

Sunland Tujunga Neighborhood Council - Land Use Committee  
Minutes for October 19, 2020  
Meeting held via Zoom

**(1) Meeting called** to order by Pati Potter at 7:01pm.

**(2) Committee members present:** Pati Potter, Bill Skiles, Cindy Cleghorn, Liliana Sanchez, Nina Royal, Vartan Keshish, Betty Markowitz, Berj Zadoian, Stephanie Mines. Quorum met. Debby Beck arrived after meeting began.

**(3) Motion to approve** – Oct 5, 2020 minutes approved unanimous.

**(4) Announcement and Updates:** Planning 101 classes are now REQUIRED for all LUC members in the NC system. Deadline to take the class is 12/16/2020. Class has already been available 3 times. There needs to be another round but no word on when that will be. DONE is to receive a list of those that took the class. Will also be on YouTube Planning 101: Project Planning Webinar but without the live Q&A. Cindy will keep us up updated on the next round of classes will be.

**(5a) Project Presentation:** 8152 Ellenbogen St. – Zone change from RA-1-RFH to R1-1-RFA and subdivision of 1 lot into 3 lots. Parcel Map Case No. AA-2020-5032-PMLA; ENV-2020-5034-EAF; APCNV-2020-50333-ZC

Brandon Park presented plans on behalf of the applicant. The project and current property runs the length of Ellenbogen with McVine to the west and Nassau. Currently the land is classified as one parcel RA zone and has 1 single family home on the far west side of the lot at the corner of Ellenbogen and McVine. This one single family home will remain as is. Their intent is to change to R1 zone and subdivide the parcel into 3 lots with the 2 additional lots each being approx. 5,700 sq. ft each and they will add two 1,700 sq. ft. single family 3 bd/3b homes each with a 2 car garage. Both new homes will be single story to stay consistent with the other homes in the neighborhood. Photo of the current property and plans of the homes shown. Homes will be about 15ft from the sidewalks which will be put new sidewalks along Ellenbogen and Nassau to enhance the overall feel of the neighborhood. Length of the sidewalk is to be determined by the City.

**Discussion Neighbors & Presenter:** Neighbors near the location spoke in opposition to the subdivision:

N1-Purchased home 30 yr ago on Nassau and told there would never be any building on the land which has giant pine trees where birds migrate and mate. Those trees will have to all be cut down. 9 yrs ago went to court to stop building on Nassau due to the narrowness of Nassau. The building was stopped because Nassau was too narrow to allow a firetruck to turn around. He also has a 30 year old tortoise that is protected which will be effected by diesel fumes.

Parking in this area is bad but what is worse is the sewage in this area. During heavy rains it backs up and the City has to come and pump. Two more houses onto an already fragile sewage system will cause more back ups. The existing infrastructure can't handle the increase of these units.

N2-Lives on McVine north corner with Ellenbogen and objects to this project. Their property is horse/agricultural property. Purchased because of this, we do not have horses but are using it as agricultural by putting in fruit trees and we feel once this property is changed to R1 it will never turn back in to agricultural and has the chance also to change into multi-story homes and ADU.

N3 – she does not live in the area but comment that surprised we are not being shown what the homes will look like and how many trees will be cut down. She does not think this will benefit our community but only the developer. She personally opposes the project.

**Discussion from the LUC.**

LUC- All the trees are pine trees, which are not protected.

Q -How is it possible to ask for a zone change from RA.

A- General plans R1- 2005 property directly to the south had a change to R1, so a president has been established. East side along Nassau will be a 30ft dedication to the City, possibly some of the trees will be in that area. At least one tree dead and the rest will be removed as needed or allowed, per City's regulation will be replaced. Trees by the existing home will remain.

Q-Parking for each home?

A-Each will have a driveway with a 2 car garage, the frontage in front of the house is open.

N1-said that area is full everyday with homes across the street on the hill, they run a business out of their home so their employees are there during the week all day long.

LUC-at approx.. 4pm on a Sunday there were no cars at all along that entire street of Ellenbogen.

Q-Property to the South look to be very large properties, the rest of the area have normal size, wondering why those have never been developed

A-was told those are flag lots and no additional building would be allowed.

Q-Septate tank or city sewage?

A-City sewage which runs down the street. With the main pump area at the corner.

Q-Is this in a high fire zone? Any problem with fire dept. getting asses.

A-Yes next to a hill. Ellenbogen is wind open but Nassau is narrow to turn around.

Q-Will the Fire Dept. have any say in this project.

A-Fire hydrant is on the corner.

D-With development will reduce the fire hazard.

Q-Size of each home to be proposed.

A-1700, only allowed to build 30% of lot size, ADU will not be allowed. Jr ADU is not in the plans.

Comment-Since home will be facing Ellenbogen, why would the City of Fire Dept. have an issues, since not on Nassau, yes understand only one side parking on Nassau.

N1Q- why not just putting in 1 house for total of 2 on that lot?

A-This is a large lot with plenty of room for total of 3 homes all with plenty of back yard space and front yard, with the xxx in Los Angeles. The other homes on that street are spaced the same.(Conversation turned to property to the South (McVine to Nassau) and what has been approved, but all of this was confusing and unable to confirm details given).

N3-comment biggest concerns is the aesthetic and looking for trees, neighborhood can benefit from attractive homes, fruit trees are not as good for the climate as shade trees. Is the size home approximate to the size of the lot.

A-these homes will look eye pleasing and fit into the neighbor and not going over the regulation size regulation. Please advise if there are any design guidelines to advise.

Q-Will the driveway will be permeable to the water will soaked in.

A-will look into that.

Q-want to know more about the RA, which is a major concern to the area, has any Environmental assessment been done

A-is going through that and will email the result.

QN1-how long will the construction be?

A-Approx. 6 months

Q-Regarding front side 50% City requirement has to be green? Is that still requirement?

A-Once the building plans go through he is sure the City will advise him of the requirements.

**(5b) Project Presentation 6555 Foothill Blvd – Smart and Final**

Janet Rodriguez, rep for S&F, gave a presentation and noted that they are no longer asking for a waiver of a Public Hearing. At the request of the LUC, the district executives of S&F and Janet Rodriguez met with the abutting neighbors on 10/14/2020. Issues were brought up during that meeting such as safety; vagrancy, noise and lack of communication with the store managers. Neighbors' suggestions for these issues are: a razor wire fence along their back yards, working closer with LAPD to deter vagrancy in the parking lot and surrounding area, replace the loading deck equipment and hours of trash pickup and deliveries. S&F pledged to work on the issues to resolve the problems by working with pickups and delivery vendors and looking into a new loading dock equipment which was suggested by the neighbors. Larry, speaking for the other neighbors: The original CUB (ZA-94-0734) conditions/requirements have been violated over these many years. (for clarification of these minutes the condition number given by this neighbor sometimes notes the numbers from the original ZA-94-0734 which were carried over to the current ZA-2009-3620 under 12,13,15a,15b,16,17,18) 6b-wall does not meet the requirements; 6-outer lighting does shine into other properties;(15) 7-activities hours :7a pickup and delivery has been a problem since 1995; for the last 2 weeks there has been a big improvement, assumed because of these meetings. 7b. noise of power devices, Box crusher still runs off-hours and vibrates. (15d) Off-hours delivery thru front door only, yes they do that but most of the time the truck parks on the side, outside the closed dock area, and the noise carries over to the neighbors, the trucks need to park in the front of the building by the front door. 8 & 9 are to do with management being responsible for loitering. 10=shopping center and store operator ... security... to patrol the loading dock area.... In 2018 fire broke out and burnt his fence down and he is seeking reimbursement for the replacement cost of the fence. Because of the chronic violations of these conditions, he would like to see a bi-annual meeting with the STNC-LUC, neighbors, and S&F to make sure they are in compliance with all the conditions.

LUC – Make sure your comments are presented to the City at the hearing, tentatively on Nov 17<sup>th</sup>.

LUC – Janet, in your opinion, did the meeting go smoothly with the neighbors and was S&F able to justify the issues?

Janet – Yes, the main issues focused on were noise, safety, vagrancy and trust in S&F, Executive phone numbers were given out to continue to work with the neighbors.

Larry asked if S&F was reviewing request to putting up a sound wall and awning to divert the noise?

Janet - Yes they are but as said in the 10/14 meeting they would not have an answer for this meeting.

LUC- asked Larry, do you think these issues can and will be taken care of by S&F.

Larry – Yes ....

LUC – We are here to help business and the neighbors, seems the direction the LUC is going is to support the application however with comments that the neighbors' concerns are to be addressed. We will need a draft letter at our next meeting to make the STNC Board meeting.

LUC – Is S&F willing to agree to the conditions of the last CUB.

Janet – S&F looking into some, #15 no longer requesting to modify so will be in compliance. Yes will be looking into the others.

LUC – Question the delivery time.

Janet – yes stated on the CUB , sometimes because of traffic they are late, and during the Covid, companies had to change their pickup/delivery schedule. S&F is telling them if they cannot make the delivery time they are not to make the delivery. Also will be contacting the Trash pickup company.

Larry-Regarding the wall, S&F can look into a vinyl installed fence that attaches to the top of a retaining wall.

#### **(6) Discussion /Update/Possible Action**

6454 Foothill no hearing date set yet.

7361 Foothill – Container visible from Foothill Blvd is a violation to the FBCSP and the LAMC, they will need to find another way to store these items.

Plus all the cars parked for years on various properties are also in violation.

#### **(7) Future Agenda**

Nov 2 -7069 Foothill and 6456 Olcott

Nov 16 -6360 Foothill confirmed, Owner has received permission from the City raise the fence in front of the container from 6ft to 10ft.

10854 Woodward Avenue Not scheduled yet

#### **(8) Public Comments:**

Kara – asked info on the High Speed Rail recent emails, concerned about what routes are still on the table. Hard to compare their maps to google map. How worried should she be?

Liliana – Special emergency STNC Board meeting is being set up

#### **(9) Comments or updates from the LUC members:**

Community Outreach Survey – we need to get this done, need a future meeting, about 10 minutes needed, see if can be done by the first of the year.

NC Sustainability Alliance – Oscar is the STNC rep. No action

High Speed rail hearing is this week, had to change the route so a hearing has to be held.

Route E3 was eliminated but the other 3 are still on the table. Since 1 route had some significant modification, a hearing has to be held. E2 is the one that goes through Hansen Dam.

Debbie – Razor wire is not allowed or at least was not allowed. If out of sight that might be different.

(10) Next meeting 11/2, 11/16, 12/7. Only one meeting during the month of Dec.

(11) Adjourned 8:50 PM