

IMPROVING THE QUALITY OF LIFE IN SUNLAND-TUJUNGA

Sunland-Tujunga Neighborhood Council



7747 Foothill Blvd., Tujunga, CA 91042 • www.SunlandTujunga.org/council • (818) 951-7411 • FAX (818) 951-7412

August 12, 2004

Wendy Greuel, Councilmember District 2
Los Angeles City Council
200 N. Spring Street, Suite 455
Los Angeles, CA 90012

Dear Councilmember Greuel,

At the July 14, 2004 meeting of the Sunland Tujunga Neighborhood Council (STNC), the board voted to adopt the Sunland Tujunga Floor Area Ratio (FAR) proposal dated June 27, 2004. A copy of this FAR proposal is attached as well as a copy of the STNC minutes of July 14, 2004 which have also now been approved by the sTNC board.

Please let us know when we can follow-up with your office and what the next steps are in this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Cleghorn". The signature is fluid and cursive.

Cindy Cleghorn
Corresponding Secretary
Sunland Tujunga Neighborhood Council

cc: Dale Thrush, Planning Deputy for CD2

Sunland-Tujunga FAR Proposal
(Revised 6/27/2004)

- ⑩ **Proposal:** *Restrict residential Floor Area Ratios ("FAR") in R1 zoning districts for lot sizes of 0.5 acres or less located in the communities of Sunland and Tujunga as defined by the STNC. This proposal would decrease the current FAR of 1.5 to 0.4 (40%), or 2,400 square feet (including garage), whichever is greater.*
- ⑩ **Maximum Height:** No residence may exceed a maximum height of 24' (exterior measurement). Should any portion of a single story residence exceed a height of 15' (exterior measurement) that portion must meet second-story side and rear setback requirements.
- ⑩ **First Story Setback Requirements:** Front: 20'; Side: 5' on each side (or 10% of lot width for substandard lots less than 50' wide); Rear: 15'. Side setback for residence located on corner lot must be at least 6' on street side and landscaped.
- ⑩ **Second Story Setback Requirements:** Front: 30' (10' articulation); Side: 10' on at least one side (5' articulation), or 15' to second story of existing adjacent home (where applicable); Rear: 25' (10' articulation).
- ⑩ **Articulation:** The front of the residence must have at least 10' of articulation between at least 2 different planes (e.g., second story must be recessed back from first floor; garage and living area; veranda or porch extending out from the front of the structure, etc.).
- ⑩ **Design Review:** Variations from FAR, maximum height, setback and/or articulation requirements may be available through the [STNC Neighborhood/City] Design Review process, which will include public notice and neighbor participation.
- ⑩ **Application:** These requirements apply to the approval and construction of future residences and to improvements or modifications to existing residences as of the effective date of the City's ordinance.
- ⑩ **Exceptions:** These requirements do not apply to existing residences, lots greater than 0.5 acres, lots currently subject to hillside development controls (i.e., "purple" zones), or proposed residential development, improvements and/or modifications subject to and approved under [STNC Neighborhood/City] Design Review process.

MINUTES
Sunland-Tujunga Neighborhood Council,
Regular Meeting of July 14, 2004

Call to Order:

Marti Marshall called the meeting to order at 7:05 pm at the Mt. Gleason Middle School with approximately 122 people in attendance, plus 17 board members, and Parliamentarian Penny Blackwell (sitting for Shirley Kellstrom). Board Members absent: Ken McAlpine, Mary Lou Pozzo, and Paul Armbruster.

Approximately 18 newcomers were welcomed and introduced.

Pledge was given by Chris Robinette.

Presentations:

Brian Peshek presented a piece of art work from the students of the McGroaty Arts Center to honor Councilwoman Wendy Greuel and Chairlady of McGroaty Arts Center; Robin Siegel-Meares for their help and support.

Patricia Brugger was introduced as the new recording secretary.

Executive Committee Reports:

Vice Chairman: Marti Marshall announced Election Committee Recruitment. Anyone wishing to volunteer to be on the STNC Elections Committee should come forward and let the secretary know of their interest.

Treasurer's Report: Denis Adair reported that the new fiscal year had started and that the roll over of remaining funds could be made.

Correspondence Report: Cindy Cleghorn announced the opening of the STNC office at the Municipal Building.

Minutes: The minutes from the June 9th, 2004 meeting were approved as presented.

Open Forum/Announcements:

Robin McCarthy, representing the YMCA in Tujunga, announced that \$2million had been invested in the community, including a new gym and facilities. She said this will also contribute to creating a safe environment for the children of the community. The YMCA is willing to help finance (by application) those that can't afford their fees. The opening is set for September 27th.

K-Mart becoming Home Depot concern.

A concern regarding the Verdugo golf course – now in escrow.

A concern for YMCA parking not being sufficient.

Library Summer Reading Program for children.

Nina Royal -This years 4th of July Firework Display recognition.

Child swimming scholarships are available.

Program Speaker

Michael Espinosa, Board of Public Works, Special Projects spoke about a new grant, Neighborhood Beautification Grant that is now available (up to \$10,000). Services including; Community Clean Sweeps, graffiti removals etc. Michael Espinosa suggested a center in Sunland Tujunga. Updates concerning this project would be posted on their website: lanmf.org. He presented a slide show with examples of beautification projects completed in various areas throughout the City of Los Angeles.

Julianne Maurseth spoke of the highest points of the recent survey being Community Appearance, and that the plans for such were already underway wotj Sunland Tujunga Vision 2020. Julianne introduced MDA Johnson Favaro who gave a presentation of the Foothill at Commerce project as Phase 1 of the Sunland-Tujunga Vision 2020.

Johnson Favoro briefed the public on 3 points of this project. 1. Global Issues. 2. Focus on Commerce and Foothill as a starting point. 3. The Context of the Work, respecting the political and planning environment.

Also showed in this presentation was the gradual beatification by better shops, better parking, better housing, trees and greenery. A non-commercial building such as Museum or Theatre was also suggested for this area. A questionnaire was handed out for the public.

QUESTIONS FROM THE PUBLIC

Johnson Favaro asked the public what type of stores they would like to see in the area. Members of public responded by the need for a comprehensive bookstore, specialized stores and stores adapted to reflect our area such as nurseries and stores supplying sportswear and equipment. For non-commercial the public suggested a Community Theatre for small plays and concerts and miniature golf also a bike paths. A concern was brought up about the speed and the circulation in the area.

Committee Reports:

DAC – Design Advisory Committee report was given by John LaRocca who reported on recent projects that the DAC has reviewed. See motions below. John invited attendees to attend DAC meetings on the 2nd Monday and to get involved on a Working Team that interests them.

Planning Issues: Dale Thrush acknowledged the DAC and its Sub Committees and Teams for their ongoing efforts and help especially regarding the Whitebird project. Weekly meetings are being held concerning this matter and will be announced at ht e next meeting. Dale Thrush suggested writing to Home Depot for those opposed to it. Dale Thrush also announced that nothing had changed as of yet regarding the Verdugo Golf Course.

Safety Committee:

Nina Royal spoke of illegal vendors.

Officer Julie Carpenter reported that the following crime statistics were overall down by 6.4% on Felony crimes. Weapons down 1.4%, Violent down 14.7%, Property down 4.2%, Robbery 1.4%, ADW 23%, Burglary up 9.3% Sunland area has gone down in crimes due to hard work of control. It has been decided that motorized mini cycles (running on gas) will be sited and impounded for lack of license, insurance, helmet and registration. Officer Julie Carpenter insisted on the importance of keeping vehicles locked when parked.

Outreach Committee: Chris Robinette announced that a free movie is scheduled at the Little Landers Park, 10110 Commerce Ave, Tujunga, on Saturday August 14th at 7:30pm. The Outreach Committee is seeking volunteers. Flyers distributed. All are invited.

New Business:

#1 New Business:

MOTION: Julianne Maurseth MOVED to have the STNC approve of a Core Team of 10 members for the Sunland-Tujunga Vision 2020. Seconded by Matthew Kearn. **MOTION CARRIES Unanimously.**

#2: MOTION: Denis Adair MOVED that the draft STNC Strategic Plan for 2004-2005 be open for public comment until August 6th, and be finalized by the Board meeting on August 11th, 2004. Seconded by Paul Robinette. **MOTION CARRIES Unanimously.**

#3: MOTION: Denis Adair MOVED that the STNC board work with the STNC Planning Committee to set a doable time line long enough to accomplish the goals of finalizing the plan. Seconded by Mary May. **MOTION CARRIES Unanimously.**

MOTION: Julianne Maurseth. MOVED per a motion passed at the DAC, that the Board approves and sends a letter to Councilwoman Wendy Greuel requesting she designate the "Surplus Property" (Haines Canyon Park, etc.) as open space. Seconded by Nina Royal **MOTION CARRIES. Opposed by 1 Board Member.**

MOTION: That the STNC accept the recommendation of the DAC and send letters in opposition to the requests from property owners at 7546 & 7548 McGroarty Terrace regarding the splitting of a 20,000 sq. ft lot into two lots and letter in opposition of less parking at 10047, 45, 52 Pinewood Avenue. Seconded by Chris Robinette. **MOTION CARRIES Unanimously.**

MOTION: That the STNC adopt the Sunland –Tujunga FAR (Floor Area Ratio) proposal dated June 27th ,2004 and forward a copy to Councilwoman Wendy Greuel.. Seconded by Matthew Kearl. **MOTION CARRIES Opposed by 2 Board Members.**

MOTION: That the STNC approve of the following DAC members: Julianne Maurseth replacing Gina Turner, Barbara Higgins replacing Alternate Kim Hopkins, Robin Meares replacing Alternate Gary Laufer. Seconded by Mary May. **MOTION CARRIES Unanimously.**

Open Forum/Announcements:

Board members made announcements.

A member of the public was concerned about the height restriction on new construction contained in the FAR proposal just passed by the STNC board.

Meeting Adjourned at 9:30 PM

Minutes taken by: Patricia Brugger, Recording Secretary 2004