5 what regulations and policies are in place to govern the situation in which a qualified purchaser is no longer income-qualified after purchasing an SB 1818 affordable unit, and whether the purchaser of an SB 1818 affordable for-sale unit can rent that unit after purchase, and if so, what rules govern that rental.



MAY 27 2014

14-0692-51

HOUSING

## MOTION

The City's SB 1818 Density Bonus Ordinance (No. 179681) was enacted into law on April 15, 2008, and since that time, a number of density bonus projects have been built in the City that contain affordable units set aside for lower- and middle-income households. The overarching goal of SB 1818 and the City's Density Bonus Ordinance was to increase the availability of housing for the City's lower- and middle-income residents to ensure access to housing for those who really need it. There are, however, serious concerns that these affordable housing units are not serving their intended population. No publicly available centralized system for renting SB 1818 affordable units is maintained by the City, and there are difficulties faced in monitoring the occupancy of the SB 1818 units that exist in the City.

If our neighborhoods are going to be asked to absorb the additional density, traffic, and development impacts from density bonus projects, the City must ensure that the affordable units being produced are being operated as affordable units, are being maintained at affordable rent or sale levels, and are occupied by residents who truly qualify for the housing.

The Housing + Community Investment Department (HCID) is tasked with monitoring and administering the City's SB 1818 affordable housing stock. In order to ensure that the affordable units contained in SB 1818 density bonus projects are being properly operated, an audit of these units is necessary.

**I THEREFORE MOVE** that the Council instruct the Housing and Community Investment Department, in consultation with the Planning Department as necessary, to prepare a report within 90 days that analyzes and, where appropriate proposes improvements, related to the following:


1. The number of SB 1818 affordable units that have been entitled and built since April 15, 2008, including a breakdown of the units by Council District, a listing of how many units are supposed to be at each affordability level (i.e., very low, lower, moderate, and workforce), and whether all units are operating at the designated affordability level;
2. The number of rent-controlled units that have been demolished and replaced by SB 1818 density bonus projects containing affordable units;
3. The income level of the households who are occupying the SB 1818 affordable units, an explanation of how tenants or purchasers are identified, selected, and qualified for affordable units, whether there is additional information that the City can require from potential tenants to ensure that they are properly income-qualified, and how this process complies with Fair Housing laws;
4. What regulations and policies are in place to govern the situation in which a qualified tenant becomes no longer income-qualified after moving into an SB 1818 affordable unit; and


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HOUSING

5. What regulations and policies are in place to govern the situation in which a qualified purchaser is no longer income-qualified after purchasing an SB 1818 affordable unit, and whether the purchaser of an SB 1818 affordable for-sale unit can rent that unit after purchase, and if so, what rules govern that rental.


PRESENTED BY:

  
MIKE BONIN  
*Councilmember, 11th District*

  
MITCH O'FARRELL  
*Councilmember, 13th District*

ORIGINAL

SECONDED BY:

  
PAUL KREKORIAN  
*Councilmember, 2nd District*

Item 4.a. iv.

November 12, 2014

Council Member Felipe Fuentes  
City of Los Angeles  
200 North Spring Street, Room 445  
Los Angeles, CA, 90012

**RE: Proposed Canyon Park Homes Development – 12400 Big Tujunga Canyon Road - Preliminary Recommendations**

Dear Mr. Fuentes:

The Land Use Committee (LUC) of the Sunland-Tujunga Neighborhood Council (STNC) held two recent meetings in which a proposed new development of 242 homes in our community was discussed. The location of this proposed 110-acre development is on the east side of Big Tujunga Canyon Road between the Tujunga Little League Fields to the south and Camp Louis Roth to the north. It is located within the San Gabriel-Verdugo Mountains Scenic Preservation Specific Plan and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. It is known as the “Canyon Park Homes” development.

Our first exposure to this project was on August 18, 2014 when the proposed developer of the property (Mr. Brad Rosenheim) appeared before the LUC to present and discuss concept plans for the proposed development; and on November 3, 2014 when representatives of a group known as SCPD (“Stop the Canyon Park Development”) appeared to present their objections to the proposed project.

Our deliberations on this development proposal are preliminary. We have not seen or had an opportunity to review a site plan for the project. However, after due consideration of both presentations and the discussions held by LUC members and members of the community, it was moved, seconded, and unanimously voted by the LUC to make the following preliminary recommendations in regards to the proposed project:

Full-Scope Environmental Impact Report

The Land Use Committee recommends that a full-scope Environmental Impact Report (EIR) be prepared for this proposed project. This size and scale of such a project triggers compliance with CEQA and the requirement to prepare an EIR. As such, we expect the following topics to be fully addressed and analyzed in the project’s EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

The developer is aware of the CEQA requirements for this project and an Environmental Assessment Form (EAF) is in the process of being filed by the project applicants. Nevertheless, the Land Use Committee and those attending our meetings will be keenly interested in the validity of the environmental analysis included in the EIR. The location of this proposed project is in a sensitive ecological area of our community. As such, we expect the analysis to not only be adequate but comprehensive in its analysis of potentially significant effects of the project.

#### No Up-Zoning of the Property

The developer has filed entitlement applications for the proposed development (78-acres) that include a General Plan Amendment that would change the General Plan designation of the project site from Low Density Residential (Minimum) to Low Density Residential (Low). Additional applications include approval of a Tentative Tract Map, Site Plan Review, and Project Permit Compliance Review. In addition, the applicant is seeking approval of a zone change on the property. This would change the zoning of the project site from A-1 to RE-9.

Our position is that neither a General Plan Amendment nor Zone Change on this property is needed or warranted. Furthermore, it is our understanding that this property was purposely down-zoned in 2007, limiting potential residential density on the site. This was done in response to a proposed development proposal that would have allowed 268 dwelling units on the site. The Planning Department, Planning Commission, and this current City Council should acknowledge these past actions to preserve the property for only minimum density development. *We are unanimously opposed to any actions that would deviate from established densities in our Community Plan.*

#### Community Impact Statement

Our concerns in regards to the potential development of this area with 242 homes are so great that we believe a Community Impact Statement is warranted. We do not recommend the adoption of these statements on a routine basis. They are only recommended under those circumstances in which we believe a development proposal or land use policy poses a grave threat to the quality of life of our community members. We believe that this project poses such a threat. Consequently, we have drafted a Community Impact Statement addressing this project, which is attached for your information.

The Land Use Committee understands and acknowledges that an economic recovery has been underway for quite some time, especially in the real estate sector. We also understand the need for new housing to be constructed in the City to meet the housing objectives of the City and commitments made in the City's Housing Element. We really can't blame housing developers wanting to secure entitlements for their projects under these current favorable economic conditions. However, we are often called upon to balance those interests against the interests of our community and try to safeguard the quality of life of our residents.

It is unfortunate that the needs and priorities of the development community in our area are often not in sync with the needs and priorities of our residents. How much better it would be for our community if the effort and capital being expended to build new housing in our community were instead redirected to revitalize our commercial core (Foothill Boulevard) and improve other aspects of life in Sunland-Tujunga including public infrastructure, aesthetics, schools, and public safety. We believe that the proposed Canyon Park Homes development does nothing to improve

the quality of life of our residents and perpetuates the imbalance between our community's needs and those of the development community.

Respectfully Submitted,

Dean C. Sherer, Chair  
Land Use Committee  
Sunland-Tujunga Neighborhood Council

cc: Michael LoGrande, Director of City Planning

STNC supports the above recommendations of the Land Use Committee 11-12-14

Mark Seigel  
President  
Sunland-Tujunga Neighborhood Council

Item 4.a.iv.

## Community Impact Statement

### Proposed Canyon Park Homes Development

The Sunland Tujunga Neighborhood Council (STNC) and its Land Use Committee (LUC) strongly oppose the proposed Canyon Park Homes development proposal.

The proposed development is not consistent with policies in the adopted San Gabriel-Verdugo Mountains Scenic Preservation Specific Plan and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. As such, we oppose any efforts to change the existing General Plan and zoning designations on this property. We believe that there will be many significant and unavoidable impacts resulting from this proposed development. The location of this development is in a significant ecological area of our community and is subject to various hazards.

Our residents are rightfully concerned over the future of this property and how its development will impact the quality of their lives. As representatives of our community, both the STNC and LUC are opposed to this development proposal and the deleterious effects it would have on the quality of lives of our residents.

Item 4. d.

**November 4, 2014**

**Outreach Committee Meeting**

**Notes**

**Present: Brenda Fortune, Charlie Bradley, Ed Rock Bill Skiles, Mark Seigel, Cindy Cleghorn**

Discussion regarding set up for community events including table, table cloth and EZ Up. Looking into getting the STNC added to our existing EZ ups. Charlie said he would look into the cost for this.

CUB Clean Up event is 11/15 and help is needed. Also on 11/29 for the Small Business Saturday hosted by the ST Chamber.

Winterfest is 12/6 and starts 3 p.m. at Little Landers Park. There will be pets (Dana Stangel), Craft Fair, dignitaries. All board members attend.

We had a great president's message in the last issue of the Voice.

Discussed City Attorney for Nov. 12 and refreshments.