

# Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412



January 12, 2015

via e-mail

Planning & Land Use Management Committee  
Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

RE: Council File #14-1196 PLUM Agenda Item #11 on 1-13-15  
Sister Elsie Appeal

Dear Councilmembers Huizar, Cedillo, Englander:

The Sunland-Tujunga Neighborhood Council requests your support to grant the Sister Elsie Appeal. Attached are copies of our prior letters regarding this proposal from 2010 and 2014 for reference.

The Sunland-Tujunga Neighborhood Council has held numerous meetings with the owner, immediate neighbors and the community and participated in the City's prior public hearings. The City of Los Angeles has expended significant dollars, time and research in the preparation and implementation of the City's Hillside Ordinance. It is imperative that the Hillside ordinance be honored. The property owner's request to build such a large home on this sensitive hillside is too significant for this immediate neighborhood and the City's infrastructure. Thank you for your support and for honoring the Hillside Ordinance that our City spent many years to approve.

Sincerely,

A handwritten signature in black ink that reads "Mark Seigel". The signature is written in a cursive style with a large, looped "S" at the end.

Mark Seigel  
President

cc: Councilman Felipe Fuentes

# Sunland-Tujunga Neighborhood Council

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September 8, 2010 7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412

BY ELECTRONIC MAIL

Paul Krekorian, Councilman  
Los Angeles City Council  
200 North Spring Street  
Los Angeles, CA 90012

RE: 6340, 6342, 6346 Sister Elsie Drive, Tujunga  
ENV-2009-2925-ZAD-F

Dear Councilman Krekorian,

This letter will advise that at a public meeting of the Sunland-Tujunga Neighborhood Council's Board of Directors held on September 8, 2010, the STNC voted to recommend opposition to the building of a single family residence at 6340, 6342, 6346 Sister Elsie Drive, Tujunga including opposition to any approvals for discretionary actions and waivers that have been requested by the applicant/property owner. The community is concerned with the issues related to engineering, geotechnical engineering (soils) analysis, hydrology, construction operations, set backs, survey of the land, utilities and public safety. We encourage your support of our request for the public safety and quality of life of our neighbors in the Sister Elsie neighborhood. The infrastructure of the area cannot handle another build.

The applicant and his representative presented their plans at the August 30, 2010 meeting of the STNC's Land Use Committee. Several neighbors spoke in opposition to this build and have first hand knowledge of the history and impacts that already exist.

The Sunland-Tujunga Neighborhood Council's Land Use Committee is the first panel to hear any planning issue in Sunland-Tujunga. The LUC's mission is to advise the STNC and stakeholders about land use projects in or around Sunland-Tujunga that will impact the quality of life of Sunland-Tujunga residents, business owners and stakeholders; To advise the STNC on planning issues and projects affecting the Sunland-Tujunga community; To make recommendations to the STNC to forward to the LA City Planning Department and Council District 2 any exceptions, modifications and variances that may be requested of planning and construction projects in Sunland-Tujunga.

Thank you for your support of this request. Please keep us informed of any updates, meetings or hearings regarding this matter.

Sincerely,



Dan McManus  
President  
Sunland-Tujunga Neighborhood Council

cc: Daniel Brumer, CD2 Planning Deputy  
Milena Zasadzien, City Planner  
Ali Mehdi, applicant/property owner  
Oscar Ensafi, applicant's representative  
Tomi Lyn Bowling, VP Community Improvement/LUC Chair  
Rich Colley, neighbor, 6280 Gyal, Tujunga  
Paolina Milana, neighbor, 6259 Gyal, Tujunga

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June 11, 2014

North Valley Area Planning Commission  
6262 Van Nuys Blvd., First Floor  
Van Nuys, CA 91401

RE: **ZA-2012-3329-ZV-ZAD-1A**  
**ENV-2009-2926-MND-REC1**  
**6340-46 Sister Elsie Dr., Tujunga**  
**Appeal Hearing date: 7-17-14**

Dear Commissioners,

This letter is to confirm the Sunland-Tujunga Neighborhood Council's (STNC) support for the appeal as filed. The STNC voted to support the appeal at their June 11, 2014 board meeting upon recommendation by the STNC's Land Use Committee meeting held on June 2, 2014. The STNC has held several meetings with neighbors, the property owner and council office staff regarding this area.

The STNC requests that the North Valley Area Planning Commission support the appeal as filed and oppose the Zoning Administrator's determination because:

- The STNC Land Use Committee welcomes the owner building a home that is allowed by the ordinance, a maximum floor area up to 1,147 square feet. We oppose the creation of the proposed home that is over twice the size allowed by ordinance.
- The grant of the requested variances undermines the intent of the City's Hillside Ordinance (LAMC, Section 12.21.A.17).
- Sister Elsie Drive in the vicinity of the proposed project is a poorly improved "paper street" which is inadequate to accommodate safe access to the site.
- Development of the site threatens the health, safety, and welfare of residents that already live in the area.
- Approval of the project will establish precedence and invite other speculative developers to build over-sized dwellings on narrow and steep lots in the area with its only access from a sub-standard street.
- The Mitigated Negative Declaration does not adequately address the impacts of the project and does not include sufficient measures to address project impacts.
- There are no unique hardships associated with the development of this site to warrant findings in favor of the applicant's request.

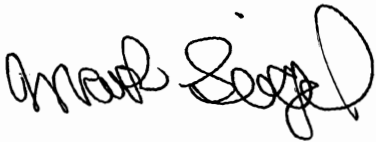
The STNC expects the City and its North Valley Area Planning Commission to adhere to the Community Plan Hillside Development Policies:

RE: ZA-2012-3329-ZV-ZAD-1A  
ENV-2009-2926-MND-REC1  
6340-46 Sister Elsie Dr., Tujunga  
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- *Policy 1-1.2:* Protect existing single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses.
- *Policy 1-1.3:* Require that new single and multi-family residential development be designed in accordance with the Urban Design Chapter.
- *Policy 1-3.2:* Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods

Thank you for your consideration in granting the Sister Elsie appeal. We look forward to working with the City Planning Department staff toward improving review of projects for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Seigel". The signature is stylized and cursive.

Mark Seigel, President  
Sunland-Tujunga Neighborhood Council

Cc: Felipe Fuentes, Council District 7