

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES  
January 30, 2017

---

- I. Meeting called to Order by Committee Chair Cindy Cleghorn at 7:16pm
- II. Roll Call
  - a. Present
    - i. Cindy Cleghorn
    - ii. Bill Skiles
    - iii. Debby Beck
    - iv. Nina Royal
    - v. Elektra Kruger
    - vi. John Laue
    - vii. Liliana Sanchez
    - viii. Pati Potter
  - b. Absent
    - i. David Barron
    - ii. Karen Zimmerman
    - iii. Cathi Comras
- III. Self-Introduction of Board Members
- IV. Self-Introduction of Audience Members
- V. 7950 Foothill – Addition/Remodel/Specific Plan Approval of McDonalds
  - a. See attached information packet
  - b. McDonalds is going through a renovation program throughout southern California, not by the McDonalds parent company but by the individual owner-operators. The majority of McDonalds are franchise-owned stores
  - c. The McDonald stores are trying to revitalize and bring a new image to McDonalds – their buildings, their site, their food, the interiors, the McDonald “experience”, the direction of the customer from when they arrive on-site to when they leave the site
  - d. They are proposing to cut off the mansard red-tile roofs, remove the mansard projections, build flat parapet walls, remove existing signage and introduce a couple of new materials.
  - e. Revision is to be done in 2 stages – a portion may already be under construction. The first permit was for the building itself which was already approved and may be in process – the next phase is the site component
    - i. A side-by-side drive-thru to create 2 order-points. Intention is not to increase traffic, but to get people who do come thru quicker. Upon entrance there will be a second lane – customers can order twice as fast
      - 1. Pati P.: Neighbors are concerned that putting in a 2nd lane will bring ordering customers much closer to residences. McDonalds is a 24/7 operation – if attendants don’t answer immediately customers honk their horns
      - 2. Response: When the new drive-thru is put in it will be replaced with newer technology. There will be camera sensors that will alert employees inside when someone pulls thru which should alleviate that
      - 3. Pati P: Neighbors also say that the audible speaker is disturbing

4. Response: The new speaker system will automatically adjust to decibel levels in response to ambient noise levels so in the early hrs peak db levels will be lower – they could be further adjusted manually if need be
  5. With addition of the second lane, a little parking will be lost
  6. The drive-thru will be designed to have enough space for 1 car at the order window, 1 at the pick-up window and one in between, this to limit the time for a customer to just be waiting vs their time to order/pick-up – again more about maximizing the efficiency of spacing, not really about increasing volume
  7. The volume trigger for any McDonalds is really more a factor of location
- f. Along with the side-by-side component is an application for an expansion to the back of the building – currently the building has a basement where all the storage is eg the cooler boxes
    - i. The expansion has nothing to do with the business aspect of the facility but has more to do with the employees. It brings the cooler box upstairs, incorporates it into the building and employees can have easier access to the products
  - g. The play area will remain as it currently appears
  - h. The customer area will be gutted, there will be new furniture, improved lighting, new graphics – will be a lot more “friendly”
  - i. Pati P.: A homeless contingent is always on-site. There is a chain-link fence separating McDonalds from adjacent residential properties – they would prefer to have that better blocked off Response: We can take a look at the fence
  - j. The existing McDonalds is on two zones one being residential, one being commercial. The front lot is commercial, the back residential, but they are tied lots which is a strange situation
  - k. The goal of increased customer volume (currently +/- 5,000,000/yr) is not so much to increase overall volume as to encourage those that do come to enter the restaurant – that is the reason for all the up-grades – the furniture, the lobby, the court
    - i. It may increase volume by providing citizens a nicer spot to use – the 2<sup>nd</sup> drive-thru is not intended to increase volume, it is more a “speed” thing – a greater efficiency of service to maximize the drive-thru experience
    - ii. The current percentage of McDonalds drive-thru vs indoor customers = 70%-80% drive-thru vs 30%-20% indoor
  - l. Debby B.: The Specific Plan calls for use of earthtones. Your samples appear an almost off-white. The traffic level on Foothill is large resulting in a lot of smog particles in the air which tends to cling to stuccos and paints making them look dingy/dirty very fast
    - i. Response: The intent is to use the lighter tan for the parapet, the darker for the trim. Were the color of the parapet and the trim to be closer to one another, the trim would not stand out and we do want the play area to stand out
      1. Debby B.: That is not a color that would draw me in if I were that young
    - ii. Response: We use a type of paint that is a washable paint that has a longer life-span than a regular paint so it can be frequently pressure-washed and still hold up. We don’t want the building to look dingy either
    - iii. Response: We also do not want super-dark colors but pleasing contrasts. We have different color palettes we could work with, but the samples we brought are the earthtones of the Specific Plan – browns and tans vs greys or reds

1. Debby B.: There are other earthtones like greens, terra cotta, golden – not “Christmas Green” or garish – there are dusty, lighter variations of it that would be a little darker and not show the smog as much
  - iv. Response: I have seen the proposed colors all over southern California – they are very nice looking – the dark grey sample will be used to highlight the “M” which is the most recognizable thing to any of our customers
  - m. Debby B.: There are so many buildings along Foothill that are beige or off-white, it would be better to have a color that stood out a little more to draw attention to the building. Also within a month or two it is already going to look bad
    - i. Response: The bldg remodel portion is already under construction (*this is in question as it may be a different McDonalds whose remodel is already under construction*) it is the rear expansion & drive-thru lanes that brings us to the Bd
  - n. Cindy C.: Since there is still time before their Public Hearing we can put together a comment letter and perhaps the applicant can provide us with the other color palette samples. Thanked the owner for his investment in the community. This presentation was video taped and can be viewed here: <https://youtu.be/bYo40QWQsX8>
- VI. Approval of Minutes
- a. **MOTION:** by Bill Skiles to approve the STNC-LUC meeting minutes of January 9, 2017 as amended 2<sup>nd</sup> by John Laue Vote: Unanimously approved
- VII. LUC Minutes in Review 2013-2016
- a. On Continuance
- VIII. Up-Dates on Mission College – Nina Royal
- a. Spoke with Community College Board of Trustees Ernie Moreno and Mission College’s President Dr. Perez. The conversation revolved around the college honoring their 2007 commitment to purchase the Home Depot property
    - i. If Measure J passed in 2007, the property was to be purchased for the college, a general merchandise store and anything else they wished to put on it. The college would own the property, the buildings and it would be self-sustaining
      1. The Project was placed on the back-burner because the money disappeared – nobody knows where it went. A new Bond issue was passed in November. The conversation revolved around using this money for the Mission College satellite campus
      2. Mr. Moreno seems to be supporting us – meanwhile we are going to have a satellite campus on the corner of Foothill/Commerce
      3. Classes can run from 7am to 10pm to accommodate student schedules – that can be a lot of classes. The community has an opportunity to input what classes they would like to see offered
- IX. Up-Date on PlanCheckNC
- a. A meeting is scheduled for Saturday February 11, 10am-12pm. PlanCheck is an alliance of Citywide land-use committees. The Planning Department will be rolling out the General Plan up-date. Meeting is open to the public
- X. City Planning Newsletter
- a. Can be found on the Internet link <http://cityplanning.lacity.org>. It is a site to keep up with goings on in City Planning with the new Planning Director
- XI. Proposed Metro Double Track – John Laue
- a. A couple of outreach meetings have been held by MetroLink – the commercial rail agency that operates the trains that stop in Sun Valley and go all the way to Santa Clarita

- i.* There is a proposal to double-track the stretch of track between Burbank and Sylmar which currently is a single track. The proposal is based on the idea that more trains could be operated more safely.
  - ii.* They already have a letter supporting the Project from the Sylmar NC. It is a fairly expensive Project - +/- \$10 million. They would like to get support from all NCs along the route
  - iii.* This Project has nothing to do with HSR. They currently do not have money for the Project. They are first seeking public support following which they will seek grants at the federal level – it is a long way from actually happening
    - 1. Cindy C.: To get a letter of support it would be helpful to get a visual to see what it is
    - 2. John L.: The MetroLink track is already double-tracked in other areas
    - 3. Nina R.: The Project is related to HSR. In a memo put out by MetroLink, the corridor being considered for the double track project is one of the two primary routes being considered by the CHSRA for the Palmdale to Burbank connection
- XII. 6585 Foothill – Corner Grill sign – Specific Plan Approval
  - a.* They followed the Specific Plan guidelines
  - b.* **MOTION:** by Pati Potter to support the proposed Corner Grill sign 2<sup>nd</sup> by Elektra Kruger  
Vote: Unanimously approved
- XIII. 7749 Apperson – Church classroom conversion to childcare center requiring CUP
  - a.* Will present 2-27-17
- XIV. 10418 Samoa – subdivision to divide one lot into two and build a new SFR
  - a.* Working on inviting the applicant to present to the LUC
- XV. 6809 Haywood – Certificate of Compliance
  - a.* No information available
- XVI. Aesthetic design of the LADWP Redmont Pump Station and Tank – Bill Skiles
  - a.* Had a meeting w/DWP regarding making the new Redmont tank more aesthetically pleasing. They are going to be presenting to the full STNC at their next meeting. DWP seems to be open to our suggestions about making the site look as good as possible
  - b.* It will be a 20’ tank at the corner of Redmont/Tujunga Canyon Bl. Right now one can drive by the site and not notice it because the current tank is underground. Once up-graded, the tank will stand 20’ above ground – it will stand out then
- XVII. Add Lora De La Portilla as an LUC Alternate
  - a.* See attached application
  - b.* Ms. De La Portilla presented her interest in joining the LUC
  - c.* Recommendation unanimously approved by consent. Recommendation to be forwarded to the STNC
- XVIII. Approval of Draft Letter to City Planning and CM Wesson re 7101 Foothill – proposed drive-thru car wash
  - a.* Included will be comment letters from neighbors and our LUC minutes
  - b.* **MOTION:** by Cindy Cleghorn to oppose a drive-thru car wash at this location 2<sup>nd</sup> by Nina Royal
    - i.* Discussion (neighbor): there will be a lot of noise. I have a pre-school that will be heavily impacted. Pinewood is very narrow, has no sidewalks. There are a lot of stores around there. There is a mini-mart on-site. This already makes ingress/egress on Pinewood a hassle – add’l traffic of a car wash makes no sense

- ii. Discussion: The way they do the water recycling, when it is not operational after hours, it stinks
  - iii. Discussion: They currently do not meet ADA standards. If the Project is approved all possibility of getting sidewalks in the future will be lost
  - iv. Bill S.: Recommended redrafting the letter to more emphatically oppose the Project but also to note that if the Project were to be approved that it emphatically demands minimum requirements to be met
    - 1. The team to prepare the redraft = Bill S., Pati P. and Cindy C. To be presented at the next LUC meeting
- XIX. Proposal to set up a tour of local spots where the Specific Plan has worked and hasn't worked
  - a. The purpose is more out-reach getting people aware of the guidelines of the Specific Plan. There is a letter signed by the STA, the Chamber of Commerce and the STNC pointing out locations where Planning has not enforced the existing Specific Plan
    - i. There are specific properties identified in the letter that have faults. There will be no interaction with property owners – this is with City Planning to try to get them to implement and enforce our Specific Plan
      - 1. This has nothing to do with “opening” the Specific Plan
      - 2. The City is undergoing ReCode – up-dating the zoning code. All our Community Plans are going to be up-dated and the Specific Plans are going to be blended into the Community Plans
      - 3. Cindy C. wants to bring awareness of our Plans to the community before Planning comes out here for community ReCode Outreach meetings so it will be prepared & be less likely to end up w/something it does not like
- XX. Up-Dates on 8150 McGroarty – 13 lot subdivision
  - a. None
- XXI. Up-Dates on 11130-60 Oro Vista (x Big Tujunga Canyon Rd) – John Laue
  - a. Construction is almost complete on all 18 homes on the Project. Adjacent is a vacant lot that is now being developed as well – 11104 Oro Vista. Construction of 3 houses
- XXII. Up-Dates on 12400 Big Tujunga Canyon – Liliana Sanchez
  - a. There has been a change of ownership. The representative is Brad Rosenheim. Constructor = Mark Luckquist from Blue Stone Construction in West Hills. The GPA application filed in 2015 is still in effect and per City Planning has no expiration date
  - b. A new zone modification would be required. The new owner is an LLC – thus the owners have no obligation to identify themselves. But if the case does proceed there will be several Public Hearings at which time the owners names will appear on the Hearing Notices and Public Documents
  - c. There was interest in the property by the SMMC. Mark Luckquist and Joe Edelstein could not come to terms on a price. The land is currently zoned for 22 homes, they want to construct 242
- XXIII. Up-Dates on 7656 Foothill (x Apperson) – proposed drive-thru car wash
  - a. The last time they presented to the LUC, they discovered there were still tanks underground. They will come to the 2-27-17 meeting
- XXIV. Up-Dates on Comprehensive Community Health Center
  - a. They are working on the front of the building, plan on opening in March, have joined the Chamber of Commerce
- XXV. Status of ADU regulations

- a.* See attached intradepartmental correspondence
- XXVI. Public Comments
- a.* John Laue
    - i.* There will be a meeting of the Safe Streets Committee Saturday. A couple of City Engineers and DOT will come out to look at bike lanes on Foothill. They are proposing to reduce traffic lanes on Foothill between Wentworth and Sunland Park from 4 lanes to 2
  - b.* Liliana Sanchez
    - i.* I was in contact with DWP about replacing the downed electrical pole on Mt. Gleason/Big Tujunga Cyn. It has been there for many months. Someone finally came out to replace it, but the property owner said that the pole has been struck 3 times in 2016. I inquired if a protective barrier could be placed there as a safety measure
  - c.* Cindy Cleghorn
    - i.* There is a Yes on S meeting at Tierra del Sol on Thursday
    - ii.* There is a CD7 Candidate Event on February 6 at LVTIA, Sylmar is working to schedule one for March 3 and there is one scheduled on February 11 at All Nations Church
- XXVII. Meeting adjourned at 9:00pm