

# Sunland Tujunga Neighborhood Council

## SPECIAL LAND USE COMMITTEE MINUTES

### February 26, 2024

1. Call to Order, 7:35pm.
  - a. Welcome to everyone. Roll call by Cindy:
    - Present - Pati Potter, Cindy Cleghorn, Vartan Keshish, Berj Zadoian, Stephanie Mines, Richard Marshalian, Peter Darakjian; Absent – Cathy Comras, Richard Marshalian, Nina Royal, Liliana Sanchez, Arsen Karamians, Betty Markowitz; Public - Josie, David, Dawn Jenkins, Susan Denny, Ernest Padilla
  - b. Please see community event announcements @ stnc.org
2. Motion to approve outstanding minutes. Cindy – not available, will approve at the next meeting.
3. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** - up to two minutes
  - a. Neighbor (speaking for Dawn Jenkins) – there is a double lot located at 10834 N Tujunga Canyon Blvd (or could be 10840; between Kyle and Wentworth) where a project is developing. An old oak tree was removed; neighbor filed a complaint. Would like to know what the project is. Zoning is 4-1. Pati commented that Building & Safety does not deal with ‘bulk’ trees. Paul Ambooster commented that you can look up whether there are permits pulled and whether is a non-permitted project and who to contact. Mark Van Slaton is the Chief Inspector at Code Enforcement and a good source at Building & Safety.
4. Committee Member Announcements and/or updates:
  - a. Update re: the Verdugo Hills Golf Course site – Per Cindy, the developer lost last appeal for zoning change to build 229 homes on the site. They took it to the Supreme Court and it was denied.
  - b. 7577 Foothill (former Denny’s) appeal filed by neighbors - <https://planning.lacity.org/pdiscaseinfo/search/case/CPC-2021-9909-DB-SP-SPP-HCA>
    - Per Cindy - hearings have been held, unclear if City Council has voted yet but City Planning and Land Use Committee has approved it as has the City Planning Commission. Appeal by neighbors was denied. There will be 46 units, 7 are very low income. Height increase to 42 feet. Unknown when building will start. Susan Denning – there are about 21 different sections on building and safety that different departments have to approve as of 1-2021; the question is will these be addressed before final approval. Cindy felt that this was the case. Susan has not received a Determination Letter yet. Updates are in City Council file.
  - c. Other Foothill Blvd. / Commerce Avenue updates –
    - Per Cindy, no additional information for Trampoline location; permits finished for the property on Commerce Ave that is an apartment building with 4 units on the top and 2 stores on the bottom; the building at Commerce and Valmon

that is now under construction is moving along; Jain Temple (across from Bolton Hall) has more activity.

- Richard commented that the property at the corner of Topanga Canyon and Commerce is being marketed for \$2M. Economic development is preferred to housing. Pati noted that our area does not have the resources to support much infrastructure. Cindy noted that parking is needed in the area and this would be a desirable use for this property. Pati felt that the Chamber of Commerce should get involved in the future of this property. Richard volunteered to talk to the Chamber of Commerce.

5. Discussion Only resources on City Planning Website Information. Cindy shared Land Use Regulations website information for planning which provides new plans and policies. You can go to proposed regulations to see what the City is working on currently including contact information.

- a. <https://planning.lacity.org/plans-policies/proposed-land-use-regulations>
- b. <https://planning.lacity.org/about/email-sign-up>

6. Discussion/Possible Action regarding new applications: Per Cindy, there has been 2 new applications for development projects. We need case numbers for details.

A. 8006 W. Glenties Ln., Sunland - Convert one car carport into a garage and add one bedroom above.

- Cindy scanned through details in their application which includes a request for a 20% reduction of the requirement for set back (8ft 10in vs. 11ft). They did get neighbor support signatures in support of the project. They will be invited to a LU Committee meeting to answer any questions.

B. 8326 Kyle Street, Sunland - ADU addition to an existing dwelling unit on the property.

- Cindy scanned through application; 1200 sq ft. addition on an 11,000 sq ft parcel with a private driveway. Vartan noted they could make it into two separate lots. Richard questioned the words “deemed approved” to determine what it was that was previously done; Richard will make an inquiry of the City.

C. 6456 W Olcott – not on ZIMAS yet, and the hard copy not received yet. Parcel Map application from 2020 now returning in 2024.

- Per Pati, it is on top of Alcott, large lot but little known about the project. They will be invited to a LU Committee meeting to answer any questions.

7. Discussion/Possible Action: *UPDATE REGARDING IF RETURNING TO LUC*

A. 9604 Hillhaven ZA-2023-3187-ZAD-SPP and ENV-2023-3188-CE addition to house and waiver from street improvements. - Erick Marchena, LA City Planner.

Application/Applicant Findings/Plans on ZIMAS at

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3MTQ00>

- Paul, who is a neighbor, said that nothing has been done about violations, they are claiming they need to go through Planning Department first. In the mean-time, damage is continuing to Paul’s house with both back-hill and

front-hill mud sliding into their property with the addition of their deck added to the Hillhaven house. They keep getting extensions in Criminal Court and say they are working on it. Delilah Shibazien and Mary worked with Paul to get them to stop the work but they were ignored and are continuing despite having no permits or plans approved. Paul will try to get file from Mary, now working Mission Hills area. Paul has been working this issue for 3 years now and they continue to ignore orders to stop. Owners want approval for variances but fire trucks and ambulances cannot get by, endangering other home owners. The 433 sq ft addition being claimed is not nearly covering everything they plan to do.

**B.** 7665 Machrea - 2nd return visit requested by the LUC after strong objections from community in attendance.

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY4NTI50>

- This is a project to put 7 houses on a small lot. Machrea is a narrow cul-de-sac. Ernest Padilla – they have added a new roof on the existing structure and were considering demolishing that building. No update.

8. Discussion/Action: Update to Land Use Committee members and tasks. – No updates on items below.
  - a. Contact with applications
  - b. Draft Comment / Position letter and follow-through
  - c. LUC Outreach
  - d. Other
  - e. Open Planning Applications for future meetings:
  - f. 6915 Foothill – CUB and extended hours of operation – application not yet completed.
9. Next meeting Monday, March 18 @ 7:30 PM
10. Adjourn, 9pm