

## SPECIAL LAND USE COMMITTEE AGENDA

Monday, December 18, 2023

7:30 pm Meeting held on ZOOM

### LUC Committee Members:

Betty Markowitz, Berj Zadoian, Cathi Comras, Cindy Cleghorn, Nina Royal, Liliana Sanchez, Pati Potter, Richard Marshalian, Peter Darakjian, Stephanie Mines, Vartan Keshish Alternates: Arsen Karamians (a) + 3 vacancies

#### 1. Call to Order and Committee Roll Call

- Welcome to everyone. Please sign in to our e-mailing list at stnc.org
  - Members Present: Richard Marshalian, Pati Potter; Cindy Cleghorn, Nina Royal, Stephanie Mines, Peter Darakjian, Vartan Keshish
- Community Event announcements @ stnc.org

#### 2. Motion to approve November 20, 2023 minutes - Approved

##### 1. Discussion/Possible Action: Should LUC meetings be held only in person, only on Zoom or combination of in person and Zoom (Hybrid). *Questions: If Zoom meetings all cameras on? If Hybrid (Zoom & In Person) Quorum of Committee in person? In person meeting location?*

- Comments by Richard M, Cindy C and Pati P.
- This item to be discussed further at the next meeting.

#### 1. Committee Member Announcements and/or updates:

a. Update re: the Verdugo Hills Golf Course site – Cindy: Additional appeal has been filed with California Supreme Court by the property owners; no time-line available.

b. 7577 Foothill (former Denny's) appeal filed by neighbors

<https://planning.lacity.org/pdiscaseinfo/search/case/CPC-2021-9909-DB-SP-SPP-HCA>

- Daniel, a neighbor adjacent to the Denny's site, filed an appeal with Van Nuys Planning Dept and is now waiting to hear back from the City. Neighbors have also submitted letters objecting to the project. Daniel wrote a letter to Monica Rodriguez also.
- Pati Potter: Question about getting other people involved. Dan's understanding is that the only people that can dispute it are the immediate neighbors (e.g. within 500 feet). Dan noted that other letters from neighbors (not next to property) have had their letters filed. The main objection is fire safety; egress in the event of a fire or

other emergency will be even more impaired with more than 100 additional people and cars expected.

- Peter D: now that an Appeal has been filed, Peter would recommend that neighbors make reference to the Appeal filed and send a certified letter to the City, and repeat it every 2-3 weeks to ensure continued exposure. Daniel responded that City Clerk said all people who sent letters will be invited to go to City Hall and attend the City Planning meeting to voice concerns in-person. Peter felt that concerns should continue to be voiced in the interim; letters should reference the Appeal number and be sent via certified mail.
  - Cindy stated we need to research the process to ensure the letters are being sent to the right person /department/ address. Other items that could be done: a banner on local printing company fence would be helpful; putting an article in the local S-T newspaper (e.g. The Foothills Paper).
- c. 7742 McGroarty - Determination Letter -  
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjU2MTk20>
- Determination letter has approved the project.
- d. Economic Development - Mayor's Visit to the Valley  
<https://mayor.lacity.gov/GetUpdates>
- Mayor met with leaders in the Valley regarding economic development (see link); Lydia Grant attended the meeting.
- e. Other Foothill Blvd. / Commerce Avenue updates
- Comments from Cindy Cleghorn, Nina Royal. No definitive plans known at this time for Crow's Nest.

## 5. City Planning Website Information:

- a. <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>
- b. Processes and Procedures Ordinance goes into effect 1/22/24,  
<https://planning.lacity.org/plans-policies/adopted-land-use-regulations>
- c. <https://planning.lacity.org/about/email-sign-up>
  - Cindy Cleghorn: Information in links. Proposed land-use regulations in (a); for (b), the appeal for the former Denny's property processes will change. Denny's approval/appeal predate changes however; and (c) updates about projects that get filed in the City are available and you can sign up for updates (see link in (c)).

## 6. Discussion / Possible Action:

### A. UPDATE REGARDING IF RETURNING TO LUC

9604 Hillhaven ZA-2023-3187-ZAD-SPP and ENV-2023-3188-CE addition to house and waiver from street improvements. - Erick Marchena, LA City Planner.

Application/Applicant Findings/Plans on ZIMAS at

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3MTQ00>

- Pati P: Nothing has been submitted to City Planning. Pati did get information about what the City was requiring. While no highway dedication is required, it is required that Hallhaven Ave be widened from the property to Foothill Blvd if road doesn't meet requirements. Alternatively a Zoning Administration determination from the Planning Department to waive the request may be obtained. The owner states that the street where his property is already 20 ft wide. Discussions will be continued at the next month's meeting.

#### **B. UPDATE REGARDING IF RETURNING TO LUC**

7665 Machrea - 2nd return visit requested by the LUC after strong objections from community in attendance.

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY4NTI50>

- No one from the developer was at the meeting.
- Pati Potter commented that neighbors sent pictures showing the parking situation on the street. Per Richard, neighbors are parking on their lawn and the trash truck can't always access the trash cans; the street is narrow and cars are parked on both sides. There are no sidewalks and people walk on the street. The street is only 25 ft across. There is inadequate parking planned for the project.
- Brady Garcia Louis from the community commented on the negative impact for access to the park would create.
- there will be seven (7) 3-story houses built on this property which would greatly impact parking with 21 more cars anticipated. The design of the houses is not compatible with the area. The park, library, community garden would all greatly be impacted if parking is even more impacted.
- Increased density can be expected to impact criminal activity also.
- the process of construction itself is untenable with the need for construction vehicles needing access.
- believe the property is zoned for 3 units; will verify.

#### **C. VOTE TO APPROVE DRAFT SUPPORT LETTER & FORWARD FOR 1/10/23 BOARD APPROVAL**

10003 Commerce - Change of use from video store to Jump Trampoline Park.

DIR-2023-6871-SPP / ENV-2023-6872-CE - Dang Nguyen, LA City Planner.

Application/Applicant Findings/Plans on ZIMAS at

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjcwOTg20>

- Richard M provided a draft letter for review. LUC approved the project with provisos that (1) the entrance on Commerce Ave be the primary entrance which the draft letter reflects, and (2) that parking, now planned with the Masonic

Lodge, be assured. Currently the Masonic Lodge is planned to be sold and the new owners must ensure parking can continue which might require a 'covenant' be included in their property sale.

- Motion made and passed for approval of the letter.

**7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS.**

- Marchrea project to be discussed later when more information is available.
- Daniel reminded that he needs to know where the letters should go to discuss the Denny's property project. Cindy Cleghorn will assist in getting information to Daniel.

**8. Discussion/Action: Update to Land Use Committee members – Cindy Cleghorn: Need more community member participation.**

**9. Open Planning Applications for future meetings**

- a. 6915 Foothill – CUB and extended hours of operation – application not yet completed.
- b. 7665 Machrea - 2nd return visit requested by the LUC after strong objections from community in attendance.
  - Cindy Cleghorn – Pati P has applications for (a) and (b) is a duplicate item.

**10. Confirm next meetings**

- January 22, 2024 next meeting.

**11. Adjourn 8:30pm**