

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
October 3, 2016

- I. The meeting was called to order at 6:40pm by Chair Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Nina Royal
 - iv. Elektra Kruger
 - v. David Barron
 - vi. John Laue
 - vii. Lilianna Sanchez
 - viii. Cathi Comras
 - ix. Pati Potter
 - b. Absent
 - i. Debby Beck
 - ii. Karen Zimmerman
 - c. No public representatives present
- III. Self-Introduction of Board Members
- IV. Approval of September 19, 2016 STNC-LUC Meeting Minutes
 - a. **MOTION:** by Pati Potter to approve the September 19, 2016 STNC-LUC Meeting Minutes as amended 2nd by Bill Skiles Vote: Yes = 6, No = 0, Abstention = 1 (not present Sept 19, 2016) Motion passes
- V. Committee Member Up-Dates
 - a. Mission College Satellite Campus – Nina Royal
 - i. Spoke to Mission College President Perez re what will be placed on the survey to be released related to what classes people would like to see offered at the Sunland-Tujunga campus. It is important for everyone to participate
 - ii. Ground-breaking will be in a couple of weeks
 - iii. Hope to begin Fall classes as early as mid-January
 - iv. Contact Nina R. or Lilianna S. with any questions
 - b. HSR – Cindy Cleghorn
 - i. While not a direct up-date, there will be a candidate/ballot initiative forum at All Nations Church Oct 25 sponsored by SHPOA where it can be expected that the HSR issue will be a significant issue of candidate presentations
 - ii. Cathi C.: There has been talk that the whole HSR issue has become a “non-issue” because it has no federal funding. While conversation is still alive, the issue per se has died
 - iii. The CAHSR continues to study the Palmdale to Burbank route and E2 proposal goes through the Angeles National Forest and comes out to cross over the Big Tujunga Wash in Lake View Terrace with a surface route and then go back in, underground, through Shadow Hills on its way to a Burbank station.
 - c. Cindy C.: There will be a Planning 101 class this coming Sat, Oct 8, in Glassell Park
 - d. City Planning Notices/Up-Dates – Cindy Cleghorn
 - i. See attached PlanCheck Matrix

- e. Early Notification on Fenwick Housing proposal – Cindy Cleghorn
 - i. Has heard nothing new
- VI. Public Comments
 - a. Lloyd Hitt
 - i. The diorama of the Tuna Detention Station was unveiled at the Japanese Cultural Center on Branford. Provided photographs for viewing. Will be a “traveling presentation” – next stop = San Diego
 - 1. Will return to Bolton Hall July/August 2017 during the museum’s public program “dark months” leaving the museum floor available for set-up of the diorama
 - 2. Over 300 people attended the unveiling, many NCs were well represented
 - b. Nina Royal
 - i. Vanessa Rodriguez from Councilmember Wesson’s office turned over a set of keys for the NVCH to STNC Board President Krystee Clark to return a portion of the facilities to the STNC for office/general use.
 - 1. Keys will be under the control of the STNC so opening up and lock down will be at STNC discretion
 - 2. The facility will be painted – paint has been donated, just need the manpower to do the painting
 - 3. October STNC meetings are anticipated to continue at Sunland Park unless otherwise announced
- VII. Proposed drive-thru car wash/new 7-11 at 7656-7660 Foothill (at Apperson) – representative Robert Lamishaw, JPL Zoning Services (see attached business card)
 - a. Also present = Sherrie Olso, 7-11 Representative Consultant (909-519-1816), 7-11 Consultant Chris Gabriele (christophergabriele@gmail.com) and architect Sipan Nazaryan (cell: 818-590-4800) (sipannazaryan@gmail.com)
 - b. Up-Dates
 - i. At a previous meeting a question came up as to the possible existence of subterranean tanks. Upon investigation it turns out there were/are tanks – having been put in w/no permits issued for them thus nothing showed up during paper-check
 - 1. Next week their exact location will be determined by ground penetrating sonar. They will then be removed in compliance with City Ordinance and the site will be environmentally cleaned up
 - 2. At this time it is not known how many tanks there are/where they are
 - ii. There were concerns related to noise. A noise study has been commissioned to determine the ambient noise level at this time to ensure we stay below that level
 - iii. There were concerns related to style and architecture. An up-dated rendering was distributed which illustrated a toned-down color palette to be more earthtone. There is now a riverrock wainstock encircling the 7-11
 - iv. There were concerns about traffic. Traffic analysis still shows the traffic flow to be very good – the queuing lanes entering the car wash can accommodate up to 25 cars on-site without backing up into the parking area
 - v. Q: Do you intend to widen the driveway? A: The Foothill driveway will be widened to 40’. Q; Will that effect the bus stop? A: No

- vi. The car wash is “semi-self serve”. The drive-thru is for the exterior of the car w/ automated soaping, washing, rinsing and drying. A # of canopied vacuums will be available for those wishing to vacuum the interior of the car
- vii. The 7-11 proposal has not changed. It is a new 7-11. There will be enhanced security. All sensitive materials eg cigarettes & alcoholic beverages will be run thru a computerized system scanning driver’s licenses to show proof of age
 - 1. Those products will not ring up without use of a driver’s license.
 - 2. There will be closed-circuit cameras inside/outside storing two weeks of video. Any activity outside/inside/adjacent to the property provides law enforcement with a valuable tool even for off-site issues
 - 3. Comment: The LAPD does not have the time or resources to review film
 - 4. There will be no alcoholic beverages on the floor – all will be in coolers lockable on timers so not even an employee would have access outside of selling hours and this is part of the conditions of approval
- viii. Q: Will your employees be able to not only manage your commerce but also security issues as well – will there be 2 employees on site at all times? A: While employees do not have weapons/manual defense training, they do have training to mitigate most problems without harm to customers/themselves
- ix. At the last meeting we presented a document with +/- 350 signatures indicating community support for the project – it will revitalize an area currently not very attractive with 2 buildings providing jobs and increased property and sales taxes
- x. Q: The landscape renderings appear to have palm trees – these are inconsistent w/ the SP. A: We will present a list of actually proposed scrubs/trees for community approval. There will be an extensive amt of landscaping
 - 1. City standards for parking lots are much more than they were years ago so they are now inherently much more attractive
- xi. Q: Will existing buildings remain? A: No, all existing buildings will be removed, the property will be scraped clean and construction will start from scratch
- xii. Q: There are already 3 7-11s in Sunland-Tujunga – this would be the 4th. Has 7-11 done a market analysis suggesting the need for a 4th? A: 7-11 does a study based on “trader areas” separated by ½ mi from an existing 7-11.
 - 1. A study is done on traffic flow and population density of those living/working in the proposed new “trader area”
- xiii. Discussed security/maintenance issues w/the Oro Vista 7-11 and fear this would develop at the proposed 4th 7-11. 7-11 consultant promised to look into the Oro Vista 7-11 and described how unacceptable franchises are dealt with by 7-11
 - 1. Cindy C.: A few yrs ago there was an application for a 7-11 at Mt. Gleason. Many of these same issues were brought up at that time & there has been no improvement at the Oro Vista/Tujunga Cyn 7-11s.
 - 2. Claim to be willing to work with the NC, to be held accountable, to improve 7-11 stores
- xiv. Q: How many car washes are there in S/T now? A: No automatic car washes at this time – there are coin operated car washes. Cindy C.: There is 1 approved at the Mobile Station, not yet constructed – another applied for at the 76 Station
- xv. Discussed the issue of noise. They claim that by drying with “volume air” and not “pressurized air” their dbl level will be below ambient

- xvi. Discussed issue of S/T working to downsize alcohol outlets as they serve a homeless/day-laborer clientele with negative outcomes A: A problem with an unsupervised, unattractive site as it is now is that it does attract homeless
 - 1. A 7-11 would have a lit parking lot which is counterinductive to attracting homeless. There will be cameras. There will be activity which tends to provide its own level of security/deterrent to homeless
- xvii. Debated claim that the project will benefit the community substantially by providing jobs
- xviii. Q: Will there be a security officer on staff 24/7? A: No, however the 7-11 is manned 24/7. The car wash runs 7am to 9pm after which the carwash parking lot, bays, the tunnel, etc will be closed thus cannot be used as a “hang-out”
 - 1. The 7-11 parking lot will be open/lit/under surveillance. The 7-11 staff will provide security. 7-11s provide police sub-stations C: Spoke to LAPD – they said they would not use it
 - 2. 7-11 Rep: We only offer it to the community as a local courtesy, they are not compelled to use it. But law enforcement does come in for a cup of coffee from time-to-time and to use the restroom
- xix. Q: Re the parking lot – right now the property is an eyesore, however the parking lots of the other 7-11s are not particularly inviting either. Are there plans to make this parking lot a little more inviting?
 - 1. 7-11 Rep: Franchises are put on a “Secret Shopping Program”. We check ourselves for compliance & appearance both interior & exterior. The Franchise is then graded. If graded too low, 7-11 takes the store back
 - 2. The “Secret Shopping Program” is part of the contract for newer stores that older stores do not have. There have been instances when unacceptable newer franchises have been taken over & turned around
 - 3. Lydia Grant: W/o speaking for or against the proposed 7-11, would like to see the intersection look better than it does now. The applicant’s car wash facility on Robertson is clean, neat, fits into its community
- xx. Cindy C. requested copies of the following documents to be submitted to the NC when available:
 - 1. Noise study
 - 2. Environmental Review
 - 3. Circulation Map
 - 4. Landscape Plan
 - 5. Signage Plan
- xxi. Cindy C. recommended applicant contact Day Street Apts
- xxii. Q: Has a City Hearing been scheduled yet? A: No
- c. 10019 Leona – Zone Change to add a carport – Dave Hakopian
 - i. SFD transformed into an ambulant Community Care Facility in an R1 Zone. Has garage converted into a Master Bedroom without permit unbeknownst to applicant upon purchase.
 - ii. Requesting approval for construction of a carport such that the Master Bedroom need not be torn down which would require a 20’ adjustment to the front yard set-back from the existing 28’ (25’ required by code) to 8’
 - iii. Q: How many seniors are there? A: 10 Q: A day-care facility or living facility? A: Living Q: How many bedroom are there? A: 2 Q: Where do all these people sleep?

- iv. Q: How are you allowed to run a business in an R1 Zone? A: It is a transitional *non-licensed*, independent Board and Care facility *licensed (?)* by the State, *licensed (?)* by the City, gone through City permitting, met all Building Codes
 - v. Q: Have you pulled an “after-the-fact” permit for the conversion? A: When we purchased the house, plans w/the City said Master Bdrm – the only difference is that rather than being used as a bdrm it is being used as an activity/TV room
 - 1. Q: Building and Safety has no record of permits ever being submitted? A. No
 - 2. Q: When was the house originally built? In S/T many structures were built before S/T was under LA jurisdiction A: It is an older house, but I do not know the date
 - vi. Contact: David Hakopian (310-280-6623)
- VIII. Revitalization of Commerce Ave
 - a. On continuance
- IX. Comment letter re Redmont Pumping Station DEIR – See attached
 - a. Abby Diamond presented the proposal at a prior STNC-LUC meeting. The tank is proposed to be very much larger than it is now. She suggested that its design should blend in with the community better – she submitted a copy of her comment letter
 - i. The LUC was presented with a draft letter indicating STNC support of Abby Diamond’s comment letter.
 - 1. **MOTION:** by Bill Skiles that the STNC submit to the LADWP a letter indicating support of Abby Diamond’s letter 2nd by Elektra Kruger Discussion: There had been talk that placement of the tank might block the view for vehicular traffic at that intersection which might be enhanced by landscaping. Add reference to potentially obscured vision to vehicular traffic in the cover letter Vote: Unanimously approved
 - 2. To be forwarded to the General STNC Board for final approval
- X. Approve CIS for CFI 14-1635-S2 as presented on the agenda: **Motion:** by Pati Potter to approve the draft CIS for CFI 14-1635-S2 as presented on the agenda to **support CF #14-1635-S2** which directs the City to develop an Ordinance regarding transient single family residential occupancy which includes: 1) Authorizing a homeowner to rent his residence or part thereof while they are out of town. 2) Prohibits hosts to rent units that are not their primary residence or units covered by the Rent Stabilization Ordinance. 3) Requires all hosts submit Transient Occupancy Tax to the City. While the Sunland-Tujunga community does not have a preponderance of these short-term rentals their existence has been reported to diminish the quality of life by neighbors and it is important for the City to establish consistent rules. 2nd by Nina Royal Vote: 7 Yes 1 No (oppose authorizing residential homeowner rental of their own primary residence making other items mute) 1 abstention
- XI. Approve CIS for CFI 16-1068 as presented on the agenda: CF #16-1068 to support the City Council’s opposition to the Refined E2 Alignment for the California High Speed Rail Authority’s Palmdale-to-Burbank project segment, and any other alignments that would cross any natural segments of the Los Angeles River and its tributaries, including the Big Tujunga Wash, at or above grade within the City of Los Angeles. **Motion:** by Cindy Cleghorn to approve the CIS for CFI 16-1068 as presented on the agenda 2nd by Bill Skiles Vote: Unanimously approved
- XII. Submit letter to the NVAPC supporting the City Planning Departments recommendation to support the Solar Farm Appeal DIR-2013-2972-SPP-1A

- a. History provided by Nancy Woodruff – FTDNC LUC Chair
 - i. In 2013, a NY Co bought a # of properties in the NE SFV contracting w/the DWP's FiT program to develop Solar Generating Facilities by-passing usual planning procedures adjacent to residential RA-1-k ranches
 - 1. The community would never even have known about this had it not been in a SP area which required a Project Permit Compliance review. The Project was initially approved allowing review only of the stands, landscaping and fencing – the panels themselves mute due to the State Solar Act
 - 2. A community member filed an appeal on the basis that such an industrial facility in a residentially zoned area should require a CUP. We won the appeal. The NY Co took this determination to court
 - 3. The court did issue a Writ of Mandate on the City's determination, but recommended the City refile the appeal with the NVAPC to be argued on elements of the SP alone. The Hearing is scheduled for Oct 6 in VN
 - b. **MOTION:** by Nina Royal – given that the STNC has submitted a letter in opposition to the Solar Farm in the past we only need a letter reiterating what has been written/approved in the past. No new draft letter is required to go through the full STNC approval process. 2nd by Elektra Kruger Vote: Unanimously approved.
- XIII. Up-Dates on 8150-60 McGroarty
 - a. John Vasquez is coordinating the Neighborhood Coalition to make sure the developer addresses neighborhood concerns. There are +/-35 neighbors expressing concerns. A list of actionable item talking points has been prepared to base E-Mail comment letters on
 - b. There were a number of people in agreement with the development. They are being canvassed to make sure they understand what the proposal is and to make sure they are still agreeable to it. A change of position might carry more weight with City Planners
 - c. There are no plans for hauling, no plans for exterior lighting, no plans for off-site parking
 - d. Cathi C.: Recommended an informal meeting between John Vasquez and the developer to discuss items on the "talking point" list. They may come up with mutually acceptable plan amendments in a friendlier atmosphere
 - i. Cindy C.: The developer has indicated that he wishes to address the LUC but is not yet ready
- XIV. Future Agenda Item Requests
 - a. John Laue
 - i. The Great Street Grant deadline
 - b. Maryellen Eltgroth
 - i. They are marking trees on St. Estaban probably for removal
- XV. Meeting adjourned at 8:31pm