

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
January 9, 2017

- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:06pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Debby Beck
 - iv. Nina Royal
 - v. Elektra Kruger
 - vi. David Barron
 - vii. John Laue
 - viii. Liliana Sanchez
 - ix. Pati Potter
 - b. Absent
 - i. Karen Zimmerman
 - ii. Cathi Comras
 - c. Also present ☺
 - i. Karo Torossian – CD2
- III. Self-Introduction of Board Members
- IV. Self-Introduction of CD7 Candidates present
 - a. Monica Ratliff
 - b. David Barron
- V. Self-Introduction of Stakeholders
 - a. Michael Crosby
- VI. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the December 5, 2016 STNC-LUC meeting minutes as amended 2nd by Bill Skiles Vote: Unanimously approved
- VII. LUC Minutes Review 2013 – 2016
 - a. The LUC has been directed to review Minutes from 2013 to 2016 to refresh history of issues undertaken and decisions made. Pati P. has been reviewing the archives but requested more time to complete the review before discussing it
- VIII. Report on the Aesthetic Design of the LADWP Redmont Pump Station and Tank – Abby Diamond
 - a. A new pumping station and water tank is to be installed at the intersection of Summitrose and Tujunga Canyon Bl. The current system is a 100-year old infrastructure, once up-graded in the 1950s but is in need of further up-grading
 - b. The current water tank is fully underground w/a small pump house in the corner. DWP intends to raise the water tank to 20 ft above ground/10 ft below ground and relocate it where the pump house is today relocating the pump house to the rear of the property
 - c. No one is objecting to the system up-grade. It is part of a system that feeds +/- 5,000 homes in Tujunga. It is the proposed aesthetic design of the DWP rendering that is being objected to. As proposed it looks like a prison yard w/cinder block behind a wrought-iron fence.

- d. Abby D. wrote a comment letter to DWP suggesting items to improve the aesthetics and her comments are supported by LUC/STNC, to which DWP responded “we understand what you are saying, but it is not going to happen”. Community supported comments:
 - i. Suggested having the site look more like Bolton Hall (see attached rendering) with real river rock and a red-tiled roof or adding a mural to the tank
 - ii. Abby D. requested input on any ideas the community may have on otherwise improving the aesthetics of the current DWP design
 - iii. Abby D. approached CM Wesson, the current caretaker of CD7 until such time as CD7 gets a new elected CM following abdication of the position by Felipe Fuentes, telling him that DWP is not being very responsive & requested his help
 - 1. CM Wesson connected Abby D. with office staff who served as a liaison between herself and the DWP
- e. Abby D. joined the STNC Arts, Recreation and Cultural Committee to try to get other people interested in the Redmont Project
- f. Cindy C. attended the Commission meeting at which DWP did say they would continue to work w/the community to improve the design. Last week the DWP Ass’t Manager contacted Krystee Clark of the STNC letting her know that they have new renderings
 - i. DWP will present the new renderings at the Feb 8 STNC General meeting
- g. It is important to review other creative existing DWP pump/tank facilities on Google for aesthetically improved fencing and landscaping. Send to Abby D. at a.gemofagirl@gmail.com to create a composite file
- h. Abby D. will attempt to establish a round-table meeting w/Krystee Clark, herself, Debby B., CM Wesson’s staff and DWP along with a community input file to review the new DWP renderings as well as letting them know what the community considers good ideas
 - i. This meeting to be scheduled prior to the Feb 8 DWP STNC presentation thereby saving time and getting something accomplished at the STNC meeting because DWP does want to begin construction in March or early April 2017
 - ii. CM Wesson’s staff has indicated that the DWP probably would not accept a “full-on” beautiful artistic mural or landscaping in part because the site is not public property and will not be Open Space/Parkland for the public to enjoy
 - 1. This would be cost-prohibitive and not worth it
 - iii. The STNC Arts Committee discussed the possibility of utilizing a camouflage free-form design of native colors – blues, greens, greys, mauve, etc (see attached) to keep it simple & less expensive which may be an acceptable compromise
 - iv. Cindy C.: The DWP building on Valmont which has been newly landscaped a couple years ago looks nice with improvements DWP made. Abby D. requested a photo to take along to the round-table meeting
- i. Cindy C. suggested that Abby D. meet with the immediate neighbors – they were very vocal at meetings, yet of the +/- 80 people at the neighborhood meeting, only one sent a comment letter that appeared in the DEIR
 - i. Abby D. requested assistance to prepare and distribute a flyer announcing another neighborhood meeting
- j. Cindy C.: At the Commission meeting, the DWP claimed that the facility will be no different than it currently is. Abby D, in her comment letter focused on the fact that it will NOT be like it is – the tank will be moved forward and be 20 ft above ground, etc
 - i. The Commissioners were very receptive to this & intended putting the Project on hold bec the DWP did not come prepared w/their renderings. But they

managed to get them so the Commission could make its final vote which was unanimous.

- k. **MOTION:** by Bill Skiles to support the STNC Arts, Recreation and Cultural Committee in its efforts to improve the proposed design of the up-graded DWP Redmont Pumping Station and to recommend to the STNC Board that Abby D. be authorized to speak on behalf of the STNC in dealings with the DWP relative to same 2nd by John Laue Vote: Unanimously approved.
- IX. Roster of Committee Members and Alternates
 - a. There are 3 vacancies on the STNC-LUC Board. Cindy C. encouraged community stakeholders to consider joining the LUC.
- X. Up-Date on the NVAPC Hearing Date for 10251-57 Tujung Cyn BI
 - a. None
- XI. Presentation of 7101 Foothill BI (x Pinewood) – Proposed addition of a drive-thru car wash to an existing 76 gas station/convenience store - Argineh Mailian/Sylvana Solano
 - a. The Project has filed for a CUP requesting relief from otherwise required street dedication/improvements and permit for locating the sign partially in the public right-of-way.
 - i. BoE requires a 5' dedication on Pinewood for possible future addition of a sidewalk. A full 5' dedication would kill the Project because the car wash tunnel would be too narrow to meet required turning radius. Offered a 2 ½' – 3' dedication compromise. BoE would not accept a compromise – all or nothing. Must file for a waiver. If the dedication is waived any future possibility for installation of a sidewalk would be null and void.
 - ii. C: Would there be any consideration of putting a sidewalk on the Project site?
A: Yes
 - b. The Project has been on hold. The applicant/consultants have been working with the City with regards to Public Works requirements of the City. Councilmember Wesson has submitted a Draft Motion requesting a waiver of said requirements (see attached)
 - i. The Councilmember is requesting STNC feedback on the Motion
 - ii. It has been a lengthy process working w/the City, would like to get the support of the STNC, the immediate abutting neighbors to the north approve the project (see attached three support letters), are presenting to the LUC for feedback
 - c. The proposed drive-thru car wash would be a “wrap-around” facility with an entrance on the west side of the mini-mart, the tunnel paralleling the rear of the mini-mart with an exit on the east side of the mini-mart. Total height, including improvements, = 25 ft (see attached site plan + proposed MND + existing site photos)
 - d. The Project proposes facade improvements to the mini-mart (see attached renderings)
 - i. C: Will the existing Pinewood ingress/egress driveway be re-designed – traffic is already frustrating – to add traffic from a car wash would only make it that much worse. A: The existing driveway will remain.
 - ii. Cindy C.: Ingress from the Pinewood driveway + egress from the fuel pumps + egress from the mini-mart already results in congestion at that location. To add car wash egress at that point would only make that worse – and what is the proposed circulation pattern for the west side car wash entrance?
 - 1. Owner stated that the Pinewood ingress/egress will be improved. The current slope will be graded level
 - e. Opposition arguments by stakeholder Kim Clark:

- i. Traffic at the Pinewood/Foothill intersection is already terrible between the existing gas station, mini-mart, strip mall across the street and signal lights
 - ii. All property entitlements have dedications written into them even if the City has not yet acted on them – once the car wash is in place with dedication waivers all bets are off and there will never be sidewalks at that site. We need to look to the future
 - iii. Consideration has not been given to a third residence abutting the property which operates a day care. Car washes are horrendously loud
 - iv. Presented two stakeholder opposition letters (see attached)
 - v. Customer volume at the applicant's La Crescenta car wash services 100cars/day which would be added to the Pinewood/Foothill traffic. A: The La Crescenta car wash has a 12,000 gal water tank, the Tujunga car wash has a proposed 4,000 gal water tank which would only serve +/- 35 cars/day. Current traffic volume at the Tujunga site = +/-700 cars. By adding +/-30-50 cars with the car wash would increase traffic by only 6%-7%.
- f. Support argument by Simon:
 - i. To see an improvement to the appearance of this property could send a signal to the rest of the community to begin a trend toward overall improvement for others to follow suit
- g. Debby B.: Expressed concern re proposed architectural style which does not reflect S/T historical architectural styles. Made special reference to flat field stone trim vs river rock and curved roof-line which appears "futuristic"
 - i. A: Architect complied with Specific Plan guidelines re scaling/colors though elements of the 76 corporate colors were added – the red tones of the canopy. Several S/T structures have incorporated flat field stone trim which looks nice, but this is only a stone facade and can be changed.
 - ii. A: The curved roof-line is in part functional – not just structural – should it be squared off?
 - 1. Elektra K.: Hoped that Debby B. was not seeking to square off the curved roof-line which would result in a "boxy" appearance which we have desperately been working to avoid in S/T
 - iii. Debby B. offered to meet and work with the architect showing him some of the S/T architectural styles of the more historic buildings
- h. Comments regarding the Noise increase from a drive-thru car wash – the La Crescenta car wash is very noisy & unacceptable to the neighbors. The owner stated that technologies for car washes are being improved. The La Crescenta car wash utilizes older technology which is much noisier than the Tujunga car wash will be – the Tujunga car wash will be using the new "aerodry" system (see attached decibel comparisons) – 56 db vs 74 db at 100 ft distance. Ambient street noise registers 68db-80db – higher than the dryers db level, so one should not even hear the car wash plus it is the tunnel that faces the neighbors to the north, not the entrance/exit where the greatest noise level would be heard.
- i. Opposition of third abutting neighbor with children's day-care with concerns as to noise, smell, moisture, flies. The owner invited resident to the La Crescenta car wash. Does not believe smell/flies to be an issue.
- j. Lloyd Hitt: If all applied-for car washes are approved/built there will be 5 between Lowell and Sunland. How many car washes do we need?

- k. Cindy C.: STNC will submit our comments to the Council Office/Planning Dept. Perhaps prior a meeting could be arranged with engineering, the Council Office and the neighbors to make the Project workable.
- XII. Community Forest Advisory Committee (CFAC) – John Vazquez said that CD7 Primary Steve List from CFAC will present at the STNC meeting on Jan. 11.
 - a. Described the function/purpose of the CFAC (see attached flyer)
- XIII. Up-Date on 8150 McGroarty – John Vazquez
 - a. There are 90 oaks (“protected trees”) on the site, 50 of which are proposed to be cut down. Neighbors would like to see this trigger an EIR because this would effect +/- 850 species of ecosystem. City’s Environmental Assessment states MND suffices (see attached)
 - i. Has scheduled a meeting with the Native Tribal Senate to get their support for an EIR as oaks are sacred to them. (see attached flyer) Invited stakeholders to attend to encourage Tribal Senate support
 - b. Grading map appears under-represented
- XIV. Up-Date on Oro Vista x Big Tujunga Cyn Rd – Liliana Sanchez
 - a. Claudia Rodriguez sent a copy of proposed landscaping and asked for suggestions – she did not respond to all items presented to her. The easement is a wildlife corridor coming down the hillside which was supposed to be dedicated open space but it was completely graded removing all vegetation serving as wildlife habitat. Landscape plans were for rocks and trees – we asked for native vegetation compatible with abutting hillside
- XV. Up-Date on 8318 Foothill, Comprehensive Community Health Center – Cindy Cleghorn
 - a. Planning to open in March
- XVI. Up-Date on 7577 Foothill, former Denny’s – Karo Torossian
 - a. Has leased the site as campaign headquarters with a 3-day clause agreeing to move out in 3 days if any lessee wants the site
- XVII. Up-date on 7656 Foothill (x Apperson), CUP for Drive-Thru Car Wash
 - a. None
- XVIII. Up-date on 12400 Big Tujunga Cyn – Liliana Sanchez
 - a. None
- XIX. Up-Date on 6433 La Tuna Cyn, VHGC – Cindy Cleghorn/Liliana Sanchez
 - a. Golf course now closed, restaurant still open until the end of the month
 - b. Liliana S. spoke with Assemblymember Bocanegra to see if he could help us. Claims that he would help save the trees, claims to oppose the development but can do nothing to help. (Trees are already saved)
- XX. Up-Date on 7200 Foothill, Mission College – David Barron
 - a. Sign is up. Finishing up with City Planning. Contractors ready – will work 7 days/week. Classes to begin in March
- XXI. New ADU regulations (see attached inter-departmental correspondence) – Karo Torossian
 - a. After all the work the City put into creating a workable ADU Ordinance, the State created an ADU Ordinance making it null and void effective Jan 1, 2017 removing protections for K-Overlay properties, removing protections for hillside properties, permitting max size of 1,200 sq ft regardless of size of primary residence, etc
- XXII. Clarification of Development Projects Subject to Measure JJJ
 - a. See attached City Planning memo
- XXIII. Public Comment
 - a. Maryellen Eltgroth
 - i. They will be cutting down all oaks on the slope on St. Esteban

- b. David Barron
 - i. Will produce documents indicating that AB2, SB1, ReCodeLA and affordable housing policies have been drafted by LA Housing, HUD and Sacramento that will threaten loss of property if ADUs are rented to the public, not family.
 - c. Cindy Cleghorn
 - i. City Planning has paid internship positions for Student Professional Workers/Interns. Check City Planning Web-Site for details
 - ii. Up-Coming CD7 Candidate Forums
 - 1. FTDNC – Jan 25
 - 2. STNC – Feb 11
- XXIV. Status of STNC Land-Use Files – Cindy Cleghorn
- a. A new chairperson to direct transfer of files from the current STNC Office/Storage to NVCH will be appointed at Wednesday’s STNC meeting
- XXV. Next LUC meetings
- a. January 16 in Recess – Martin Luther King Jr. Day
 - b. February 6
 - c. February 20 in Recess – President’s Day
 - d. March 6
- XXVI. Meeting adjourned at 10:01pm