CITY OF LOS ANGELES
CALIFORNIA
SUNLAND-TUJUNGA
NEIGHBORHOOD
COUNCIL

SPECIAL BOARD & LAND USE COMMITTEE (LUC)

MINUTES

Monday, May 18, 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, Cindy Cleghorn 7pm. Roll call**

	Board Member	Roll Call
1	Richard Marshalian	Absent
2	Cindy Cleghorn	**Present**
3	Nina Royal	Absent
4	Liliana Sanchez	Absent
5	Vartan Keshish	**Present**
6	Betty Markowitz	Absent
+7	Berj Zadoian	**Present**
8	Peter Darakjian	Absent
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.		

	Board Member	Roll Call
	Karen Moran	STNC Board Member, Minute Taker (joined at 7:30pm)
	Barry Glover	MC, Member of the Board
	Andrew Hall	11162 Langmuir, Sunland, Project, Owner
	Brianna Johnson	11162 Langmuir, Sunland, Project, Owner
	Jonathan Sigherian	VK Engineers, 11162 Langmuir, Sunland, Project
	Michelle Pascarelli	VK Engineers, 11162 Langmuir, Sunland, Project
5 Present; 6 absent		

2. **Approval of LUC minutes.** Cindy made the motion to approve the minutes and David seconded. A vote was taken which approved the minutes.

3. **Announcements:** Per Cindy, we have alternate seats available on the STNC Land Use Committee. Application on STNC.org website at: https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0 OR Contact secretary@stnc.org

4. **PUBLIC COMMENTS - Items not on tonight's agenda.** No comments.

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

    a) FOR INFORMATION ONLY: **Street Lighting Ballot - CF26-0331** - If you do not vote, won't be counted at all. If you did not receive a ballot then you do not have a street light near you. Cindy went through the items regarding the street-lighting ballot.

        - BALLOT DEADLINE must be received by city clerk (at their office) on or before June 2, 2026
        - DEADLINE – June 2, 2026 AT City Clerk's office (Not mailed by 2JUN) Property owners only get to vote – City MUST get approval
        - Questions EMAIL to: BSL-assessment@lacity.org
        - Public Hearing 200 N. Spring St, 3rd Floor, Room 350, Los Angeles, CA 90012 May 20, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard
        - City Council Hearing 200 N. Spring St, 3rd Floor, Room 340, Los Angeles, CA 90012 June 2, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard
        - BSL Proposed Assessment Rate lookup for 2026-2027 https://www.civicmic.com/la-bsl-calculator-plugin/

6. **DISCUSSION/ACTION:**

    a) L**and Use update re: SB79 - Council File # 25-1803** - City Planning Commission hearing held 5-14-26 and next goes to City Council (PLUM) - Commission approved the draft recommendation for the Low Rise Ordinance. They also approved 3 technical modifications which were last minute additions made by Planning. Exhibit 2B that added more density than Planning recommended was not supported by the Commission but will go to the City Council for consideration. Technical modifications: Approved by Commission. Cindy went over the information in this item. There were no additional comments.

1. Rear yard setbacks were changed from 4 ft rear to 8 ft. *Better than 4 but not what we wanted.*
2. A 15 ft rear yard setback could be offered as an incentive to meet the open space requirement. We had suggested this to Planning last week as a way to make a 15 ft rear yard setback attractive to developers. Developers are required to offer open space for these projects. Rooftop use as open space is often a way developers meet that requirement. However, because rooftops are expensive to make available for this use, most developers don't like doing them. Offering open space credit for a 15 ft setback seemed like a good way to get this setback from developers. Planning agreed. This is voluntary but an attractive offer none the less. *We thank Planning for agreeing to add this modification*.
3. Balconies could extend out to 5 ft in the front facade of the developments. It was clarified today that any changes to SB 79 will impact this ordinance in the same way. *Reassuring!* By mail notification was determined to be too expensive so it is currently not being considered! *Ridiculous!* We need to keep pushing as this goes to the City Council and PLUM (Planning and Land Use committee).

7. **DISCUSSION/ACTION** New Land Use Projects:

a) 11162 Langmuir - DIR-2026-1982-SPPC filed 4/26/226 - New single family residence – Scenic Corridor Specific Plan. Jonathan Sigherian represented the project and discussed it; he is with VK Engineering, 2529 Foothill Blvd, Suite 206, La Crescenta. The owners are Andrew Hall and Breanna Johnson, also present at the meeting. Jonathan is a structural engineer; the designer is PHMI. This company essentially provides the blueprints and construction materials which have already been pre-cut for the particular house. Comments were made by Cindy, David, Barry and Michelle. Jonathan explained the project in detail, with information including earthquake fault lines, building location specifics, cutting into the hillside, cypress trees removal, water drainage plans, debris/dirt removal during construction, fire considerations in the build of the house, catchment for rainfall, driveways, geological report, and neighbor awareness of the project. There is no hearing date set yet. There was some confusion about the address; no case number is assigned yet. Cindy said project has a DR number (# 2026-1982-SPPC). Jonathan inquired about whether the LUC could give a recommendation about the project; Cindy said it would go to the full STNC Board. Neighbor awareness and understanding their concerns (if any) is important, perhaps with letters of support (or non-support) from the neighbors; Cindy would like to invite them to a future meeting to discuss the project. June 10th is the next planned meeting which will be in-person at the Elk's Lodge. All planning is per City code. Michelle can send the full report to Cindy.

a) **10425 McVine** - DIR-2026-1769 filed 4/9/26 - Lot Line Adjustments - New Duplex - Foothill Blvd. Corridor Specific Plan. Cindy noted that there was no one representing this project at the meeting to discuss it and it will be continued. *It is noted from Google that currently there is a 5 single-story units (four 2-bed/1-bath, one 1-bed/1-bath) spanning a combined 4,393 sq. ft. and because of the LAR3 zoning and lot size, developers can construct a new 23-unit complex by right, or up to 35 units if utilizing density bonuses.*

8. **FINAL ANNOUNCEMENTS** - Next Land Use Committee Meeting - Review of previously approved projects and projects still pending with City Planning Department and other community improvement locations. Sign up for STNC Newsletter at: stnc.org • STNC is on Instagram and Facebook. David – nothing happening at 7939 Foothill. Cindy – need support for 4th of July Parade.

Have been waiting from Mayor to see if waiver not to pay $14,000 fee imposed. Cindy can send contacts if anyone wants, Curusos Thrusday 7, zoom Rotary club meets to discuss parade.

Anyone wants to join LUC is welcomed. 11am Mem Park, Sunland Park. American Legion barbeque afterwards.

9. **ADJOURN, 8:11 pm.**