

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
March 19, 2018

- I. Meeting was called to order by Chairperson Cindy Cleghorn at 7:07pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Elektra Kruger
 - iv. Nina Royal
 - v. David Barron
 - vi. Liliana Sanchez
 - vii. Pati otter
 - viii. Vartan Keshish
 - ix. Richard Marshalian
 - b. Absent
 - i. Debby Beck
 - ii. John Laue
 - iii. Karen Zimmerman
 - iv. Cathi Comras
 - c. No public representatives present
- III. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the March 5, 2018 STNC-LUC Meeting Minutes as amended 2nd by Nina Royal Vote: Unanimously approved
- IV. 9917 Commerce Ave. - New Wall Sign, Major Activity Area 3, Target Area 3
 - a. The sign will face the parking area 10 ft above ground with dimly lit channel lettering signage saying "insurance". All documents have been prepared, all fees have been paid to the City, waiting only for approval of the signage and the Certificate of Occupancy
 - i. Pati P.: Applications submitted:
 - 1. Change of use
 - 2. There has been no Project Permit Compliance application submitted
 - b. Other businesses in the building:
 - i. 99 cent store
 - ii. Packing store
 - iii. Dispatch Office
 - iv. Beauty Salon
 - v. Pizza shop
 - c. Total building = 30,000 sq ft
 - d. Cindy C.: Have you applied for a permit to place a sign in front?
 - i. A: No
 - e. Cindy C.: Why isn't there a "downlist" so every business in the building gets exposure?
 - f. Proposed hours of operation = 9am to 7pm, Mon-Fri, 1/2 day Sat
 - g. Cindy C.: Would like to explore:
 - i. Downlist for all businesses in the complex
 - ii. Check what it would take to get front signage approved
 - iii. 10% window signage

- h. **MOTION:** by Pati Potter to support the proposed signage for 9917 Commerce Ave with additional points in comments as referred to in IV.g 2nd by Vartan Keshish Vote: 8 ayes, 1 abstention Motion passes
- V. Approve draft CIS re in-lieu Draft Ordinance for Tree Removal
 - a. No STNC-LUC draft CIS available for review
 - b. See attached NC Sustainability Alliance
 - c. Nina R.: Keep the CIS simple – “no money for trees, trees only” – must require replacement trees, not an in-lieu program
 - i. Cindy C.: A straw poll was taken of the audience at the last meeting. They voted for the same. Recommended support of the Sustainability Alliance with addition of our own comments
 - ii. Draft CIS to be reviewed and voted upon at the next LUC meeting. To be drafted by Richard M.
- VI. Approve draft CIS to oppose using funds from the Affordable Housing Trust Fund for an alternate purpose
 - a. See attached draft CIS
 - b. **MOTION:** by Pati Potter to approve the draft CIS as written 2nd by Nina Royal 7 ayes, 1 opposition, 1 abstention Motion passes
- VII. Approve draft CIS for 18-0036, Motion to expedite B/S permits and grant fee waivers associated with reconstruction of homes/buildings damaged in the La Tuna Canyon/Creek wildfires (*Motion already approved by City Council 3-13-18. The STNC-LUC CIS, if approved, will serve only to go on record*)
 - a. **MOTION:** by Bill Skiles to approve the draft CIS supporting Motion 18-0036 2nd by Elektra Kruger Vote: Unanimously approved
- VIII. Discussion/Action: New cases, review of current cases and committee business. The committee will discuss the status of currently outstanding cases and status for consideration at future meetings:
 - a. 10638 Oro Vista – Wireless unmanned 33ft Verizon Cell Tower to be located on church property
 - i. Verizon representative to present plans 4-2-18
 - ii. Public Comments: Neighbor spoke to the principal at Sunland Elementary School – there has been no outreach, he has been called but there has been no outreach to parents. The principal wants more time to outreach to his more core active parents
 - iii. Neighbor canvassed the neighborhood and found only one person that knew about the proposed cell tower and this was someone that lives right across the street. Someone needs to outreach to the condominiums. Asked who’s responsibility is it to outreach?
 - 1. Committee Member response to public comments: Pati P. has done some outreach and contacted the management co for the condominiums who were not very cooperative. Went to the day-care center & left flyer. E-Mailed the principal of Sunland Elementary who said he would announce it
 - 2. Pati P. also walked Oswego 1/2 way each direction giving notice to all as well as all houses on Oro Vista across the street. Only one person had an interest. Pati P. has placed notification on FaceBook and Nextdoor
 - iv. Neighbor presented further comments and a short summary of a scientific study of dangers of cell tower radiation to human health

- IX. 10324 Mt. Gleason – application for a subdivision
 - a. Nothing to report
- X. 10140-50 Hillhaven – Application for 35 apts w/density bonus for ht, parking reduction, reduced front/rear yard setbacks
 - a. Richard M. has reached out to the applicant requesting he present at LUC.
- XI. 10209 Samoa – Application for 11 units + Haul Route
 - a. Pati P. spoke with the contact person listed on the application. The City Planner had a question re the map/route of the applicant. Waiting for response
- XII. 7738 Foothill – Exterior remodel and signage
 - a. No up-dates
- XIII. 6152 Sister Elsie – New SFR
 - a. Sister Elsie is a very narrow, windy road. Paolina, an active neighbor in this area is aware of this new proposed project. Neighbors are taking the lead on this.
 - i. Recommend CD7 planner be involved with this, not just Eve Sinclair
- XIV. Proposed Fee Ordinance (March 24, 2018)
 - a. Ordinance can be found on the City Planning Web-Site re fees for City Planning Applications
 - i. Cindy C.: Recommends the LUC review it to become familiar with the fees
- XV. City Council Action re Cannabis signage
 - a. See approvals on the City Planning Web-Site
- XVI. Public Comments
 - a. Christine Robertson
 - i. Owns a home at 9739 Samoa. The property currently has a house on it. There has been an application with the City for a year already proposing to tear that down and build a new residence.
 - ii. There are 10 oak trees on the property that will not be disturbed. Went to final PlanCheck and ran into a roadblock. City requires a set-back of 20 ft, asking for 16 ft. Have gone to all adjacent neighbors who have signed non-objection forms
 - iii. The proposed new house will not be the largest nor tallest nor closest to the str in the neighborhood. The PlanCheck supervisor recommended plans be redrawn or an app for a Variance be filed, both of which would be extremely expensive
 - iv. Are hoping the STNC could assist with getting a waiver of the additional 4 ft required considering the area
 - v. Cindy C: Item to be placed on the next agenda. Requested a PDF copy of the plans for circulation prior to the next meeting
 - b. Arsen Karamyans
 - i. Gave a brief description of a proposed project near Day/Rosie
 - ii. Requested to be scheduled for a future presentation to the LUC. Tentatively scheduled for April 16.
- XVII. Announcements:
 - a. Karen Zimmerman is moving out of the area.
 - i. Applications are available for anyone wishing to apply to serve on the STNC-LUC.
 - ii. This is an opportunity for an LUC Alternate to move up as a full LUC Committee Member
 - b. Planning 101 Trainings are scheduled during 2018
 - i. Training in the City Planning Process
 - c. NCBALA White Paper

- i. The White Paper is out as prepared by the NC Budget Advocates. Review at ncbala.com
 - d. April 14 PlanCheck presentation of “no more stupid boxes” by two architects
 - e. General Plan Up-Date at PlanCheck May 12
 - f. Future LUC meetings: April 2, April 16, May 7, May 21
 - g. To schedule a presentation contact:
 - i. Pati Potter – patistns@ca.rr.com
 - ii. Cindy Cleghorn – cindycleghorn@gmail.com
- XVIII. Meeting adjourned at 8:41pm