

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
April 16, 2018

- I. Meeting was brought to order by Chairperson Cindy Cleghorn at 7:01pm
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Elektra Kruger
 - iii. Nina Royal
 - iv. David Barron
 - v. Liliana Sanchez
 - vi. Pati Potter
 - vii. Vartan Keshish
 - b. Absent
 - i. Bill Skiles
 - ii. Debby Beck
 - iii. John Laue
 - iv. Cathi Comras
 - c. Public representative present 😊
 - i. Vickerie Murphy (State Senator Portantino's Office)
- III. Self-Introduction of LUC Board Members
- IV. 8200 W. Verdugo Crestline Dr. – Application for an AGF
 - a. Has been approved by Public Works for a Verizon unmanned wireless facility – AGF – in the public right-of-way
 - i. Cindy C. described the difference between an AGF and ATF
 - b. Appeal deadline is April 19
- V. Approval of Minutes
 - a. **MOTION:** by Pati Potter to approve the April 2, 2018 STNC-LUC Meeting Minutes as amended 2nd by Vartan Keshish Vote: Unanimously approved
- VI. 10638 Oro Vista – CUP for a Verizon wireless unmanned 33' Cell Tower on the parking lot of the Sunland Neighborhood Church
 - a. Will present on May 7
- VII. 10209 Samoa – Haul Route
 - a. Will present May 7
 - b. City approval is needed for route selected to either bring in or remove dirt
- VIII. 6152 Sister Elsie – Proposed new SFR
 - a. No presentation scheduled yet
 - b. Located on very steep hillside
- IX. 7738 Foothill Bl. – Remodeling plans for new fascade/signage
 - a. No presentation yet scheduled
- X. 12400 Big Tujunga Canyon – purchased by SMMC
 - a. Liliana S. introduced Ranger David Aceves of the Mountains Recreation and Conservancy Authority (MRCA) which serves as the enforcement/maintenance agency for the SMMC. 110 acre property had been a proposed 240 home Canyon Park development
 - i. The property was purchased with a combination of \$3.5 million that Assemblymember Raul Bocanegra acquired from the State, \$140,000 from Prop

A funds from Supervisor Kathryn Barger and an \$800, 000 grant from the State Wildlife Conservation Board for a total of \$4,440,000

- ii. Nina R.: Is the SMMC/MRCA sustainably funded to maintain care of the property and all that has been gained cannot be lost?
 1. Ranger David A.: A lot of monies come from within. SMMC properties may be used for movie shoots, for weddings, events, etc. Also from different Propositions/Funds eg the River Restorations Fund
- iii. Q: Will the archery range remain?
 1. Ranger David A.: Yes, that is not our property
- b. Ranger David A.: Initial plans are to clean it up, remove all debris, remove any illegal encampments, all entrances will be blocked off with the exception of a gate to permit access
- c. Ranger David A.: Enforcement to check for individuals smoking, drinking or driving ATVs. There will be no changes to the natural habitat. Property will be open recreationally to equestrians, mountain bikers, hikers, dogs on leash, joggers, etc. No off-road vehicles
 - i. Ranger David A.: The property will be similar to the property already owned/maintained in that area by the SMMC/MRCA – fewer encampments set up there because the public uses it recreationally
 - ii. Liliana S.: Can equestrians and bicyclists share trails legally?
 1. Ranger David A.: Yes, they do it well. I am in charge of a mountain bike group that works with equestrians to educate each other on how to get along, how to share trails. It is just manners – be respectful of horses
 - iii. Nina R.: What functions/authority do you serve/have?
 1. Ranger David A.: Law enforcement with arrest authority, wild firefighter – I also carry a fire pump in my truck for quick response to an early fire, educator, head a mountain bike unit, kayak instructor, river rescue
 - iv. Liliana S.: During the time Ben Salsbury owned the property, ditches were being graded illegally. That was when we contacted the Tongva Gabrielleno tribes. Will anything be done to restore that or will it be left to grow in naturally?
 1. Ranger David A.: Most of the time it will recover and heal itself. Our Mission Statement is “Purchase the property, restore it as it was before, maintain it for future use” so it hopefully be there forever
 - v. Q: Sometimes, after rains, trails tend to get washed out. Will those be maintained as well?
 1. Ranger David A.: Trails are maintained – sometimes not as quickly as we would like, but if they get dangerous we try to address them as quickly as possible. We do have equipment for trail maintenance
 - vi. Q: Does the Doc Larsen Trail run through the property? There are hunters along that trail.
 1. Ranger David A.: They are on the other side – that would be the jurisdiction of forestry
 2. C: We kind of get the run-a-round – it’s forestry’s jurisdiction, it’s sheriff’s jurisdiction, it’s LAPD’s jurisdiction
 3. Ranger David A.: It is mostly sheriffs and forestrys. Our rules sign will include “no vehicles, no weapons of any kind including firearms/bows and arrows” – if anyone passes thru our property with weapons, they will be cited, even if they say they are headed for the forest.
 4. Q: Hunters can still use the road passed the property?

5. Ranger David A.: The property includes the shoulder of the road, but not the road itself. As long as they are going down the road, they are not doing anything illegal
 - vii. David B.: How many enforcement officers are on staff?
 1. Ranger David A.: About 20 for the regional MRCA. They are interviewing to hire more because we are short-handed
 - d. Ranger David A.: If there is any need to contact the MRCA Office/Rangers, the number as located on the entrance signs = 310-456-7049
 - e. Liliana S. introduced Vickerie M. from Senator Portantino's Office – the Senator happens to be with the SMMC as a representative from La Canada
 - i. Vickerie M.: Shortly after starting this job, I got a call fr Liliana S. telling me we had to save this property. She invited me to her house to see the Tujung Cyn and the property – wrote a lot of support letters, researched the watershed
 1. On behalf of the Senator, Vickerie M. presented the STNC-LUC a Certificate of Recognition for their efforts related to the acquisition of the Big T property and successful preservation of OS
 2. Additionally, on behalf of the Senator, Vickerie M. presented Liliana S. with a Certificate of Recognition commending her for her tireless dedication in preserving 111 acres of OS in Big T
- XI. Description of general purpose/function/process of the LUC – Cindy Cleghorn
- XII. 10140-50 Hillhaven – 35 apts with density bonus incentives as to height, front/rear set-backs and reduced parking – Michael Khacho, architect
- a. Cindy thanked Richard M. for arranging to have the presenter address the LUC
 - b. In 2018, the State passed a law that if a bldg were built solely by-right, when pulling a permit you have to pay \$5-\$12/sq ft otherwise you have to provide affordable units b/c demand is too high, rents are too high – the City is trying to provide more units w/low rents
 - c. The proposed project is for 35 apartments of which 27 are to be by-right market rate, 8 by density bonus for very low and low income
 - i. Liliana S.: What would the anticipated rent be for low income apartments?
 1. Michael K.: The existing apartments right now are under rent control at \$400 -- \$500/month – the density bonus department will provide the mark-up based on the standard – the owner will not determine the level
 2. Nina R. You will be demolishing 8 units at \$400-\$500 and the government will determine how much the new units will rent for? They will no longer be affordable housing
 - d. That which is being demolished will be provided new ie 2 bedroom/2 bath units
 - e. Proposed 4,500 sq ft common area with 3,900 sq ft + 600 sq ft recreation room on 21,660 sq ft land with 16,500 sq ft parking area with 58 vehicle parking spaces and parking for 39 bicycles. Proposed 2,700 sq ft landscaped area with 39 new trees
 - f. Re front/rear yd set-backs – asking 20% reduction. The bldg. itself occupies the allowable footprint, the reduced set-back will provide each unit w/a private lg 50 sq ft balcony & a roof deck common area surrounded by the bldg. itself to reduce noise for neighbors
 - g. Q: How wide is the street?
 - i. Michael K.: 30' wide, but will have 10' dedication with improvements
 - h. Q: What is currently on the property?

- i. Michael K.: 2 buildings, 4 units apiece. The property is surrounded by apartments buildings
- i. Q: Should the Project go forward, what kind of management would there be with respect to the balconies so that people don't hang clothing over it or place sheds on it?
 - i. Michael K.: By code the building must have a manager. By code there must be 42"-44" guardrails
 - 1. C: Concerned about the blight
 - 2. Michael K.: Some regulations are by State, some by City, some by the property owner. There will be an agreement relative to regulations associated with the building – the tenants need to sign the agreement
 - 3. Michael K.: By this means we try to maintain a nice building with less problems
- j. Arsen K.: Re the roof deck which can and will be used as a party deck. How high will the parapet wall be to be an effective sound barrier as well as for safety
 - i. Michael K.: Noise study is in progress, we will provide whatever is needed based upon that, but must have 42"-44" height for safety
 - 1. Arsen K.: Any higher than that, you will have problems with height limitations
 - 2. Michael K.: No. There will be a 2-story key shaped bldg w/a courtyard. The roof deck will be on top of the 2-story bldgs. The 2-story bldg. will be surrounded by a 3-story building which will serve as a sound barrier
 - ii. C: You might consider a place where children could play rather than just a roof top area
 - 1. Michael K.: There are 3 different spaces of common area – 1.) on the first floor on a deck above the parking is a courtyard 2.) a recreation room 3.) the roof deck
- k. Q via Liliana S. as translator: What will happen to the current tenants?
 - i. Michael K.: The owner needs to pay them to evacuate the building – it should be between \$17,000 - \$20,000 because they are low income units
- l. Q via Liliana S. as translator: How long would the process take?
 - i. Michael K.: Expect 4-6 months to get through planning, another 4-6 months through building and safety and then a year of construction
- m. Cindy C: Is the design being presented set in stone or are you open to suggestions?
 - i. Michael K.: Of course, as long as there are not very big changes. But the building should be something that the community likes
 - 1. Cindy C.: Buildings of this design look very institutional, like a prison or a hospital – they have no character. Would like to see you work on that. I assume it is too early in the game to think about colors/materials
 - 2. Michael K.: The SP is very clear – we have to have different materials, have to have projections, have balconies, etc. Unfortunately all apartments on the street are flat boxes with no projections
 - 3. Michael K.: We have no pitched roof which makes it match the neighborhood
 - ii. Cindy C.: I would like to suggest that we share alternatives to the design and get a little more input in that
 - 1. Michael K. If you can send those ASAP I would be more than happy to apply as much as we can – I have to prepare the presentation for City Planning for the noise study.

- n. Pati P.: I am disappointed that there are only 58 parking spaces and 38 bicycles spaces. People are not going to ride bicycles. Is parking subterranean?
 - i. Michael K.: At the back parking becomes subterranean, but from the front will be on-grade as the lot slopes uphill.
 - o. Cindy C.: Have you done the environmental study yet?
 - i. Michael K.: We are going for a CE – an environmental is not required by the City. There is no need for a traffic study only a noise study
- XIII. 10220-10222 Wilsey – Addition inc 2nd story to an existing SFR to create a triplex – Arsen Karamians, contractor
- a. See attached plans
 - b. Project is on a combination lot #63/#64. The original survey department/subdivision division erred in its survey of lots #53/#54 thereby gaining 15’ from lots #63/#64. No longer an issue, has been taken care of (Pg 1 & 2 of plans)
 - c. Pg 3 illustrates the general idea of the proposed floor plan. Lower section = straight cut garage + a 2-bdrm unit. Upstairs has 1 2-bdrm unit and 1 1-bdrm unit
 - d. Proposed colors will be similar to that in the neighborhood
 - e. Pg 4 & 5 illustrates 2 roof-line options (there are 3 options, one option is missing from the distributed plans), one flat with parapet which the general community does not like and 2 gabled roofs. Owners may prefer the parapet roof because it is 22%-25% less expensive to construct
 - i. 70% of buildings on the street are of one of the gabled designs, the rest of the other gabled design. My opinion the parapet is useless and a design for harsher environments of cold,, snow, ice
 - 1. The gabled design can collect rain, bring it down to planters around the house to be used for watering native plantings
 - f. Top of the parapet wall = 28’, top of gabled roof = 31’3”, still below the 33’ SP height limit. All are lower than existing buildings on the block
 - g. Property is zoned RD2-1 with:
 - i. 15’ front and rear set-backs
 - ii. 5’ side yard set-backs
 - iii. Rest of the lot x 3 = allowable buildable area of 9,000 sq ft. There are no plans for that. The existing bldg is 1,126 sq ft, will add 2,583 sq ft. See attached diagrams of existing bldg & attached diagram of proposed 1st + 2nd floor plans
 - h. The existing house is going to stay becoming a 2-story bldg, the garage is to be demolished. Could build 2 separate structures b/c there are 2 lots, but the owners do not have the money to do that. Will build 1 house on a combined lot – they will live in it
 - i. Cindy C.: Expressed appreciation that Arsen K. came to the NC for feedback on the proposal prior to filing with the City
 - j. Liliana S.: Expressed appreciation that the proposed project attempts to fit in with the existing neighborhood.
- XIV. Pending Ordinances
- a. Cindy C. requested input from anyone interested in providing comment letters/CISs re a number of Draft Ordinances now passing through the City process
- XV. Public Comments
- a. Ricardo Benitez
 - i. Thanked the public for voting in the primary. He has made it to the run-off for the 39th Assembly District. Requested public support
 - b. Pati Potter

- i. The NC Empowerment newsletter which tallies the number of CISs received notes "0" from the STNC. Something has to be done
- XVI. Response to Public Comments – Cindy Cleghorn
 - a. The STNC has a new secretary. Hope to get the CISs up and running soon
- XVII. Motion to approve Vartan Keshish as full LUC Member
 - a. **MOTION:** by Pati Potter to accept Vartan Keshish to fill the STNC-LUC position vacated by Karen Zimmerman who no longer lives in the area 2nd by Nina Royal Vote:
Unanimously approved
 - i. To be forwarded to the STNC Board for final approval
- XVIII. Meeting adjourned at 8:54pm