

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL  
LAND-USE COMMITTEE MEETING MINUTES  
Meeting held on March 20, 2017 at North Valley City Hall, Tujunga

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- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:03pm
- II. Roll Call
  - a. Present
    - i. Cindy Cleghorn
    - ii. Bill Skiles
    - iii. Debby Beck
    - iv. Elektra Kruger
    - v. Nina Royal
    - vi. David Barron
    - vii. Liliana Sanchez
    - viii. Karen Zimmerman
    - ix. Cathi Comras
    - x. Pati Potter
    - xi. Lora de la Portilla
  - b. Absent
    - i. John Laue
  - c. No public representative present
- III. Self-Introduction of Committee Members
- IV. Approval of Minutes
  - a. February 27, 2017
    - i. **MOTION:** by Bill Skiles to approve the February 27, 2017 STNC-LUC Meeting Minutes as amended 2<sup>nd</sup> by Karen Zimmerman Vote: Unanimously approved
  - b. March 6, 2017
    - i. **MOTION:** by Pati Potter to approve the March 6, 2017 STNC-LUC Meeting Minutes as amended 2<sup>nd</sup> by Cathi Comras Vote: Unanimously approved
- V. PlancheckNC – Cindy Cleghorn
  - a. Upcoming at PlancheckNC will be training for NC LUC certification. It will be a 4-month class to take place in late Fall. The main thing it will do is take committee members through a zoning code application
    - i. A project that would require a Public Hearing. Working as a team to analyze the application – hear from the developers, the representatives, from the community and then appear before a Zoning Administrator regarding a case
    - ii. The outcome in the end is presentation of a certificate indicating that you have taken the training
    - iii. The training is currently just in the outline planning stages
    - iv. There will be a cost involved for materials
    - v. Training will probably be held somewhere in Central LA eg LA City College or in the Hollywood area
    - vi. Training is available to stakeholders as well as committee members though seats for the first class will be limited. The class will be repeated with the goal of having all LUC and NC Board Members certified by the end of 2018
      1. Cathi C.: Would it be possible to schedule the training classes for certification at Mission College/Sunland? Cindy C.: We could explore that with them.
    - vii. Classes will most likely be held on Saturdays – 4-hour classes
- VI. LUC comments relative to the last STNC General Board Meeting

- a. The attitude of some of the Bd Members appeared to be somewhat hostile toward the LUC. One Member appeared to “attack” with no knowledge of what had gone on before during 3 meetings that the LUC had with the applicant
    - i. Cindy C. asked the LUC whether they wished to discuss the topic further in the future. LUC: Yes Cindy C.: To be agendized again
- VII. 7656-60 Foothill (X Apperson) – Drive-Thru Car-Wash/7-11, Cedrick Ekimyan
- a. The project is located on an irregular/sloped lot
  - b. The car-wash tunnel would be parallel to the back wall adjacent to the apartments on the easterly side to the rear
  - c. Proposes an 8-ft wall around with landscaping /vines
  - d. Q & A
    - i. Q = Questions A = Answers by applicant or 7-11 representatives C = Comments
  - e. Q: If access to the Car-Wash is restricted to Foothill, will entrance/exit be using the same driveway?
    - i. A: Currently there are 3 driveways facing Foothill B. 2 will be removed. One driveway will serve as entrance/exit for the car-wash. Access to the 7-11 will be from Apperson
    - ii. A: Most car washes in LA have one driveway to enter/exit. I have 6 car washes, all with one driveway. They work just fine
    - iii. A: The most important thing is not to have cars queuing on the street. I can queue 10-12 cars on-site. Vehicles will be processed thru the tunnel in +/- 2 min
  - f. Q: How were the tanks removed from the site without contaminating the site?
    - i. A: The tanks were de-gassed with water
  - g. C: You can't de-gas tanks with water. How did they get away with that? Where is the permit? No one can find a permit.
    - i. A: There was an inspector on-site all day. Core samples were taken during the process
  - h. C: When I worked in aerospace, they washed out tanks with hot water for 4 hours then filled the tanks with hot water and drained them before welding them – they sure didn't do that with the Foothill tanks
  - i. C: There were no core samples taken. It's contaminated dirt that should have been removed by law and replaced with clean fill
    - i. A: There was no record of those tanks. The inspector came out and verified there indeed were tanks
  - j. Q: If you stand at the intersection of Foothill/Apperson, if you were to walk 2 blocks west you would come to a car-wash, if you were to walk 2 blocks east you would come to a car-wash – how many car-washes do we need in a 4-block area?
    - i. A: The 3 car-washes are each of a different technology. One a self-serve, hand-held, do-it-yourself. One a drive in/park, insert fee and press buttons to initiate motion of car-wash equipment. The proposed technology has the fee paid to an employee, the vehicle with the driver remaining inside is directed onto a conveyor which takes the vehicle past stationery equipment. The technology goes from manual to partially automated to fully automated each serving a different clientele so there is no direct competition
  - k. Q: What are the hours of operation? I live close by. The blowers will make noise.
    - i. A: 7:00am to 8:00pm 7 days a week
    - ii. Pati P. went to another of Cedric E.s car washes to register dbs on her cell ph. The new blowers are quieter (See attached report prepared by Pati P.) The loudest noise will be from the exit facing Foothill Bl. There will be a wall between the car wash and the adjacent apartment building

- l. C: Right across the street is a store that sells alcohol, there is a grocery store right across Apperson that sells alcohol, 2 blocks up is a mini-mart that also sells alcohol. We don't need more places that sell alcohol
- m. Q: What has been the use of the site in the past?
  - i. A (by audience members): Gas station, lube business, car painting/body shop, mechanic/auto repair
- n. Q: The tanks have been in the ground for a long time – what did they do w/the soil?
  - i. A: Put it back over where the tanks were – they took soil samples that have been taken to a lab for testing – they have to certify the tanks before disposing of them
- o. Q: Have they come back with a report?
  - i. A: Not yet
- p. Q: If they find anything in the ground, that information will be forwarded to us?
  - i. A: Yes
- q. Q: +/- 4 years ago they determined there was a gas leak. They completely removed the tanks, removed the contaminated soil and put in a new tank. Do you have the soil sample reports from 4 years ago?
  - i. There were no such records
- r. C: I consulted a retired inspector with the LAFD – I asked him how does this whole process go – what he told me and what I actually saw was quite the opposite. An inspector has to be on-site from the beginning of the process – that was not done. The inspector came on the 2<sup>nd</sup> day
  - i. C: The dirt was removed on a Mon, the inspector came on a Tues the project representative/s could not produce a permit – the project should have been shut down right then & there. Despite there being no permit, the inspectors gave the ok & the tanks were removed
  - ii. C: If the job were done properly, as the dirt is removed, it is tested – samples are taken. The dirt that was around the tanks cannot be put back into the ground – that is how single walled tanks are handled
  - iii. C: Once the tanks are removed, a certified person has to transport the tank – they have to register a manifest with the City and the State who want to know where these tanks are going – regardless of what goes in whether a car wash, a 7-11 or whatever, my concern is that the site is properly cleaned
  - iv. C: A geologist goes in there and takes samples – he can tell immediately if there is contamination . Cindy C.: Requested that commenter write a letter describing the things he observed
  - v. C: You have to keep digging until you find no contamination just like they had to do at the Sunrise dealership (the former Ford car dealership located at the corner of Foothill Bl. and Commerce before the Foothill/Commerce Town Center was built) – they had to clean that site when it was purchased
- s. Q: Were they all gas tanks or oil also?
  - i. Just gas
- t. Q: Will there be a designated employee managing the car wash that is not also a clerk at the 7-11?
  - i. A: Yes
- u. Q: What is the anticipated number of cars/day?
  - i. A: The goal is 100,000 the first year
- v. Q: Are certain days of the week busier than others?
  - i. A: Saturday is the busiest, Sunday the second busiest and Friday the third busiest

- w. Q: Regarding drainage – because of the slope of the lot, has the City advised you on any kind of drainage system?
  - i. A: The City will require an infiltration system to capture the water. I have that at Robertson
- x. Q: What about the side at Apperson – given that the water goes downhill, is there an additional drainage that they are going to ask you to put in?
  - i. A: I haven't gotten to that point, but once I hire a civil engineer they will figure that out
- y. Q: Are there any up-dates on the 7-11?
  - i. A (7-11 reps): At our last meeting there was a lot of concern because of negative experiences at the 7-11s at Oro Vista and Sunland/Foothill. One franchisee owns both. We took the concerns to the franchisee
  - ii. A: It is an "old" franchisee that has not been subject to the significant changes that 7-11 has made for one wishing to be a 7-11 franchisee which requires one to meet thresholds that did not exist 5 or 10 years ago
  - iii. A: Over the last couple months, we have worked with the franchisee getting them to understand there is a problem and then to figure out how to address the problem
  - iv. A: People have sent pictures of debris, vagrancy, unkempt lots – so maybe there is something that can be done to make a better/safer/cleaner environment for the community at both stores – create a positive community impact program in which the franchisee is addressing the particular concerns about the littering, the loitering, the unkemptness – improving the inside cleanliness of the store but also putting some emphasis on improving the outside - adding extra staff less encumbered with duties inside the store so that they can focus on an hourly sweep-up/clean-up outside.
  - v. A: There are a few things the franchisee has agreed upon – I will meet with him to get a progress report as well as with the community and with this Board to get input on how we are doing and if there is anything else we need to do
- z. Q: Do you have 7-11s at any of your other car washes?
  - i. A: No
- aa. Q: Why a 7-11?
  - i. A: The property is too big for one use
- bb. Q: Is the franchisee an employee of the cooperation that has rules and regulations that they must follow so that if they are not performing in a satisfactory way that the community feels they should be, they can lose their franchisee?
  - i. A: Not technically an employee – they are an independent contractor so a franchisee can have a "breach of contract" if they are not performing to community standards
  - ii. A: This happened to one store in Eagle Rock – the franchisee had a breach of contract. Over an 18-month period we worked with him but he would not fix the problems. He lost the store which was turned over to corporate – it is being moved away from the area. The franchisee had a chance to respond – he did not. It is because the community got involved that this happened. But there has to be cause. A community cannot put a 7-11 out of business simply because they do not want it
  - iii. C: There should be a pride of ownership. We as a community made it a project to go clean around the store
    - 1. A: Those are key points as to why something needs to be done – a focus point – for the community to have to come in to clean things up? That is an embarrassment

- iv. Where are you time-wise at this point?
    - 1. We have 6 applications filed for the project. We want to take what you guys say seriously and want to address our existing stores first. Chris will be working with some of the community stakeholders
  - v. C: I am ok with the car wash – my concern is the 7-11. We have 3 7-11s between Sunland Park and Tujunga Canyon Bl. We have 6 or 7 liquor stores in that same stretch so we are already oversaturated with alcohol retailers.
    - 1. C: This just puts another place on the corner of my house that sells alcohol at 2am in the morning – I am not ok with that
  - vi. Q: Have they determined this to be a “Commercial Corner”?
    - 1. A: We have applied for the mini-center Commercial Corner entitlement. With a new development we are going to have to meet every single guideline of a Commercial Corner
- VIII. 8150 McGroarty
- a. Neighbors have reached out to Cindy C. requesting the STNC send a letter to the Planning Depart asking the project to be required to have an EIR as opposed to an MND
  - b. **MOTION:** by David Barron that the STNC send a letter to CM Wesson and the City Planning Depart asking that the application for the development at 8150 McGroarty be required to prepare a full EIR as opposed to an MND 2<sup>nd</sup> by Lilianna Sanchez Vote: Unanimously approved
- IX. SurveyLA – architectural styles, materials and terms
- a. There are a new set of Planners on board with the City. Cindy C. recently met with them. She has a feeling that they are open to hearing from us what it is we like and would like to see some examples. Cindy C. drove with them around the community showing them some examples of the “good and the bad”
    - i. We must give these folks a palette of materials/colors/etc that we seek to have utilized in our community – these are the things that we need to communicate to the Planning Dept – they are the ones that see the applicants first.
      - 1. Nina R.: The STNC has already done this in the past. There is a document of designs, materials in the STNC archives
      - 2. Cindy – We need to get a copy, review and submit to City Planning. The STNC board as well.
- X. Public Comments
- a. Maryellen Eltgroth
    - i. Are the trash cans that appeared on Foothill Bl. permanent? Cindy C.: Those are the outcome of a new Board Member responding to a new City program – they are supposed to be maintained by the City
  - b. Nina Royal
    - i. A week from tomorrow, March 28 at 6:30pm there will be a Grand Opening Ribbon Cutting ceremony at the Mission College/Sunland. There will be dignitaries there. The culinary school will provide refreshments
      - 1. There will be entertainment
      - 2. The first classes will begin April 10. You can schedule on-line
- XI. Meeting adjourned at 9:12pm