

Special Land Use Committee Minutes

July 15, 2024, 7:30pm

1. Call to Order and Committee Roll Call, Cindy Cleghorn, 7:30pm
 - Present: Betty Markowitz, Berj Zadoian, Cathi Comras, Cindy Cleghorn, David Jenkins, Jorge Martinez, Nina Royal, Pati Potter, Peter Darakjian, Stephanie Mines. *Note: Liliana joined at 8:20pm.*
 - Absent: Vartan Keshish, Richard Marshalian.
 - Community members included: Chris Manasserian, Bill Pullman, Nick Leathers, Susan Denning, Mark Seigel
2. Welcome to everyone. Please sign in to our e-mailing list at stnc.org
3. Please see community event announcements @ stnc.org
4. Welcome new LUC members: David Jenkins & [returning LUC member] Jorge Martinez
5. Motion to approve outstanding minutes - June 2024 – *thank you Karen Moran*
 - Motion to approve the LUC minutes June 2024 passed as presented.
6. Status of LUC members' Code of Conduct requirement - new (2/20/2024) Code of Conduct Policy training requirement.
 - Cindy reminded all to complete the Code of Conduct if they have not done so already
7. Discussion/Possible Action: **Jump Trampoline - 10001-11 Commerce - Determination Letter review**
 - City approved this project; they only addressed the parking to require the a covenant for the required additional 18 parking spaces. ati had some questions about the ownership of the 18 spaces and if the valet services already there were required to park.
8. Discussion/Action: **LUC Support for 10065 Commerce Avenue "Breidt Building" Coffee Cafe & City requirements for parking & presentation:** Bill Pullman
 - Bill Pullman spoke about efforts to get the project going and the community desire to have a coffee-café at this site. There are 10 parking spaces now; City plan-checker (Building and Safety) said they need 6 so the rest could go to the Café (an exemption will be needed). Bill is putting out a sign up sheet for Community support of the Project. They will keep the previous name (Breidt). Mark, Nina, David, Mark, Pati and Peter voiced enthusiasm for the project.
 - A motion was made to support the Project, including the Café. This will go before the General Board (August 14th). Motion passed unanimous.

9. Discussion/Possible Action: **10834 and 10840 Tujunga Canyon Blvd - Protected Tree removal, new construction; outreach to owner.**

- The oak tree that the owner (procured in November 2023) was removed illegally. The city has pictures of the tree on the lot. The builder got a permit to put 2 houses plus 2 ADUs on the property. The houses are 1300 sq ft and the ADUs are 1270 sq ft (essentially the size of a house); permits have been pulled. The layout of the buildings is not known.
- A complaint has been put in re the tree removal and the owner will eventually have to deal with it. Pati voiced a concern that people do not get permits and felt a significant fine is appropriate for taking down the tree. The Dept of Urban Forestry is involved. Betty thought Building and Safety has the authority to hold up the permit up to 6 months for illegally removing the tree. David will try to get a copy of the Dept of Urban Forestry letter to the owner. Cindy commented that another property who evaded permits was penalized in a different community.
- Cindy asked if the owner or designee could be invited to a meeting to discuss the project. Robert Pina is the property inspector.

10. **UPCOMING HEARINGS: Discussion/Possible Action**

- Discussion: 9604 Hillhaven - (New Notice) Public Hearing July 17, 2024 @ 9AM on Zoom – ZA-2023-3187-CU1-SPCC - Christopher Manasserian to present updates.
- Cindy noted the NC has already submitted a letter to the City.
- Chris Manassian (an attorney for the owner) requested to discuss the project with the LUC prior to the public hearing. He commented they are working with the City Planning Dept to try to be in compliance. Chris presented charts detailing the project, a 2-story existing single family dwelling remodel, with details about the improvements (including floor plans, existing trees, reduction in the size of the deck, and the 25 ft set-back from the street) being requested.
- Peter questioned if the neighbors still had issues; Chris indicated getting in compliance was on-going. Pati asked about the legal dispute with a neighbor and if any changes were done in consideration of the neighbor's issues.
- A community member voiced concern about the on-going issues with drainage and mud-slides and loss of vegetation that has been going on for the last 3+ years. The neighbor commented that he never got a notice on the hearing; the City is responsible for getting information about hearings out.
- Jorge commented that it appears that the large house is on multiple lots; Chris confirmed it is on 5 lots but was not clear about whether they are tied together or not. Appears they are tied together by the use.
- Discussion/Possible Action: 8152 W Ellenbogen St. Public Hearing - 8/1

- Pati commented that when she drove by there was not a parking issue; the hearing which is on the 17th July.

11. **DISCUSSION: LSAN Oro Vista Corridor Project & survey**, <https://www.stnc.org/page/viewNews/7626#>

- Per Cindy, the LA Sanitation presented at the STNC General Board in June. The link goes to a survey for input about the design. Cindy said the LA Sanitation personnel should present at another STNC meeting to provide additional information (the 19th August). Susan felt it has not been fully through-through and planned and the City will run out of money before it is completed. Pati questioned the location identified which is different than originally proposed as she recalled. Pati felt the walking situation with the 'sidewalk' is dangerous. Cindy requested volunteers to work with her on the project.

12. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - up to two minutes

- Nina commented about National Night Out.
- Pati said that it would be helpful to have someone in the LUC that can read blue-prints/plans.
- Cindy asked if there are any grand-openings of businesses to let her know.

13. Discussion/Action: STNC Land Use Committee Members and Alternates

- Recommendation to modify members of the LUC and alternates: Cindy said we have one vacancy for the LUC.
- Application at <https://www.stnc.org/committees/viewCommittee/land-use-committee->

14. Discussion Only: **STNC Bylaws - 070524** - Cindy suggested that members review the by-laws which details our role on the STNC and for the community.

15. **INFORMATION ONLY:** LUC follow up reports and updates:

- **6736 Foothill - new Starbucks drive-thru** - Construction in progress
- **6454 Foothill - New ARCO gas station (Tujunga)** - appears nearing completion.
- **6670 Foothill** - Premises to Premises & Person to Person Transfer Type 21 - Off site sale wine, beer, spirits. Target Area 4 - Foothill Blvd. Corridor Specific Plan area.

16. Discussion: Next *In Person* Meeting and location for September at the Elks? ; Cindy suggested people think about whether it should be in September or October.

17. Next (zoom) meeting Monday, Aug 19 @ 7:30 PM - Zoom meeting per Cindy

18. Adjourn by 9 pm