

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
SPECIAL LAND-USE COMMITTEE MEETING MINUTES  
January 22, 2018

---

- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:09pm
- II. Roll Call
  - a. Present
    - i. Cindy Cleghorn
    - ii. Bill Skiles
    - iii. Elektra Kruger
    - iv. Nina Royal
    - v. David Barron
    - vi. John Laue
    - vii. Liliana Sanchez
    - viii. Pati Potter
    - ix. Vartan Keshish
  - b. Absent
    - i. Debby Beck
    - ii. Cathi Comras
    - iii. Karen Zimmerman
  - c. No public Representative Present
- III. Introductions
  - a. Newly appointed STNC President Dana Stangel
  - b. President of the Chamber of Commerce Monique Reneaux
- IV. Discussion/Action to approve support letter for 8334 Foothill, Alpha Structural signage (see attached rendering of proposed signage)
  - a. **MOTION:** by Bill Skiles to approve the new signage for Alpha Structural as proposed 2<sup>nd</sup> by Vartan Keshish Vote: Unanimously approved
- V. Presentation, Discussion and Q&A for 6477 Foothill (x Tujunga Cyn Pl) for an Express Car Wash – Ben Fiss presenting as representative for owner Armen Kazangian
  - a. Power-Point presentation by Ben Fiss
    - i. Currently the site is vacant with a concrete block building to be demolished in part or in whole
    - ii. In an Express Car Wash, the customer approaches the tunnel, pays for the type of wash desired at the pay station and enters the tunnel
    - iii. The Car Wash tunnel has been located as far from the residential area as possible
    - iv. When exiting the Car Wash tunnel, the customer may elect to go to the vacuum stations to clean out the interior of the vehicle or may exit the site
    - v. Express Car Washes have the latest technology and are much quieter than older versions and are much more environmentally friendly – they use less water, the soaps and waxes are not as harsh and water is treated before being disposed of in the sewer – not a storm drain or water table
    - vi. This will be the only “Express Car Wash” in Tujunga. There are 2 coin-operated Car Washes in Tujunga & a far more labor-intensive full-service Car Wash 3 mi away. Sunland has a few Washes behind gas stations w/shorter tunnels & less quality washes

- vii. See attached proposed architectural style
- viii. Located adjacent to the Public Storage building
- ix. Traffic generated by an Express Car Wash is low – less than other potential uses for the site eg restaurant, residential. Per the Traffic Study, no intersections will be impacted by the Project
- x. Neighborhood concerns include:
  1. Speeding on Tujunga Cyn Pl
  2. Large trucks parking on Foothill and Tujunga Cyn Pl adjacent to the site.  
Response: This is because the site has been vacant for so long
  3. The site is vacant, dirty and attracts homeless
  4. An accident 2 years ago due to trucks parking at the corner blocking visibility
  5. Smokers tossing cigarettes out of windows
- xi. Applicant is committed to working with the neighbors to address issues/concerns
- b. Q = Question by audience C = Comment by audience A = Response to audience questions/comments
  - i. Q: What will the noise level be, how will customers get in and out and is there any consideration of installing a traffic signal as there is a lot of traffic with people dropping their kids off at school
    1. A: With regard to circulation, 2 driveways are proposed entering on Tujunga Cyn Pl, turning right into the Car Wash, traveling through the tunnel proceeding to the vacuum station and exiting
    2. Are awaiting a report from the Department of Transportation as to whether any turn limitations will be placed upon exiting. Currently propose exiting either direction
    3. A: Re a traffic signal on Foothill/Tujunga Cyn Pl, have been informed by DOT that this intersection does not warrant a traffic signal – it would need to be a larger development to warrant a traffic signal
    4. A: Re noise – the primary source of noise is inside the tunnel. The equipment will be state of the art – the quietest currently available for this type of car wash
    5. A: The equipment that runs the vacuum stations is inside a building – the hoses are outside, but the noise source is inside the building and is located as far as possible from the residential community
    6. A: A noise analysis was done indicating that the ambient noise generated by Foothill Bl. was higher than that of the proposed equipment
  - ii. Q/C: All this has been discussed before – this information is no different than the last time we met – do we have to do this every 6 months until they win?
  - iii. Q/C: There has been no discussion about the wall that is supposed to be demolished. That wall blocks a lot of the noise from Foothill Bl. What will be done with that wall?
    1. A: The first time when addressing the LUC was merely to introduce the concept with no intention of having a detailed discussion. This time the intent is to have a detailed discussion, take comments and adjust the project based on that input

2. A: Re the wall – the intent is to maintain the tallest wall possible. It is hoped that the rear of the existing building can be retained
- iv. C: The claim is that efforts have been made to seek neighbor’s advice - I live immediately adjacent to the proposed Project site and knew nothing about it. The neighborhood is pre-existing, this will impact it significantly
  1. A: There has been a lot of outreach in the neighborhood to get feedback, actually having gone through the neighborhood knocking on doors
  2. C: Several audience members stated that no one had knocked on their door
  3. A: The lot is a commercial lot on a major thoroughfare that has been vacant for many years – someday something is going to go in there whether a 5-story apt building, a busy restaurant, etc
  4. A: The trucks park there because it is a vacant lot. With a business there, they will no longer park there C: That is not true, they park where they want A: Then there is an enforcement issue
- v. C: The property is zoned C2. Per LAMC 12.14.A.9 it is not permitted to be an automated dryer – it must be hand drying. The tunnel opening is supposed to be a minimum of 100 ft from the nearest residential area – is it?
- vi. C: The tunnel openings are supposed to be from the main street, not Tujunga Cyn Pl and there was supposed to be a study done on how the Project would impact neighborhood property values. I would not buy a property adjacent to a car wash
  1. A: The car wash tunnel is more than 100 ft away. Based on the noise analysis, it primarily faces Foothill Bl., not the residential neighborhood
  2. A: There was never a commitment to do a property value evaluation – when a residence is purchased adjacent to a commercial zone it will cost less
- vii. C: A lot of Projects go down in this town because there are features that people don’t want. This is a vacant lot, there are now trucks parking there, homeless set up camp there that repeatedly have to be clean up after
- viii. C: The red curb can be extended as far as the owner wants limiting truck parking so left turns can be made safely. There will not be 75 cars in and out as with the full-service car-wash down the road – this is one car in, one car out
- ix. C: We need to move this town forward. This gentleman wants to support our community. Having more state-of-the-art designs will attract more business – we are having a very tough time doing this
- x. C: They are willing to work with you
- xi. C: About a year ago there was a bad accident at the corner because of the trucks parking on the street. We have so much traffic. As it is now, it takes up to 10-15 min to get out and there is a school with children crossing the street
- xii. C: More traffic will worsen the problem – there are going to be more people getting killed – there has to be some other business there
- xiii. Q: Like what, an In-N-Out Burger?
  1. A: A lot of the claims about the amount of traffic may be a bit exaggerated based on observation, traffic studies by the Department of Transportation etc.

- xiv. Q: What are the actual decibels that we would hear? When trucks are parked out here we hear the generators going all night long – that is the reality. We don't need any more automotive or fast-food related business along Foothill Bl.
- xv. Q: What incentives were being offered to this business for them to come into this neighborhood? Can't we wait for another business to bid to come – one more amenable to the community?
  - 1. A: There is no way to speak to what other bids or potential uses may come – the car wash is what is being proposed. There will be no overnight noise from the car wash – its proposed hours of operation are from 7am to 7pm
- xvi. C: 10 years ago, a car wash was proposed for the corner across the street – now it is an office building. There is nothing wrong with an office building
- xvii. C: Property values are not going to drop in Tujunga – it is the least expensive place to live so many people move here. 3 yrs ago I signed a lease & the landlord offered to sell at \$550,000 – today it is listed at \$790,000 – that in 3 yrs
- xviii. C: The Chamber of Commerce is working to get the 18-wheelers off of Foothill Bl. They are not supposed to be parked there – it is a “No Parking Zone”.
- xix. C: They park there because there are only two close areas in Sun Valley that provide hourly/overnight parking. We are doing our best to educate them
- xx. C: I support the Project – any business that comes into our community and invests its resources to help the community.
- xxi. Pati P.: Asked the CD7 Planning Deputy to attend this evening's meeting to address the community's concerns based on his expertise as a planner – unfortunately he could not make it.
- xxii. Pati P.: Re the trucks, signs are not needed. Trucks are not allowed to park on a City commercial street for more than 3 hours regardless of what signs say or don't say.
- xxiii. Pati P.: I have visited car washes throughout the City. The tunnel noise will be east-west for this Project. The vacuums are going to be the noise source for the residences, so hopefully the retaining wall will be the biggest it can be
- xxiv. Pati P.: If the exit were to have a right-turn only exit, that would be very bad for the neighborhood. Hopefully, customers will be able to turn left also toward Foothill where they can go either left or right
- xxv. C: Let us not forget the on-going speeding issue – the on-going request for speed bumps
- xxvi. Cindy C.: The applicant is waiting for the DOT report on ingress/egress options. The applicant also does not yet have a completed landscape plan. The LUC would be interested in the outcome of those.
- xxvii. Cindy C.: The Public Storage building is stepped back a little while the proposed tunnel is all the way forward – is this because it needs to be the furthest away from the residences?
  - 1. A: It has been pushed as far away as possible from the residences while still facilitating car turning radii out of the tunnel to the vacuum stations
- xxviii. Cindy C.: What other business signage will be on the property?
  - 1. A: There is no request for deviations from signage requirements – no pole signs, etc. The signage on the rendering is the only currently proposed signage

- xxix. Ben F.: Offered to direct anyone interested in seeing how Express Car Washes work to the locations of some
- xxx. Cindy C.: Encouraged on-going communication between the neighbors and the applicant and if possible to have any concerns mitigated
  - 1. A: The applicant representatives offered their business cards welcoming the community to contact them to discuss the Project
- VI. 10326 Parr Ave. – 440 sq ft addition to an existing single story residence - Mary Johnson = owner
  - a. Is being denied this small addition when she has seen entire small homes torn down and replaced with giant houses that are intrusive to their neighborhood. Is seeking NC support to allow the addition
  - b. Minor plan alterations were recommended by the City for final approval. Upon returning to the City for final approval she was told that Sunland-Tujunga had a new Ordinance as of March 2017 stating that when determining allowable additions, one must factor in 30% of the sq footage of the existing home plus that of the covered front porch and half of the garage. Using these figures, the maximum addition sq footage can be determined and anything exceeding that would be considered “overbuilding”
    - i. The City denied the permit. Was told she could get a Variance if neighborhood signatures were obtained stating they had no problem with the proposal. She did this (see attached application). Was told the addition was still not viable
      - 1. To be viable the roof of the front porch would have to be removed or the whole house would have to be stepped back in which case “she could add anything she wanted”
    - ii. Cindy C.: Did the City offer a “hardship Exemption”?
      - 1. They did not approve the “Hardship Exemption”
    - iii. Vartan K.: What is the sq footage of the existing house
      - 1. 1,210 sq ft
    - iv. Cindy C.: And the requested addition is only 440 sq ft? One may have a 2,400 sq ft house on any size lot in Sunland-Tujunga. Nothing happened this March to trigger this
  - c. **MOTION:** by John Laue that the STNC write a letter supporting the addition of 440 sq ft to the one-story SFR at 10326 Parr Ave in Sunland 2<sup>nd</sup> by David Barron Vote: Unanimously approved
- VII. Status of 8024 Glenties Lane
  - a. No up-dates
- VIII. Recent Hearings within the FBCSP area
  - a. Sunland McDonald’s drive-thru remodel
    - i. Proposal approved with condition of fencing at the rear
  - b. 7101 Foothill (x Pinewood) Car wash at 76 station
    - i. The ZA is taking this under advisement. If approved, he will grant the 10’ dedication waiver in lieu of the required 12’
- IX. 7610 Day St
  - a. No SP Project Permit Compliance required
- X. 8200 W. Verdugo Crestline Dr – New installation of a Verizon AGF with hardship waiver and variance
  - a. Working to get them to present
- XI. 10324 Mt. Gleason, Tujunga – Application for subdivision
  - a. Asking them to present

- XII. 10065 Commerce Ave (x Valmont)
  - a. Application has been filed
- XIII. 10638 Oro Vista – CUP for a 30 ft Verizon Cell Tower proposed to be located on church property
  - a. Located adjacent to a school
  - b. Have been requested to place a balloon at 30’ so neighbors can judge the potential visual impact
- XIV. 10140 – 10150 Hillhaven – proposed 35 apt units
- XV. 9917 Commerce – Change of use/signage
  - a. Located in Major Activity 3/Target 3 area
- XVI. Approval of Minutes
  - a. **MOTION:** by Pati Potter to approve the January 8, 2018 STNC-LUC Meeting Minutes as amended 2<sup>nd</sup> by Bill Skiles Vote: Unanimously approved
- XVII. Public Comments
  - a. Liliana Sanchez
    - i. There will be a “Meet-and-Greet” at the Back-Door Bakery Sunday January 28 from 5pm to 8pm with entertainment for Patty Lopez
- XVIII. Announcements
  - a. General Plan Up-Date is on-line. Stakeholders are encouraged to take it
  - b. There is an LA Economic Development Survey – Stakeholders are encouraged to take it
  - c. Zoning Code Up-Date – first draft has been released on ReCodeLA. Stakeholders are encouraged to become familiar with it and to participate in its development. Meetings being held downtown at City Hall evenings 6pm to 8pm the last Wed of every month
  - d. The next LUC meetings will take place on February 5 with a Special Meeting on February 26, a rescheduled meeting date due to Holidays on regular meeting date
  - e. There will be a Community Unity Meeting held at All Nations Church on February 22, 10000 Foothill, LVT
- XIX. Meeting adjourned at 8:34 pm