

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
AUGUST 4, 2014

- I. Meeting was called to order at 7:05pm by Committee Chair Dean Sherer
- II. Introduction of LUC Members
- III. Roll Call
 - a. Present
 - i. Dean Sherer
 - ii. Bill Skiles
 - iii. Cindy Cleghorn
 - iv. David Barron
 - v. Elektra Kruger
 - vi. Arsen Karamians
 - vii. Roberta Konrad
 - viii. Karen Zimmerman
 - b. Absent
 - i. Debby Beck
 - ii. Nina Royal
 - iii. John Laue
 - c. Public Representative present ☺
 - i. Claudia Rodriguez, Planning Deputy CD7
- IV. Our hearts and prayers go out to Nina Royal who is hospitalized with a mild stroke
- V. Approval of LUC Meeting Minutes from 7-21-14
 - a. **MOTION:** by Bill Skiles to approve the LUC Meeting Minutes from 7-21-14 as amended 2nd by Cindy Cleghorn Vote: Unanimously approved
- VI. Public Comments
 - a. Sheri Smith
 - i. Tomorrow night is National Night Out to be held at Little Landers Park from 6pm-9pm
 - b. Cindy Cleghorn
 - i. Councilmember Fuentes will be attending the August 13 STNC Meeting. In addition there will be a presentation by a representative of High Speed Rail and an up-date on the Branding Initiative
- VII. There are vacancies on the STNC-LUC. An invitation was extended to all community members to consider joining the committee. No special background required, just an interest in and concern for what is happening within the S/T community.
- VIII. 12400 Big Tujunga Canyon – proposal to build SFDs on 110 acres
 - a. 1,400 letters requesting input from surrounding neighbors were sent by Canyon Park Homes. STNC has not seen a proposal. Cindy C. spoke to a Mr. Rosenheim inviting him to give a presentation at the next LUC meeting on Aug 18
 - i. Per Mr. Rosenheim they have received feedback both pro and con to their letter
 - ii. No plans have yet been submitted to the Planning Depart. They are interested in engaging the community to discuss perspective plans. Prospective developers, especially of larger proposed Projects, are beginning to reach out more

1. Before putting a lot of investments into plans they wish to hear community concerns. Canyon Park Homes is just exploring possibilities for the Big Tujunga Canyon Project
 - b. Audience member Robin Dorfman who lives off Mt. Gleason in the canyon area presented concerns re potential traffic impacts of the development
 - c. The recent lot line adjustment in Big Tujunga Canyon that has already been approved is associated with this Project though it was filed under a different address
 - d. Lilliann Sanchez, an audience member and resident of Alpine Village, asked that if the presentation is confirmed to please let her know and she will pass the word around to Alpine Village residents so they will attend the meeting
- IX. 6340-6346 Sister Elsie – NVAPC Determination, status, STNC concerns
- a. The Sunland Tujunga Alliance appeal asking that the Zoning Administrator’s position be overturned was denied. The case will probably be further appealed to City Council. Support from the Councilmember is being sought as the appeal is being prepared.
 - i. The appeal filing date deadline is Fri. Unknown when the case will be scheduled to City Council. The issue is not just w/this 1 property owner, but whether the City is willing to implement it’s own hillside development regulations.
 - ii. Audience member: If a developer honored all set-backs, all regulations, would the STNC still fight it simply because it is proposed for a hillside area on a substandard street?
 1. No. STNC seeks consistency in the application of rules & that everyone is subject to those rules. If exceptions are requested they shall be considered very carefully & judged on the validity of the request
- X. 6723 Foothill Bl. – Addition of Adult Day Care Use to existing Caesar’s Banquet Hall
- a. Presentation scheduled for August 18th. Public Hearing scheduled for the 22nd. The Day Care use will be on a sub-lease of the facility. It is a representative of the proposed sub-leased Day Care that will give the presentation
- XI. 10629 Sherman Grove – Conversion of storage space to a studio rental unit in existing 2-story 14 unit apartment building – Jacob Rodriguez, representing building owner
- a. Claimed to have unused storage space in the building that they wish to convert into a 400 sq ft studio apartment with no building addition proposed. However, under questioning it was determined that the conversion had already taken place, that the case had been brought to the attention of Code Enforcement and they are now merely undergoing a legalization process after the fact.
 - b. A Variance is needed for change of use. The unit will have a kitchen, bathroom and bedroom/living room.
 - c. **MOTION:** by Cindy Cleghorn to support the application as presented 2nd by Dave Barron. Vote: 7 Ayes, 1 abstention Motion carries
- XII. 10251-10257 Tujunga Canyon Bl – Zone Change, Building Line Removal and Zone Variance – Christopher Murray
- a. There are currently 15 units on the property, no additional units are being requested. The property was purchased as a foreclosure. There were a number of habitability issues, all of which have been addressed.
 - b. The property was \$100,000 in arrears on taxes which have now been paid.

- c. There are 3 bldgs, 2 of which were built in the 50s, 1 having 5 units, 1 having 3 units all of which have final CoOs. A 3rd bldg with seven units built in 1991 never completed it's Certificate of Occupancy process and is operating under a TCO.
 - i. The current owner is now trying to take care of the paperwork to make the property legal. The seven unit building has been inspected and has been signed off, there is no more work to be done and is habitable
 - 1. If the current application is not approved by the City, the owner could reapply for density bonus provisions which would allow 14 units. One unit would have to be "displaced".
 - 2. The Zone Change the owner is seeking is consistent with the General Plan Designation so there will be no need to file for a GPA.
- d. Surrounding properties have a higher density than the property in question which is zoned RD2. This technically only allows for 10 units. How it got 15 is unclear – that happened in 1990. Adj properties to the N & S are zoned RD1.5
 - i. In the 1980s, the City underwent a General Plan Consistency process at which time the owner's property was zoned RD2 (consistency??) which would typically be considered "spot zoning". Reasoning unknown.
 - ii. The property to the N, zoned RD1.5, is approx the same size as the property in question & has 28 units. To the S is a 20-unit condominium complex. Across the st, zoning is RD3 with a higher density development
- e. **MOTION:** by Elektra Kruger – Whereas it appears that the current owner of 10251-10257 Tujunga Canyon Bl has made every effort to bring this property into compliance, whereas it's issues appear to lie on the shoulders of the prior owner and directly on past actions by or lack of action by the City of Los Angeles, I move that the STNC-LUC recommend the STNC support the continued use and maintenance of the existing apartment complex containing 15 residential units in 3 existing 1 & 2 story buildings on approx. 0.49 acres in which no increased floor area and/or additional dwelling units are proposed for a requested Zone Change from an RD2-1 to an RD1.5-1 Zone, a building line removal to remove the existing 12' building line as established by City Ordinance 113740 and a Zone Variance to permit a 6% reduction in lot area per dwelling unit and a Zoning Administrator's adjustment to permit a reduced variable depth front yard to approx. 1'11" to 11' in lieu of the required 15' front yard. 2nd by David Barron
Vote: 7 Ayes, 1 No Motion carries

XIII. CD7 Staff Up-Dates – Claudia Rodriguez

- a. High Speed Rail Alternate Route proposals to impact CD7
 - i. One proposed alternate would tunnel through the mountains & come out in LVT. The second would go through the forest at grade passing through Sylmar, the entire CD7 into Burbank. There will be major impacts to CD7
 - 1. CD7 has been pushing High Speed Rail to do more outreach esp in our area. One meeting is scheduled for Aug 12 in Sylmar and a 2nd in LVT Aug 14. Last day for Public Comment = Aug 31

- b. Councilmember Fuentes introduced a Motion adopted by City Council pertaining to preservation of equine properties. B/S will start training staff about the new Zoning Information to be flagged on all City equine-capable properties
 - i. Excellent first step, but the Motion protects only properties with equines CURRENTLY in residence. Equestrian rights must run with the land to assure preservation in perpetuity. Elektra K. presented a draft letter for consideration by STNC asking Councilmember Fuentes to introduce a MOTION requesting an ICO on all construction encroaching on equine rights whether a horse is currently in residence or not until ReCodeLA is effectuated. (See attached)
- XIV. One-year Development Moratorium – Tomi Lyn Bowling
 - a. S/T lacks the infrastructure to support continued extensive development Projects. Traffic is already a huge problem etc. Thus Ms. Bowling prepared a draft letter for STNC consideration to submit to Council (see attached)
 - i. The LUC/audience discussed ramifications of/benefit of/lack of benefit of a one-year construction Moratorium
 - ii. Dean S.: To be taken under advisement to give the LUC time to contemplate the proposal/consider the ramifications of the proposal. Broad reactive strokes are not always realistic
- XV. Support of CFI 14-0930 (see attached)
 - a. Placed on continuance. Motion to instruct the Planning Department with the assistance of Rec and Parks and the City Attorney to prepare an Ordinance to make necessary clarifications to assure planning and zoning protections
- XVI. Sub-Committee for the study and development of design standards for the Foothill Bl. Corridor
 - a. No Up-Date
- XVII. Sub-Committee for the revitalization and economic development of vacant and/or underutilized commercial properties along the Foothill Bl. Corridor
 - a. No Up-Date
- XVIII. Sub-Committee report re 6433 La Tuna Cyn Rd – Verdugo Hills Golf Course
 - a. Introductory meeting held this evening. Project architect presented a set of plans & summarized the development proposal. Next meeting to determine purpose of the committee, it's mission & the hoped for outcome of committee meetings
- XIX. ReCodeLA – Zoning Code Evaluation Report outlining provisions of new Zoning Code
 - a. A Zoning Code Committee has been working on ReCodeLA to up-date the zoning code. One thing they are actively working on is removing the word "entitlement" en toto. There will be no up or down zoning as a result of ReCodeLA
- XX. Small Lot Sub-Division Ordinance Procedural Fix – CFI-1314-S2 adopted 7-30-14
 - a. DCP will evaluate sm lot provisions & prepare changes needed to ensure future sm lot developments are compatible w/the neighborhood. (See attached Motion & NC CIs) Cindy C. Recommended we review the CIs at our next meeting
- XXI. Baseline Mansionization Ordinance – Stabilize out-of-scale homes, CFI 14-0656 (see attached)

- a. We are still having problems with the Mansionization Ordinance in which we are still getting homes too big relative to lot size
- XXII. ABC licenses – Cindy Cleghorn
 - a. Cindy C. has been asked to participate in a round-table discussion by ABC which wants feedback on ABC licenses in Sunland-Tujunga. We have some ABC licenses that run with the land and never get reviewed under the CUP process
- XXIII. 7814 McGroarty – 2nd story addition, accessory structure and 2nd dwelling unit in San Gabriel SPSP area
 - a. Cindy C. sent E-Mail to the LUC (see attached) – determination already issued. Issue regarding speed at which determinations are being released to be added to the next STNC-LUC agenda
- XXIV. 7117 Apperson – Parcel Map application
 - a. No up-dates
- XXV. 6241 Day St at SisterElsie/Pali area
 - a. Developer has requested to be on the agenda on Aug 18. Everyone is encouraged to let the neighbors know about this so they will attend the presentation.
- XXVI. Meeting adjourned at 9:17pm