

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND USE COMMITTEE MEETING MINUTES
APRIL 17, 2017

- I. Meeting was called to order at 7:09pm by Committee Chair 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. Liliana Sanchez
 - viii. Karen Zimmerman
 - ix. Cathi Comras
 - x. Pati Potter
 - xi. Lora de la Portilla
 - b. Absent
 - i. John Laue
 - c. Public Representative present
 - i. Tony Wilkinson (CD7) ☺
- III. Self-Introduction of Committee Members
- IV. LUC Vacancies – Cindy Cleghorn
 - a. There are two vacancies for alternates on the LUC. Cindy C. explained requirements to become a member of the committee and read from the STNC Bylaws the establishing of a quorum and obtaining a consensus vote
 - b. Invited audience members to consider joining the LUC and explained the application process.
- V. Approval of Minutes: **MOTION:** by Pati Potter to approve the April 3, 2017 STNC LUC Meeting Minutes as amended 2nd by Karen Zimmerman Vote: Unanimously approved
- VI. LUC Member recent activities
 - a. The last PlanCheckNC meeting was held at Hollenbeck LAPD. Retired Associate Zoning Administrator spoke about participation before City committees, commissions and at Hearings. PlanCheckNC meetings are held the 2nd Sat of the month at 10am and open to anyone with an interest in land-use issues. Topics are geared to Land Use Committee members and regularly include presentations by the Dept. of City Planning.
 - b. The City Forestry Advisory Committee (CFAC) meeting was held on April 6. The CFAC is a body that advises the City on how to best manage the urban forest in City parks, street rights of way and public land. John Vasquez and Cindy C. attended.
 - i. The Committee meets the first Thurs of the month at City Hall. It goes over City policies and advises on any changes they are trying to enact and also reviews specific cases having forestry issues eg the proposed subdivision on McGroarty. More info at: <http://dpw.lacity.org/community-forest-advisory-committee> Stakeholder John V said they asked them to write a letter supporting an EIR for the proposed subdivision that calls for removal of over 150 trees many protected. The CFAC had this item on their meeting agenda and agreed to write a letter supporting the stakeholders. They are very open to hearing from the community – their regular agenda has a Public Comment section

1. John V. further explained that it was his participation during Public Comment that he initially presented the issue re the trees on the proposed McGroarty development
 2. Steve List, CD7 appointee of the CFAC hopes that with a little give-and-take between the developer and the community, that we come to a mutually acceptable compromise. Steve represents CD7 on the Committee, was appointed by the Mayor. If there is an issue involving trees, please contact him. He may be able to steer you in the right direction to resolve the issue
 3. Cindy C.: invited Steve List to come before the STNC Board at some time in the future – he gladly agreed to do so
 4. John V.: Asked Steve about the bond that some developers need to take out a bond regarding trees. Yes, there is a bond issue wherein if they do not fulfill their commitment, the bond gets taken away from them, but these bonds are not particularly “painful” so it is easier to pay the bond than to replace the tree.
- ii. Cindy C.: At the CFAC meeting, there was discussion about what other cities do to maintain the trees throughout their cities. Also about the outreach between NCs & those who take care of the trees given the DWP MOU and Early Notification of Planning applications that NCs receive. CFAC discussed with Grayce Liu, DONE General Manager regarding notification to the NCs
1. Maybe there could be a similar mode of communication with this organization because NCs don’t get enough advance notice when trees are proposed for removal. This could be an effort to give the NCs a chance outreach and weigh in
 2. Neighbors have to be notified, but NCs have a long lead-time for responding – we need to figure out a way to tighten notification time
 3. Steven said he could E-Mail the information when someone attempts to pull a permit with their explanation of why a tree should be allowed to be removed – eg damaging a driveway
 4. Cindy C.: It would be nice to have something more formalized so that there is an increase in public notification and is ongoing for NCs
 5. Steve said on a private property, a tree has to be classified as a “protected tree” to be under the CFAC’s purview, but if it is any City tree eg a parkway tree and a developer wishes to remove them, they must be replaced on a 2:1 basis for non-protected trees and 4:1 for protected trees
 6. The only problem is who goes back to assure replacements have been done – that is not the job of the CFAC
 7. Cathi C.: People in the community have noted that there are rules, but there is no follow-up – no one monitors these requirements. Do we have to instruct the community that it is on them to do the follow-up and if so do they contact the CFAC or Planning or ???
 8. Steve said first would be to contact your Councilmember
- c. The North Valley Area Planning Commission (NVAPC) – April 6
- i. They don’t meet very often. When Cindy arrived for the meeting it appeared they would be hearing a case but within minutes it was announced the meeting would be cancelled. All City Staff that was there and all presenters and two commissioners had to cancel because the one remaining Commissioner was in Orange County and could not make it back in time and the Commission could not establish a quorum

- d. The NC Congress will be held at City Hall Sept 9
 - e. The STNC CD7 Candidate Forum is scheduled for tomorrow 4/18 night at All Nation's Church from 6pm to 8pm. There will be another one in Sylmar at Mission College on 4/21 and there will be one in Pacoima on 4/29.
 - f. A listing of all dates/times for all STNC Committee meetings is available on the STNC Web-Site
- VII. Disposition of oversized maps stored at the STNC office – Pat Kramer/Cindy Cleghorn
- a. Pat Kramer took on the job of having the STNC Office returned to the NVCH. STNC has reviewed the maps selecting those they wished to retain. Lloyd Hitt reviewed the maps on behalf of Bolton Hall selecting those he wished to archive at Bolton Hall
 - b. The audience was invited to review the remaining maps. The remaining maps that the public does not wish to take will be discarded
 - c. There are several boxes of land-use related files in a storage cabinet. Once disposition of maps has been completed, efforts to determine disposition of land-use related files shall begin
 - i. Nina R.: Would like the copy of the proposed prototype of what the Mission College Satellite would like which was prepared in 2009 as well as associated maps
- VIII. 9927 Commerce – 2nd story addition -- Presenter not present
- IX. 6350 Foothill, Harbor Freight Tools, Specific Plan exception for signage
- a. Harbor Freight will be replacing prior location of Fresh and Easy. When Fresh and Easy left, they removed both the signage cabinet below the PetSmart sign and building signage. Harbor Freight is asking to replace those signs although the pole sign is not in compliance with the FBCSP
 - i. The SP limits pole sign heights to be lower. A lot of businesses in the community that have existing structures for signage are trying to re-use them which does require a SP exception so long as they have a permit on record with LADBS.
 - b. Discussed possibility of there ever being window signs used. There will be no window signs at this location although the SP does permit up to 10% signage on windows
 - c. Harbor Freight Tools expects to open within six weeks once they have all required permits in hand.
 - d. **MOTION:** by Elektra Kruger that given the existing PetSmart pole sign is already out of compliance with the FBCSP and the proposed Harbor Freight signage is not oversized in comparison to the existing PetSmart signage that the LUC approve the FBCSP exception for the proposed Harbor Freight Tools new business. Sign 2nd by Bill Skiles Vote: Unanimously approved.
- X. 8150 McGroarty
- a. The STNC Board has already voted and STNC board approved a letter requesting an EIR for this proposed development. Shortly after that meeting, the owner asked to discuss the decision with the STNC. He was invited to the LUC meeting but was not in attendance.
 - b. John V.: At the last LUC meeting that Albert Davityan attended, the majority of the community was very clear about wanting an EIR on this property. Doing an EIR would be a show of good faith on his part.
- XI. Verdugo Hills Golf Course – EIR status
- a. Still waiting for the FEIR to be released
 - b. Cathi C.: Is anyone working toward the option of buying the property?
 - c. Heard a rumor that Assemblyman Bocanegra issued a letter in opposition to the proposed development
 - d. Liliana S.: The letter was written to an individual – Scott Acosta – opposing the development “as proposed”.

- XII. Site Plan Review Code Amendment Draft Ordinance (see attached)
 - a. For certain types of developments, a site plan review is required – the amendment is a minor revision to the LAMC to better align provisions of this section with changes in State law involving CEQA and the dissolution of Redevelopment Agencies Statewide
 - b. To be placed on future agenda to allow the LUC a chance to review the proposed amendment and draft possible comment letter to the City
- XIII. 11104 Oro Vista
 - a. Original application was for a 4-lot parcel map w/homes +/-2,300 sq ft. S/T opposed this # of lots and the number of lots was reduced to 3, but homes now being constructed are +/-3,800 sq ft – out of character with the neighborhood. See attached notes explaining that these size houses are legally in compliance given the larger lot sizes. This information came from the City Planning Dept.
 - b. Noted that the LUC and stakeholders need to identify neighborhood character, neighborhood conservation with the pending reCodeLA, zoning code updates.
- XIV. Brief discussion of a draft showing the use of River Rock and Fieldstone – see attached
- XV. 10146 Fernglen – 5 unit apartment building -- Applicants will present 5-1-17
- XVI. 4901 Wentworth – property to be considered for affordable housing (see attached Motion)
 - a. The address does not exist per ZIMAS – drive-by guesses were made as to the location of the site. It was thought to be a site that at one time had an interest in constructing a veterinary hospital – they withdrew their application due to the proposed HSR
- XVII. 6809 Haywood – Certificate of Compliance
 - a. Pati P.: The owner has already made an addition to the house – he is working with Planning. Item continued to a future meeting.
- XVIII. Public Comments
 - a. Pati Potter
 - i. A lot of neighbors had concerns when the gas tanks were removed from the Apperson/Foothill gas station site. Pati spoke to the inspector from the LA Fire Dept who issued the permit – there was an inspector on site all day long
 - 1. They removed 3 tanks, rinsed them 3 times w/H2O which is the proper way to do it, they took soil samples for testing, the hole was filled over. LADBS was upset that they did that bec they did not pull a grading permit
 - 2. If the soil samples come back ok, there are no problems and they will obtain a Certificate of Compliance
 - b. Nina Royal
 - i. It is not too late to sign up for classes at the Sunland Satellite Campus of Mission College – if the classes are well populated, they will make every effort to transfer the Satellite campus to the old K-Mart site.
 - c. A neighbor:
 - i. There is construction going on behind the old Security Pacific Bank building – what is going on there?
- XIX. Meeting adjourned at 9:12pm