



**SPECIAL BOARD & LAND USE COMMITTEE**  
**Minutes**  
**Monday, October 26, 2026 • 7:00 p.m. (Virtual)**

**Draft**

*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. Cindy Cleghorn called the meeting to order at 7pm.

|    | Board Member       | Roll Call      |
|----|--------------------|----------------|
| 1  | Richard Marshalian | Absent         |
| 2  | Cindy Cleghorn     | <b>Present</b> |
| 3  | Nina Royal         | Absent         |
| 4  | Liliana Sanchez    | <b>Present</b> |
| 5  | Vartan Keshish     | Absent         |
| 6  | Betty Markowitz    | Absent         |
| 7  | Berj Zadoian       | <b>Present</b> |
| 8  | Peter Darakjian    | Absent         |
| 9  | David Jenkins      | <b>Present</b> |
| 10 | Jorge Martinez     | Absent         |
| 11 | Armen Mardirousi   | Absent         |
| 12 | Rachel Belofsky    | <b>Present</b> |

|                                                                                                                                                                                    | Board Member               | Roll Call                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------|
| 13                                                                                                                                                                                 | Alternate: Stephanie Mines | Absent                                                            |
| 14                                                                                                                                                                                 | Alternate: Vacant          |                                                                   |
| 15                                                                                                                                                                                 | Alternate: Vacant          |                                                                   |
| 16                                                                                                                                                                                 | Alternate: Vacant          |                                                                   |
| <b>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.</b> |                            |                                                                   |
|                                                                                                                                                                                    |                            |                                                                   |
|                                                                                                                                                                                    | Sherry McCoy               | Member of the Community, STNC Board Member                        |
|                                                                                                                                                                                    | Jessica Meany              | Member of the Community                                           |
|                                                                                                                                                                                    | Maryellen                  | Member of the Community                                           |
|                                                                                                                                                                                    | Darryl Hahn                | Member of the Community (representing the 7134 Highcliff project) |
|                                                                                                                                                                                    |                            |                                                                   |
| 5 Present, 8 absent including 1 Alternate                                                                                                                                          |                            |                                                                   |

2. Approval of LUC minutes. 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](https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0) website at: <https://www.stnc.org/committees/viewCommittee/land-use-committee-#gsc.tab=0> OR Contact [secretary@stnc.org](mailto:secretary@stnc.org). Cindy encouraged joining the LUC which needs members.
4. PUBLIC COMMENTS - Items not on tonight's agenda.
  - a. Cindy noted a community events including Sunday at Verdugo Hills Cemetery from 12-5pm and Maryellen noted an event at McGroarty, also Sunday, from 4-8pm. Sherry said there was an event Friday night at Sunland Park for Halloween and noted Melissa (Outreach) is providing some candy for the event. Other events Cindy was aware of were the Boy Scouts at Elks Lodge, Sunland Neighborhood Church has a Trunk or Treat event and Summit Church has an event.
  - b. Sherry also expressed a concern about 'ghost' vanishing comments on STNC social media sites that disappear and if the content is objectionable, there isn't a way to see the comment (or commenter).
  - c. Cindy commented that Richard Marshall expressed an interest in becoming active in LUC again now that his new job allows more time; Richard is very knowledgeable as a planner by profession.
5. COMMITTEE MEMBER COMMENTS - Items not on tonight's agenda / community announcements. Cindy led the discussions and asked for follow up on these. Rachel offered to

look at 7515 McGroarty and 10311 Florita (in list below). Berj asked about what replaces demos. David offered to look at the 7253 Valmont demo.

a. Demolition notices:

1. 7515 McGroarty, dated 9-29-26
2. 10025 Covert Ave, dated 8-21-26
3. 10316 Marcu Ave, dated 8-26-26
4. 10310 Floralita Ave, dated 9-9-26
5. 7021 Beckett St, dated 9-28-26
6. 6945 Beckett St, dated 4-3-26
7. 10401 Sunland Blvd, dated 2-2-26
8. 6930 Day St, dated 12-17-25
9. 19625 Hillhaven Ave, no date
10. 7263 Balmont St, 1-8-26 (David commented the house is now gone; Michael Khacho contact, 1-818-427-5631)
11. 7304 Summit Row St, dated 9-2025
12. 10921 Odell, dated 1 dated 0-8-25
13. 10550 Nassau Ave, dated 7-17-25
14. 11009 Odell, dated 7-1-25
15. 9912 Marnice, dated 8-4-25
16. 8811 Yates St, dated 7-9-25
17. 10328 Hellendale, dated 4-22-25
18. 7263 Summit Rose, dated 3-13-26
19. 7557 McGroarty St, dated 3-16-26
20. 7161 Foothill Bl, dated 5-12-26
21. 10619 Nassau, dated 5-8-26
22. 10603 Irma Ave, dated 5-4-26
23. 10017 Marcus Ave, dated 3-27-25
24. 66704 Haywood St, dated 5-7-26
25. 7822 Kyle St, dated 4-14-25
26. 7223 Hillrose St, dated 11-20-25
27. 10328 N Hellendale, dated 12-10-25
28. 10162 Silverton Ave, dated 2-26-26
29. 7856 Kyle St, dated 10-23-26

b. Sherry mentioned a community member she talked to had a concern about parking and what was being done in her area by investment developers. Details are unknown. Sherry will try to get more information.

c. Foothill Blvd. & Commerce Avenue commercial corridor updates. Per Cindy, there is a non-profit that has been hired to work with Councilwoman Rodriguez improving parts of Commerce Ave and Foothill Blvd, schedule unknown. Rodriguez had an intersection proposal about a year and a half ago and will be looking for feedback from local tenants and property owners. If anyone knows a person, get in touch with Ricardo Flores. This is for the two blocks on Commerce above Foothill Blvd.

- d. Cindy noted that the Masonic Temple has had some activity lately; it was not being used for some time previously.
6. DISCUSSION: Review City Planning Website Plans & Policies section: <https://planning.lacity.gov/>
- a. Cindy reminded that there are always new items on the website and suggested reviewing regularly as well as the PlanCheckNCLA.com website.
7. DISCUSSION & POSSIBLE ACTION – updates on the following. Comments by Cindy.
- a. 8100-8160 McGroarty appeal postponed to February 2027 - The project proposes 13 total single-family lots, with 13 homes. Of those, 11 are new homes, while 2 involve existing structures.
  - b. Darryl gave an update on his project. Still waiting to meet with the plan checker for the wrap up, have submitted to Civil Engineering information to get their B permit done. All the engineering has been done, and now they will go through the planning process. Cindy felt the General Board, at the January 13<sup>th</sup> meeting, could review the soil report; Darryl felt this was a good timeframe. The project is a single family dwelling, 1338 sq ft with a 2-car garage underneath the house (at 7134 Highcliff Ave).
  - c. The property at Marcus and Foothill, has been sold.
  - d. Bubblegum (cannabis store) changed it's name.
  - e. Craving's Night Market was affected by the recent winds but are now operating again.
  - f. Corsica's property is for sale, and an adjacent property has been sold (the project is unknown).
  - g. No updates about the Armbruster's property at this time.
8. **FINAL ANNOUNCEMENTS** - Next Meetings - November 23 (December 21, 2026 is TBD).
- a. Sign up for STNC Newsletter at: [stnc.org](http://stnc.org)
  - b. STNC is on Instagram and Facebook
  - c. Jessica introduced herself as a new Member of the Community, saying that she is trying to learn more about the community. (Welcome, Jessica!)
9. **ADJOURN - 7:44 pm**