

Sunland Tujunga Neighborhood Council - Land Use Committee
Minutes for September 21, 2020 Meeting held via Zoom

1. **Meeting called** to order by Pati Potter at 7:00pm.
2. **Committee members present:** Bill Skiles, Pati Potter, Cindy Cleghorn, Richard Marshalian, Nina Royal, Vartan Keshish, Betty Markowitz, quorum met. Committee members that came in during the meeting were Debby Beck and Liliana Sanchez and alternates Arsen Karamians and Stephanie Mines.
3. **Motion to approve** August 17, 2020 minutes.
 - a. Moved by Cindy, 2nd by Nina
 - No discussion - All approved.
4. **Announcement and Updates:** NC Congress this Saturday on Zoom Sept. 26, 9am to approx.. 11:30am. Mayor Garcetti will be talking in the opening section. 7 topic section.
5. **Project Presentation:**
 - a. 8950 Fenwick Sunland
 - i. Request is for shared parking, Rep for the Applicant, Jonathan Lonner, explained not only for the lower lot on Fenwick, but also the upper lot on Sunland Blvd for the Sunhill Marketplace. However, the area of the old Sizzler bldg. will have a separate entitlement and application.
 - ii. This application shows 631 parking spaces and 144 bicycle racks. The bicycle racks are insignificant for this site since the center is not in a public transit area, this shopping center is meant and will be used primarily for autos, but bicycle racks meets the current code requirement. Parking allowances/requirements have changed from what was allowed/required when the center was first built. Requirements were based on the type of business in each space. Retail and restaurant requirements have changed so if a tenant's space changes from retail to restaurant, that tenant would have to get a new Change of Use for parking requirements for restaurant. Using the Shared Parking, the Change of Use process will not have to be done each time. According to Jonathan, this is an advantage to potential tenants.
 - iii. Documents were provided showing an engineer firm completed a "Shared Parking Demand Analysis" for the center which determined the 613 parking spaces would be adequate for a variety of land use, ex: supermarket, retail, restaurant, health club, medical office, and based on weekday and weekend demand analyses.
 - iv. Comment from the Public: Marjorie mentioned that the trees have died on Fenwick. Johnathan will take the info back to the owner of the project and he advised that some additional work is being done on the sidewalk and ramps as the Dept. of Engineering required.
 - v. LUC Q: how many spots are used between Ralphs and Rite Aid?
 - vi. Applicant A: about 100 on weekdays and weekend 100-120
 - vii. Q: has the center received any tenant interest?
 - viii. A: 3 months ago that would have been hard question to answer; over the last 3 months businesses have begun to reach out because they know they will be needing space, so they want to do the legwork now which

typically takes up a year to do. There was a fitness business that was very interested pre-covid. They paused but they have been clear they would be interested in continuing negotiation.

- ix. LUC Q: would the tenants be able to put up signs says "Parking for only XXX" as you see in strip malls
 - x. Applicant A: No, as part of the signage program those signs would be illegal.
 - xi. LUC Q: Brought up that the Shared Parking analysis was not quite right, better to solve this question with the city.
 - xii. Applicant A: There will be a Public Hearing with the City, looking at this application and determining whether or not it is appropriate. The presenting tonight is to make sure the community is informed as well.
 - xiii. LUC Q: This new application just re-confirms that the parking lot is to be used as it has for the last 50 years.
 - xiv. Applicant A: to be clear – it would re-confirm that this lot is used for the tenants but asking for flexibility to use a different matrix.
 - xv. LUC Q: seems like a technical issue but really doesn't affect anything in a practical manner.
 - xvi. Applicant A: That is how we view it.
 - xvii. LUC comment: a few years ago had a parking demand study done for an apartment building which showed the usage was lower so I think doing this study was very beneficial and thank you for doing it, great to see there is an opportunity to work around the situation and it will be helpful as tenants want to come in you will be able to know what can be handled.
 - xviii. Applicant – We have been told that the ZA Hearing will be right about December/January,
 - xix. however can't be sure.
 - xx. LUC Q: Is there anything we can do to speed up the hearing, we are looking forward for the owners of begin getting tenants in.
 - xxi. Applicant A: Current delay in the hearing does not affect looking or getting tenants because they can see that there is parking on-site.
 - xxii. LUC Comment: suggested that we send a letter to the City if they are ok with this then we are also ok.
 - xxiii. Since the Agenda was not written correct saying "...Action" will have to do it next meeting.
 - xxiv. At the next LUC meeting, Oct 5, the LUC will vote if or not to recommend to the full STNC board to support this project.
- b. 10214 N Haines Canyon
- i. Mr. Cheonhee Cho, Rep, gave info on the specific plan project permit compliance and categorical exemption, City Planner suggested that this project be presented to the LUC.
 - ii. New owner purchased property a year ago and wants to add on and remodel other areas.
 - iii. Turns out the living room was un-permitted so new owners want to take care of that.
 - iv. Plans, drawing and photos were presented.

- v. LUC comment: Reason this project came before the LUC is because the add-on is over 200 SF and is in the Specific Plan area and hillside ordinance.
- vi. LUC comment: this structure will remain a one story home and is NOT obstructing the view of the Specific plan or interfering with hillside ordinance.
- vii. Planning schedule for hearing is TBA.
- viii. Since the Agenda was not written correct saying "...Action" will have to do it next meeting.
- ix. At the next LUC meeting, Oct 5, the LUC will vote if or not to recommend to the full STNC board to support this project.

6. Discussion/Updates on Past Project(s)

- a. 9700 N Estaban Way – still in limbo until the cost to pave the area, the cost mentioned was \$15,000 to \$150,000, and who would be responsible for this cost. Will have to wait until the next hearing with the No. Valley Area Planning Commission.
- b. 6454 Foothill Blvd – Gas Station, hearing of 9/8 was postponed because the City realized they missed sending the Public notice to a few addresses. They will be re-sent and a new hearing scheduled.
- c. 10132-10146 Commerce – as noted Hauling Route hearing 9/22. STNC should have received advance notice of this, would have been nice if we could discuss the route in advance so we could give input to the best way.
- d. 6360 Foothill – Container visible from Foothill Blvd – need to look at the determination letter, under the impression they moved the location from what the STNC gave support for.
 - i. Did they put in a larger container or put it in the front next to fence?
- e. 7361 Foothill – Container visible from Foothill Blvd. with a covering coming off it as though they are using as a building – need to look at the determination letter to see if any restriction on a container. Open storage is not allowed as so many businesses in town, particularly auto, are in violation also.
- f. 10065 Commerce – 2 walls have been pulled down of the small wooden structure. Still looking into the parking which is an issue. They are pursuing sharing parking with other business in the area. Owner is still looking into.
- g. 10105 Commerce – Is the project going forward – suggested call the applicant direct for update.

7. Future Agenda

- a. 6231 Foothill Blvd Oct 5
- b. 6456 Olcott Oct 5
- c. 6555 Foothill Oct 19, in the meantime Smart & Final plan on a zoom meeting with the 3 neighbors the week of Oct 5 then come back to the LUC
- d. 8152 Ellenbogen Oct 19
- e. 7069 Foothill – TBA

8. Public Comment

- a. Liliana suggested take one of the STNC iPad to use during the meetings since Pati's computer has a very poor speaker.

9. Comments or Updates from LUC Members:

- a. Stephanie – Since Tujunga Canyon Road has been mention on the news does that mean it is coming close to us?, explained to her it is Upper Tujunga Canyon Road that has been on the news, it is far back into the canyon around Wickeup Camp ground, that road takes you across the mountain to Angeles Crest Hwy route 2, toward LA Canada.
- b. Liliana – asked if anyone knows what is happening at the Oro Vista park (north end of Oro Vista)
- c. some kind of activity, bull-dozer, soil was turned up around a tree and roped off. No one had a answer for her.
- d. Debby asked about the Mini-Garden. Foothill just west of Marcus. Re-opening of a Hookah bar, this is an outdoor venue. A National Night Out has been advertised but that will not be a STNC sponsored event.
- e. Some have heard Link n Hop is closing, property is up for sale.
- f. Foothill and Rhodesia, was an Auto sale office, has been closed for a very long time, looks like it is going to be a Hookah bar (across from the old Kmart)

10. Next Meetings Oct 5, Oct 19, and Nov 2

11. Adjourn: 8:44pm