

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MINUTES
February 27, 2017

- I. Meeting was called to order at 7:08pm by Chairperson Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Debby Beck
 - iv. Elektra Kruger
 - v. Nina Royal
 - vi. David Barron
 - vii. John Laue
 - viii. Liana Sanchez
 - ix. Karen Zimmerman
 - x. Patti Potter
 - b. Absent
 - i. Cathi Comras
 - c. No public representatives present
- III. Approval of Jan 30, 2017 STNC-LUC Meeting Minutes
 - a. Correction: Change of ownership of 12400 Big Tujunga Canyon Rd cannot be confirmed. Brad Rosenheim is no longer the representative for 12400 Big Tujunga Canyon Rd. The new representative is the contractor Mark Lovequist.
 - b. **MOTION:** by Patti Potter to approve the January 30, 2017 STNC-LUC Meeting Minutes as amended 2nd by Bill Skiles Vote: Unanimously approved
- IV. STNC-LUC Minutes in Review 2013-2016
 - a. See attached
- V. The LUC will return to its 1st and 3rd Monday schedule for its regular meetings. Meetings had been off-schedule due to Holidays
- VI. LA2040 – Citywide City General Plan up-date
 - a. It will take about 4 years for the City to complete the City General Plan up-date. There will be an Environmental Impact Report. There will be a number of opportunities for the public to weigh in
- VII. NC on-line voting
 - a. The STNC did not approve on-line voting
 - b. In the 2016 elections, some NCs offered on-line voting. The City Council has voted to freeze that process for NCs until the Department can provide a report. The Department has completed a 10 page report with a one page summary.
 - i. The report provided a number of recommendations including reducing the number of ballots, reducing voter age, etc.
 1. Whether the STNC will consider on-line voting in the future remains to be seen
- VIII. STNC Committee Meetings
 - a. The audience was encouraged to check the STNC Web-Site to see what various committees serve the STNC and to consider joining one that may be of particular interest to them:

- i. Beautification Committee
 - ii. Safe Streets Committee
 - iii. Animal Services Committee
 - iv. Land Use Committee
 - v. Etc
- IX. Patti Potter presented a number of changes taking place within the community
 - a. See attached report
- X. New Accessory Dwelling Units regulations
 - a. The State of California passed a law stating that anyone may have an ADU. Attached is a 2-page document that is a synopsis of the State regulations now in effect until the City gets its own Ordinance in line with the State's
- XI. Committee Reports
 - a. Safe Streets Committee – John Laue
 - i. The next Safe Streets Committee meeting will be the 2nd Saturday in March.
 - ii. The City wants to add bike lanes between Sunland Park and Wentworth as well as reduce vehicular lanes from 2 to 1 with the intent of making the street safer for bicyclists and pedestrians
 - 1. Elektra K.: Keep in mind that La Tuna Canyon Rd, at 1 time, went repeatedly & frequently fr 2-lanes to 1-lane & back which was very dangerous & resulted in a very high accident rate. It would be a mistake to reduce the number of lanes on Foothill for a short section such as this
- XII. Early Notification Applications – Cindy Cleghorn
 - a. 9927 Commerce – a second story addition. Presentation scheduled for March 6
 - b. 7179 Foothill – addition to an existing banquet hall (see attached rendition)
 - i. The current Flamingo Banquet Hall at the NE corner of Foothill/Commerce
 - ii. The proposed addition is for an entrance hallway and restrooms extending into the current parking lot
 - iii. Project Timeline? Must finish by Nov because the owner's daughter's wedding will be in November 😊
 - iv. The structure will be soundproofed N & W because this faces residential areas
 - v. The Banquet Hall already has its CUP
 - vi. The Banquet Hall is intended to be used as a family-based Hall, not an alcohol-based nightclub
 - vii. The inside will be converted into a one-story structure, so there will no longer be a need for the internal stairway
 - viii. Liliana S.: When there are events, there often appears to be a need for overflow parking. Applicant: There is plenty of parking. Events will be scheduled primarily on weekends.
 - 1. If the community needs a parking location during community-based events, the owner will gladly offer use of his parking lot
 - ix. Liliana S.: When there are events, people are often backed-up on Foothill waiting to enter the parking lot. Do you have any ideas on how to remedy that?
 - x. Cindy C.: Invited applicant to return to a future LUC meeting to present his plans and any solutions to the back-up issues.
 - c. 7063 Foothill – Two new Wall Signs in the shopping center at Pinewood/Foothill (laundromat)
- XIII. 7749 Apperson – CUP for church classroom conversion to childcare center

- a. Will use existing buildings – there will be no demolition, no new construction – will solely be an interior tenant improvement which makes the project exempt from the SP. Classroom has not been in use for a long time.
 - b. The project will allow for up to 33 children/classroom for up to 2 classrooms
 - c. There will be an up-grade of the playground area and up-grade of the existing bathrooms to be ADA compliant
 - d. The childcare facility will serve children from 2-5 years of age, open to anyone. Hours of operation = 8am to 5:30pm, drop-off 7:30am to 8:00am, pick-up 5:30pmm to 6:00pm to accommodate working parents
 - e. **MOTION:** by Elektra Kruger to support a CUP for conversion of an existing classroom to a childcare facility at 7749 Apperson as proposed 2nd by Pati Potter Vote: Unanimously approved.
 - f. Cindy C.: A recommendation will be sent to the STNC for final approval after which a letter will be sent to the applicant/planner
- XIV. 8256 Foothill – Divider-Retaining Wall at rear of Tru Value Hardware – Jimmy Mannnera
- a. A permit has been approved for a divider-retainer wall (see attached) at the rear of the parking lot. All clearances have been done except Planning
 - i. The client wants the wall due to long-term use of the area by homeless/vagrants. Adjacent to the property is a storage facility that already has an existing wall at the rear – proposed project is to extend that wall and secure the rear of his property
 - b. The contractor has a grading permit, has consulted an arborist to work around/preserve the oak trees which urban forestry approved. Several will be wrapped, several will have the roots bridged, roots in a drainage ditch will be cut off
 - i. Cindy C. requested a copy of the arborist’s report
 - ii. Liliana S.: Commended the owner for going out of the norm in an effort to preserve the oaks
 - c. The wall will be a block wall, 2 ½ feet below grade, 8 ft above grade, fully grounded
- XV. 7950 Foothill – Motion to support McDonalds addition
- a. At the last LUC meeting, they presented a proposed expansion for a double drive through and improved external fascade. Lilian S./Pati P.: There was discussion about a need to secure a fence to the rear that is always down
 - i. **MOTION:** by Elektra Kruger to support the additions/remodels to the McDonalds facility at 7950 Foothill as proposed with the condition that the SE wall be improved. 2nd by Karen Zimmerman Vote: Unanimously approved
- XVI. 10418 Samoa – Division of one lot into two with construction of one SFD (there is one existing SFD)
- a. **MOTION:** by Pati Potter to take no action as there appears to be no stakeholder interest in this proposal 2nd by Elektra Kruger Vote: Unanimously approved
- XVII. 7101 Foothill – Drive-Thru Car Wash
- a. The LUC has taken a position to oppose the street / public works dedications that the owner is seeking, but will submit comments to the City indicating that if the project were to be approved that our concerns be addressed (See attached draft)
 - b. Debby B.: There were 2 sets of neighbors at 2 different LUC meetings, 2 supporting the project and others adamantly against because there would be no sidewalks. There seemed to be neighbors agreeable to a reduced dedication for a narrower sidewalk
 - 1. Those present this evening were those in opposition. Debby B. asked if they would be willing to support the project if the City would accept a

reduced dedication? Debby B. recommended further communication with the neighbors. Given the 2 sets of neighbors, the issues do not yet seem to have been resolved

- c. Bill S.: By negotiating a middle ground, one would not just be hurting Pinewood residents today, one would be effecting all future residents of Pinewood – by recommending a compromise, the LUC would be giving away something the community has a right to
 - d. When we met on-site with the developer/owner, he already met with the City – it was clear the City would not approve a substandard sidewalk – he knows that. He cannot get the car wash approved unless the sidewalk dedication is waived. Once that car wash goes in there will NEVER be a sidewalk
 - i. The intersection is substandard as it is now – it is a mess. It deserves to stay the way it is or to have the improvements done along with the additional business which will add to the congestion
 - ii. Liliana S.: That intersection is a pathway for school children – has anyone ever done a count of the number of children passing through there?
 - iii. Roberta Cole: We need to focus on the quality of life – are we enhancing the quality of life for those who are already here – the residents, the children – by going forward with this project? What are the trade-offs?
 - e. David B.: Most car washes throughout the City have buffers eg an adjacent alleyway with shrubbery. This proposed project would cause noise to the neighbors
 - f. Cindy C.: The LUC has a draft letter bringing forth a lot of these concerns. It is up to the City to approve/oppose the project, not us. Unless the committee does not want to do it, the LUC should move this along so the applicants can take this to the next step.
 - g. Applicant: Do the Minutes list names of stakeholders expressing support for/opposition to the Project? LUC: No, but they do contain copies of letters submitted
 - h. **MOTION:** by John Laue to support the Draft Letter of Opposition with Amendments 2nd by Bill Skiles Vote: Unanimously approved
- XVIII. 8150 McGroarty
- a. Presentation scheduled for 3-6.
 - b. The applicant proposes to cut down 50 protected oaks and 3 Sycamores. John Vasquez has involved the Tribal Senate
- XIX. Oro Vista/Big Tujunga Canyon Rd
- a. John L.: That property is almost complete, however the property next to it which is also under development has turned into a junk yard
 - b. There does not appear to be any problems related to the rains
- XX. 8318 Foothill – Comprehensive Community Health Center
- a. Up-grading the parking lot now
- XXI. 8334 Foothill – former Security Pacific Bank bldg.
- a. What we thought was a whole parking lot to the rear is not – they are building a house there. It is zoned residential. They will be widening the driveway in front to access a garage in the back which also sits on a portion of the Comprehensive Health Care parking lot
- XXII. 7577 Foothill – Former Dennys
- a. No up-dates. Currently being used as campaign headquarters
- XXIII. 7656 Foothill (x Apperson) – Drive-Thru Car Wash + CUP for a 7/11

- a. Owner Cedrick would like to make a presentation at the Mar 27 meeting. Intends to use newer technology blowers. Offered to take the LUC to another car wash he owns with the newer blowers so the LUC can assess noise impact
 - XXIV. 12400 Big Tujunga Canyon Rd
 - a. No up-Date
 - XXV. Tujunga Canyon BI between Foothill and Elmhurst
 - a. There are signs on fencing indicating that the land is available for development – all are urged to keep an eye out and report any activity noted
 - XXVI. Who is doing what on the STNC-LUC
 - a. Cindy C. introduced the audience to the various responsibilities undertaken by individuals on the committee
 - XXVII. Public Comments
 - i. A neighbor lives at intersection of Wentworth/Scoville. Accidents happen almost weekly. Major cause = neighbor that parks a large truck in front of her house blocking visibility of the intersection. Interested in extending the red curbing for safety
 - 1. John L.: Work with the Department of Transportation to get the red curbing extended
 - b. Brian Cotton
 - i. Is disabled, on a low income. Must comply with requirements of the City to correct code violations. Does not have the money for it. Requested assistance. Provided a list of items he needs assistance with (See attached)
 - c. Nina Royal
 - i. The first classes of Mission College/Sunland will begin April 10. Had a meeting with the Board of Trustees Ernest Moreno. It was his idea and support that brought the satellite campus to Sunland-Tujunga
 - 1. The satellite campus will eventually require more room not available at the Foothill/Commerce Towncenter. They are looking at the Home Depot property which was originally intended to be the satellite campus in 2007
 - 2. The money dedicated to the satellite campus in 2007 via Prop J was misappropriated. Trustee Moreno is determined to find out what happened to that money
 - 3. In the meantime another Measure was passed in November which can start securing the permanent facility. The penutiente drawing was already done for the college with its subterranean parking, etc
 - 4. The drawings also had room for a target-type anchor store with other additional stores that we might like to see on that property. The college would own the property, rent would make it self-sustaining
 - 5. www.lamissioncollege/sunland = a Web-Site where one can find out what classes will be available
- There is one candidate forum remaining this coming Friday to be held at Mission College hosted by the Sylmar NC
- d. Cindy Cleghorn
 - i. The LUC next Monday will probably only have access to part of the room because polling supplies will already be stored here
- XXVIII. Meeting adjourned at 8:45pm