

# **Sunland-Tujunga Neighborhood Council**

7747 Foothill Blvd., Room 101, Tujunga CA 91042  
(818) 951-7411 FAX (818) 951-7412 [www.stnc.org](http://www.stnc.org)

## **Design Advisory Committee (DAC)**

Land Use Issues in Sunland-Tujunga

**Monday, February 4, 2008 - 7:00 PM**

**North Valley Neighborhood City Hall**

**7747 Foothill Blvd., Tujunga**

The public is requested to address the Board/Committee on any item of the agenda prior to the Board/Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered and at the discretion of the presiding officer(s). Comments from the public on other matters not appearing on the agenda can be heard during Open Forum Period. Public Comment is limited to two minutes per speaker, unless waived by the presiding officer(s) of the Board/Committee. \*\*Time limits may take more or less time. Order of items on this agenda may be changed by the DAC chairman\*\* All items may be acted upon whether specifically listed for action or not.

7:00 PM - Call to order – Victor Castro, DAC Chairman

1. Introduction of DAC Committee, Neighbors & Guests
2. Public Comments/Announcements – non agenda items
3. **DAC/CD2/Property Owner discussion regarding change of use at 6736 Foothill** (formerly Arigato at Haines Cyn). Previously at the DAC with proposal for building design changes, change of use from restaurant to used car display yard and garage/storage at rear of property. (Akop Dzulakyan, prop owner)
4. **Redmont Pump Station Replacement Project** – Public Review Period ends 2-13-08 on the IS/MND.
5. **SB1818 on City Council Agenda 2-6-08** - To adopt ordinance which makes changes to the existing density bonus provisions in the LAMC so as to implement and meet the requirements of SB 1818, which requires cities to permit increased density for market rate housing projects that include a percentage of the units “set aside” as affordable to certain income groups. (City Attorney Recommendation)
6. **PRESENTATIONS:** Discussion/Action and Recommendations (*all presenters are confirmed*)
  - a) **8727 Fenwick** – DAC review of façade changes including articulation and materials. Site w/in FBCSP.
  - b) **10013 Commerce** - 2nd Visit to DAC - [No City Application received by STNC.] Best Staff, Best Price Retail Store “Family Clothing Outlet” - Request to add approx 1,700 sq. ft. to existing store for storage/retail, 2 stories front, 3 stories rear, doubling square footage, 3 parking spaces. Target Area 3, Major Activity Area 3 of FBCSP. (*Applicant: Anthony Abelyan*)
  - c) **10337 Commerce** – 3<sup>rd</sup> Visit to DAC - Small Lot Subdivision of one lot to five single family small lots, each with car garage. VTT-69264-SL and ENV-2007-4170-MND. [No City Application received by STNC.](*Applicant: Ben Vandertuin*).
  - d) **10237 Pinewood Ave.** Add three units at rear of property with a garage level and a 2 story building on top to an existing four unit apartment building. DCP recommends DAC before filing. (Presenter: Nick Nachtigal/ Oksen Babakhanian).
7. **S-T Community Land Use Updates** – Discussion/Action and Recommendations
  - a) **10231 Sherman Grove Ave., Sunland** – Subdivide one lot into two parcels AA-2007-5637-PMLA, AA-2007-5638-CE. – Updates if any
  - b) **Verdugo Hills Golf Course**
  - c) **7200 Foothill – Foothill Town Center** - construction progress report (Debby Beck, DAC)
  - d) **8040 Foothill Blvd.** – Update regarding 3 “Lock Down” permits issued to Home Depot for mechanical, plumbing, electrical and fire sprinkler work.
  - e) **11130-60 Oro Vista** - CASE: TT 60461-1A, ENV 2004-2834-MND, Related Case: APCNV 2004-2884-ZC. Report on appeal hearing of 1-17-08 before NVAPC continued to 3-6-08. – Updates if any.
  - f) **Baseline Mansionization Ordinance** – status. Updates if any
  - g) **8737 Fenwick** - MITIGATED NEGATIVE DECLARATION-782-07-PL: [ENV-2006-9074](#). Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon. Council District No. 2. Zone Change from C1-1VL and P-1VL to RAS3-1; Tentative Tract approval; Possible Specific Plan Project Permit Compliance Review to demolish an existing banquet and catering company to develop a 49-unit condominium development, on a 55,889 sq. ft. site. Comments can be faxed: (213) 978-1343. – Updates if any.
8. **NEIGHBOR CONCERNS**
  - a) **9832 Marnice Ave.** – Adjacent neighbor notice of Building Permit
  - b) **8826 Sunland** – Turtle Bay Café – current use not in compliance with permits – follow-up
  - c) **10247-49 Hillhaven** – Construction problems affecting neighbors in the area – follow-up
  - d) Other after agenda posting
9. **Public Hearing Notices:** Discussion/Action and Recommendations
  - a) **10046 Samoa** – TT-67347-CN, ENV-2006-7204-MND (24-CN) Request for the approval of a tentative tract map for a 1-lot subdivision for 24 residential condominium units with 60 parking spaces. The subdivision request is on a 0.50 net acre (21,778 net square feet) site, zoned R3-2 and designated for Medium Residential uses in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. Note: the Hearing Notice incorrectly indicates a request for haul route approval.
  - b) Other (received after agenda posting)
10. **Early Notification** – CNC Report Items & possible future presenters
  - a) **6928-30-32 W. Greeley St.** – 4 unit residential condo conversion AA-2008-143-PMLA-CC, ENV-2008-145-EAF, ZA-2008-216-ZV-ZAA (Hand Krastman)
  - b) **10428 Hillhaven** – Subdivide 1 lot into 3.
11. **DAC COMMITTEE UPDATES**
  - a) Phase One of City’s Transportation Strategic Plan and request for feedback (Bill Manning)
  - b) Verdugo Hills Golf Course – NOP EIR deadline passed
  - c) **9961 Marcus** – ZA2007-2152 (ZAA Zoning Admin Adjustment) –Jan. 28, 2008 – 1 PM, Van Nuys.
12. Announcements: STNC Elections Calendar
13. Approval of minutes & DAC expenses: Discussion/Action regarding DAC outreach efforts.
14. Announcements:
  - Next monthly STNC meeting is February 13, 2008 at Mt. Gleason Middle School – 6:30 p.m. Candidate Info Session/Meeting at 7 p.m.– info: [stnc.org](http://stnc.org)
  - Next DAC Meetings are February 25 and March 10 & 24 \*Note 3/24 will include candidate forum at NVCH
15. Adjourn

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting Nina Royal, at (818) 951-7411, toll-free at (866) LA HELPS, or e-mail [secretary@stnc.org](mailto:secretary@stnc.org) Agenda

DAC Agenda February 4, 2008 at North Valley City Hall – 7:00 PM

