Sunland Tujunga Neighborhood Council
SPECIAL BOARD & LAND USE COMMITTEE
MINUTES
February 9, 2026, 7:00 p.m.

This meeting is being held by the Sunland-Tujunga Neighborhood Council using teleconferencing pursuant to Government Code Section 54953.8(a)(2)(B).

1. **Call to Order and Committee Roll Call** - Co-Chairs updates. Cindy Cleghorn, 7:04pm

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	Present
3	Nina Royal	Present, joined 7:24pm
4	Liliana Sanchez	Present, joined 7:08pm
5	Vartan Keshish	Present
6	Betty Markowitz	Present
7	Berj Zadoian	Present
8	Peter Darakjian	Present
9	David Jenkins	Present
10	Jorge Martinez	Absent
11	Armen Mardirousi	Present
12	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	Absent
13	Alternate: Vacant	Absent
14	Alternate: Vacant	Absent
The following are not part of the LUC Board, but Members (MC) of the Community; some are STNC Board members additionally. Names are entered as known and may be incomplete.		
	Paul Ambruster	Member of the Community
	Barry Glover	STNC Board Member
	Karen Moran	STNC Board Member, Minute Taker
	Sherry McCoy	STNC Board Member
9 Present; 6 absent (including 4 alternates)		

2. **Approve outstanding minutes**. A motion was made by Peter and seconded by Armen which was voted on and passed.

3. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**.

    - Paul Armbruster (MC), discussed the project at 9604 Hillhaven Ave, saying that today marks about 5 years since the owner was told to stop all work. There is , court date March 3rd and an impact report will be provided. The project still went through despite LUC's objection. Paul is the neighbor adjacent to the project and identified concerns over are issues that haven't been addressed. Inside work is primarily being done at this time. (From April 2024 LUC minutes: "*Paul said that the retaining walls and brand new deck and patios and construction that were built are now diverting all the water from the rain, all the mud, all the debris, and it's pouring onto his property, continuing to cause major damage.")*

    - David J – STARC's final meeting is tomorrow. The committee has been challenged with membership and artist support. Joe De Cenzo is leaving the Committee after 10 years as Chair. The final STARC meeting will be at McGroarty's tomorrow; all are welcomed to join. It will be a hybrid meeting so attendance can be via zoom as well as in-person.

    - Liliana S – The 5th annual Foothill Pride Festival (Sunland-Tujunga) will be the first Saturday in June (June 6th). The event has been growing and Liliana thanked STNC for their inclusiveness. Also there is a clean-up event at Big Tujunga Canyon this coming weekend. L.A. Works came out a couple of weeks ago to volunteer cleaning and planting trees and plants. Events held in this area include Indigenous People's Day as well as other events, often with over 500 people in attendance. Cindy suggested that Liliana submit fliers about events to STNC so they can be included in the monthly newsletter.

4. **Discussion/Action: Committee Member Comments / Announcements & Future agenda items** including new planning applications: *[copies on stnc.org]. Comments from Cindy, Peter, David.*

    - Appeal filed: 8100-8160 McGroarty. Neighbors filed an appeal which is public information. Cindy is not sure if we will submit comments on it. The next step is the hearing. David said he read it, and it was about 60 pages long. The neighbors are upset. Peter plans to go the the Appeal hearing.

    - New Case Filed: 10016 Commerce Ave - change of use to restaurant: Tea House. Blue Dalia. There is no structural changes proposed and there should be a quick turn-around for the project, per Cindy. An invitation has been given to the owner to present at an LUC meeting.

    - Cindy issued an invitation for the Sister Elsie project owners to present at an LUC meeting - the March 9th meeting. Peter will contact them. (Ref: 6161 Sister Elsie, Tujunga - Single Family Residence + ADU application).

5. **Discussion/Action: Updates on prior applications / status**. *Comments from Peter, David, Liliana, Cindy*.

- David commented that he is in contact with Rodriguez's Office and is hopeful that they will be supportive with some projects, even if not with all (or even many). With Rodriguez running for re-election, there might be more support at this time. Peter felt that our community was ignored and there was no support from the City.

- Liliana inquired about the structure at the top of the Jain Temple (on Commerce). The project was discussed during the February 10, 2025 LUC meeting. While Liliana felt the dome was lovely, it wasn't clear that it was the one described during the earlier meeting. Jain Temple rep(s) can be invited back to discuss and Cindy would like to visit.

6. **Discussion/Action: Land Use Committee section of the STNC Bylaws**: *Comments from Cindy, Peter, Barry, Paul, Berj, Liliana.*

- By-Law Changes are due to the City by 4-1-2026. Per Cindy, NCs have an opportunity to review By-Laws and Cindy asked if anyone had changes they would like to see. Cindy read through the current By-Laws for LUC which are on the STNC.org website.

- There was a discussion about the scope of the LUC with a general sentiment that it was too narrow to focus on projects that primarily affected structure and where applications had been submitted. It was suggested that perhaps the scope could include traffic, parking, zoning, interactions with business owners, signages, etc.

- There was a question by Liliana about Ad Hoc committees as currently described.

- Cindy provided information about the history of the LUC, formerly called the "Design Advisory Committee" which did try to address signage and efforts to beautify the street. Initial efforts required a huge amount of money to accomplish. Cindy mentioned a "Vision 20-20" committee which Paul said he was a member of years ago. There was a Chamber of Congress in previous years. Cindy noted that the City is moving faster these days with projects approved before LUC has had a chance to review them, and fast response is need by us. Projects that require a modification to zoning will require a public hearing, allowing more time. It would be good to meet with Real Estate agents but there may not be any interest for them to meet with us. There is another car wash protected for Apperson and Foothill which might not be what the community wants. Barry felt we should have a voice in the selection of licenses and will follow up on it. Cindy noted that since the pandemic, people often don't go to the City to get approvals and don't comply with up to date requirements. Existing stores might have a change of use that we would not even be aware of. Barry is in discussions with Ricardo. The community is interested in future plans for the old K-Mart site. Cindy noted that Rodriguez was helpful in helping us to maintain the LaTuna Canyon status when it was threatened; the community would like a regional park located there.

- Cindy said that specific changes in wording would be considered and should be submitted by April 1 with the deadline being April1. Wording would have to be approved at the March meeting. Peter felt an in-person meeting should be held to discuss word changes. Cindy has asked for an extension, but it is very uncertain it would be granted.

- Cindy said that the City wants to extend the terms of NC elections to be every 4 years, not 2 years, to save money which they estimated would be about $1M. Cindy felt this would not be desirable and that the way we conducted our last election did not entail a great expenditure.

7. **FINAL COMMENTS & CONFIRM Future Meeting date** - Monday, March 9th via zoom.

8. **Adjourn** – 8:05 pm.