SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL

SPECIAL BOARD & LAND USE COMMITTEE
Minutes
Monday, July 13, 2026 • 7:00 p.m.

IN CONFORMITY WITH THE JANUARY 1, 2026 ENACTMENT OF CALIFORNIA SENATE BILL 707 (DURAZO) AND LA CITY COUNCIL FILE 23-1114, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

1. **CALL TO ORDER -** attendance and general announcements, community improvement check up

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	**Present**
3	Nina Royal	**Present**
4	Liliana Sanchez	**Present**
5	Vartan Keshish	Absent
6	Betty Markowitz	Absent
7	Berj Zadoian	**Present**
8	Peter Darakjian	Absent
9	David Jenkins	**Present**
10	Jorge Martinez	Absent
11	Armen Mardirousi	Absent
12	Alternate: Stephanie Mines	Absent
12	Alternate: Vacant	
13	Alternate: Vacant	
14	Alternate: Vacant	

	Board Member	Roll Call
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.		
	Karen Moran	STNC Board Member, Minute Taker
	David DeMulle	Member of the Community,
	Fred	Member of the Community
	Lara Fischman	Member of the Community
	Sherry McCoy	Member of the Community, STNC Board Member
	Mark Seigel	Member of the Community, STNC Board Member
	Paul Ambruster	Member of the Community
	Maryellen Eltgroth	Member of the Community
	5 Present, 7 absent including 1 Alternate	7 MCs present, including 3 that are Members of the Board

2. **Approval of LUC minutes. June 15, 2026.** Minutes not available; vote postponed.

3. **STNC Land Use Committee needs volunteers** to serve the community regarding Land Use and Community Improvement. Participate in meetings and apply. Application on STNC.org website at: https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0 OR Contact secretary@stnc.org. Cindy commented that some current members have not been attending the meetings and more members are much needed. David invited Lara to consider joining.

4. **PUBLIC COMMENTS - Items not on tonight's agenda**. Liliana thanked everyone for bringing things to attention and to use the 311 app to report things and send pictures, including graffiti. (myLA311).

5. **COMMITTEE MEMBER COMMENTS -** Items not on tonight's agenda / community announcements

    - August 4 - National Night Out @ Little Landers Park- Save the Date. Nina said that volunteers are needed and welcomed for National Night Out (NNO).
    - Sherry commented about mulching activity on Sherman Grove.

6. **DISCUSSION & POSSIBLE ACTION**. Cindy commented that the City is in the in process of working on how to implement SB79 and more information is available on websites links below.

    A. Land Use update re: SB79 - Council File # 25-1803vhttps://planning.lacity.gov/resources/senate-bill-sb-79

    B. https://planning.lacity.gov/resources/demographics

7. **DISCUSSION: McGroarty appeal hearing will be held in August.** .

    - (Information is available on https://www.gofundme.com/f/fund-expert-review-of-the-mcgroarty-corridor-development, from this website "*The McGroarty Environmental Review Coalition (MERC) is a community-led group of residents in Sunland, California, formed to ensure that the proposed development along McGroarty Street receives thorough environmental and safety review. Many residents throughout the area have concerns about emergency access, traffic impacts, wildfire risk, and infrastructure capacity in this hillside community. With support from community members, MERC has*

already raised funds to retain Channel Law Group to represent the community's concerns in the environmental review process.")

8. **DISCUSSION/ACTION** New Land Use Projects: The following items were discussed with comments from Cindy, Berj, Nina, Lara and David.

   A. 7577 Foothill Bl – location of former Denny's is now being used to store old vehicles. No permits have been pulled for the apartment building approved at the site. Cindy tried to reach out to owner's representative, no response. Berj felt they could cover the fence because it was looking like a junk yard. Cindy felt we needed to bring this to the attention of the City Council Office.

   B. 7636 Foothill Bl - new use as of 7-10-26 - Cravings Night Market. This is a new use at the location of Apperson and Foothill. Food is served, and the hours are 5 PM to 10: 30 PM Thursday through Sunday. Neighbor Lara gave an update, she talked to organizers. They said they have permits. While the customers seemed enthusiastic, it is noisy, parking is a mess, there were strong smells (e.g. like a chicken barbeque) and a lot of noise, making it hard for local home-owners and is not a good solution for the lack of local restaurants. There were 2 porta potties seen. A suggestion was made to invite the business owners to come and talk at an LUC meeting although who the person is, is unknown. Nina and Berj suggested a change in hours and other neighbor's concerns. Cindy said it would be good to get the City Planning office involved, noting that they have to have permits and insurance and other obstacles to be allowed to operate.

   C. 7656 Foothill Bl - car wash application update. This project was discussed during a previous meeting and is a concern to local neighbors, including Lara. It is next to the Cravings Night Market. City Planning says application on-hold for more from Applicant.

   D. 10521 Sunland Blvd.– Denshaz, Inc. This location was the former Coco's and a Denny's is coming into this location. They will be asked to join a LUC meeting.

   E. 10425 McVine - DIR-2026-1769 filed 4/9/26 - Lot Line Adjustments - New Duplex - Foothill Blvd. Corridor Specific Plan. No updates on this project.

   F. 9162 W. Foothill - DIR-2026-2696-SPPC - TT-84209-HCA - Subdivision of one parcel (3 lots) to create 7 lots for single family residences and one lot for commercial use. SPECIFIC PLAN PROJECT COMPLIANCE. It is a big project that is currently on-hold and not clear if it will go forward or not. The area is where Foothill splits off at Sunland Park - toward Wentworth on the west (left) side of the street. It appears that there are multiple houses to be built on top of a plateau on 7 lots, and will be a complex project with multiple addresses listed on Zemas. David left a message for the builders. It is unclear if neighbors are aware of the project in entirety. Nina felt it was an unstable area. With earthquakes being one issue. David will talk to Dang Nguyen at City Planning.

   G. 7134 W. High Cliff - ZA-2026-2538-CU1-ADJ-HCA- New 2 Story SFD with attached garage in R1-1 hillside zone. CONDITIONAL USE ADJUSTMENT AREA HEIGHT YARD AND BLDG LINE ADJMNTS HOUSING CRISIS ACT. No updates. Berj will try to research this project.

   H. 7221 W. Verdugo Crestline, Tujunga - ZA-2026-2421-CU1-Conditional Use. Construction, use, and maintenance of a new 2-story 3423 sq f SFD with attached garage, and pool located in the San Gabriel-Verdugo Mountains Scenic Preservation SP zoned RE-11-1.

   - Paul said they have not reached out to neighbors as far as he knows. There are small streets with a blind curve leading to one that has 4-5 houses and speculates it could be a

nightmare if approved with only one way in and out. Paul will inquire from neighbors if they have any information.

I. 7161 Foothill Blvd., demolition. David said there isn't much to report, the City has granted a demolition permit. This is next to the Aurora Banquet Hall and David will check with Joseph there to get more information including what the next project to go proposed.

J. 10011 Pinewood Ave., demolition, status and status of debris left on site. This is north from Tujunga Cyn Blvd and debris has been there 2-3 months, speculating that the project will probably be an apartment building.

K. Other.

- David said there is a list of all inspectors but the question is who is the inspector for a particular project.
- Liliana suggested that Lara call the City about her concerns, and if no response, send LUC an email. Ricardo Flores is also a good contact. Liliana can assist Lara. Cindy said that the NNO event might be good chance to talk to City reps.
- Cindy got a Letter of Determination for a project at 7921 Denivelle Road for a new single family building. It was partially denied because there was not a 25 ft space or setback as required. Cindy noted this was public information.
- Liliana welcomed back MaryEllen.

9. **FINAL ANNOUNCEMENTS** –

- Next Land Use Committee Meeting - August 10, 2026
- Sign up for STNC Newsletter at: stnc.org
- STNC is on Instagram and Facebook

10. **ADJOURN -8:30pm**