

Design Advisory Committee DRAFT DRAFT DRAFT DRAFT DRAFT
Sunland-Tujunga Neighborhood Council
March 5, 2005 – 6:30 p.m.
North Valley Neighborhood City Hall

Meeting called to order at 7:00 p.m. with approximately 30 people in attendance (per sign-in sheets). Several neighbors in attendance re: 10637 Mt. Gleason.

In attendance: Victor Castro, DAC Chair, Lloyd Hitt, Penny Blackwell, Vic Aghakhanian, Cindy Cleghorn, Debby Beck, Deborah Ray. Absent: Mark Seigel (ill). Our sympathy to Tomi Lyn Bowling in the loss of her grandmother and Saro Minnassian in the loss of his mother.

Also in attendance, Dale Thrush from CD2 and Anita Cerna from City Planning. Introductions of audience and DAC.

Anita Cerna – New applications received for 6500 Foothill for a portable mini golf course. Land use permit request. Also, 9951 Marcus new application for the first density bonus for 9-unit condo. The SB1818 (State Density Bonus) will apply. Anita would like this site placed on our next agenda. 6924 Valmont – 14 unit condo. They have already been through the DAC but now need a height adjustment of 10%. After going through DBS, it is considered attached condos because of the breezeway as it counts as one huge structure.

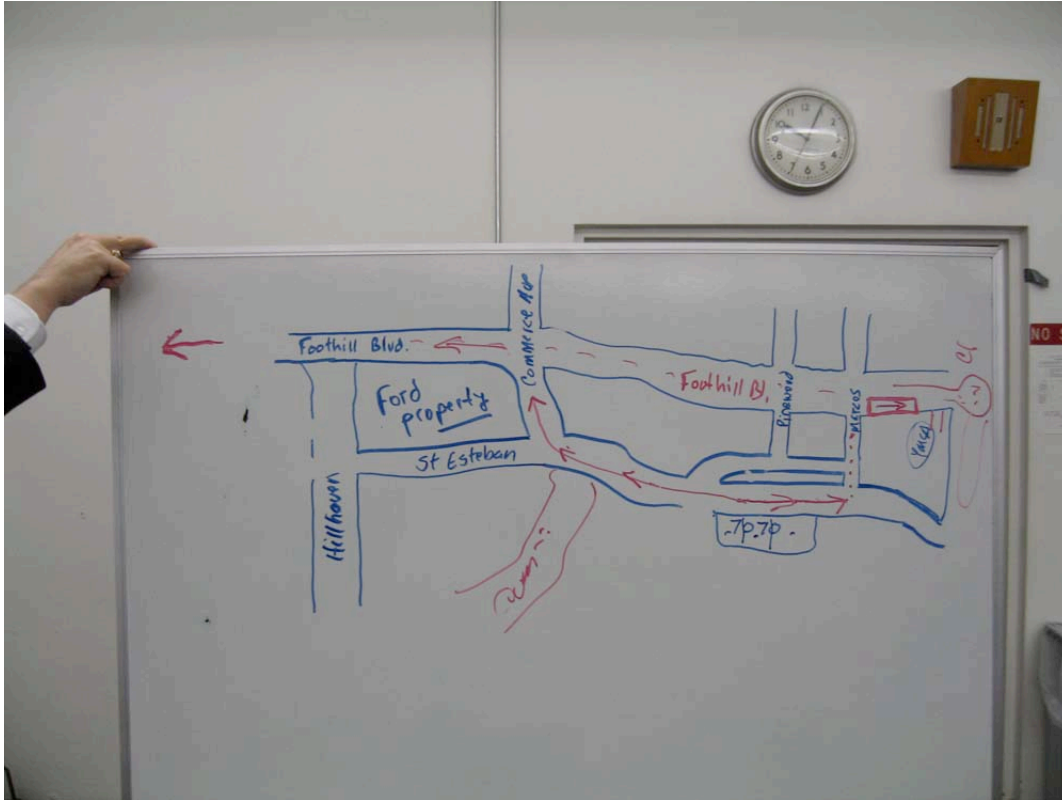
Dale Thrush – Updates

10189-93 Tujunga Canyon Blvd. – Verizon Wireless cell tower. Handed Elaine Brown the first draft proposal from Verizon. The item will be at City Council on 3/8. It will be a more church-like structure.

8040 Foothill Blvd. – Safety concerns addressed by No2Home Depot Campagin's expert, Mr. Bookbinder, are now at DBS Engineering. DBS sent a copy sent to Home Depot attorneys, Latham & Watkins for comment. Even though L&W already received a copy of these concerns, the DBS has officially requested a response. They are waiting Question regarding slab in auto area as to if its been changed. Dale says it has not been touched.

10637 Mt. Gleason – Smaller group met prior to the meeting. Proposal that was filed will not be supported by CD2. Fire Department exception will be needed for this project so fire trucks can turn around in an emergency. Dale says that that is part of the parcel map review. Deborah Ray expressed concern that we should not be allowed to approve something only to turn around and approve a variance for something else of the project later.

7070 St. Estaban – Victor attended the DBS public hearing re: haul route. The applicant pulled his project for now. Victor was advised to still submit the community and DAC’s concerns to the file in case the project returns. Victor described the haul route details with a drawing and presented a draft letter to send to DBS. Without objection, the draft letter was approved pending grammatical changes offered by Debby Beck. Copy on file. Following is drawing of the haul route proposed and the difficulties with it.



Oro Vista – Per Dale, an EIR will not be required. It is declared a project. They will need to come in and prove they won’t violate the Scenic Corridor.

Agenda Item RE: Developing a New Community Plan and presentation and understanding Land Use and Zoning using a case study.

Part 1: Dale Thrush talked about how this evening came about a few months ago in that the Sunland-Tujunga Community Plan update process will likely begin within the next 4-16 months. The update will proceed and CD2 wants to be sure that our community is directly involved in the process. The updates will define the land use future of our area and changes will occur with or without us. Best to get involved now by doing some of the initial ground work. Case Study: The hand out consisted of a sample in the Studio City area. Specifically outside our area so we can see how the City staff review these

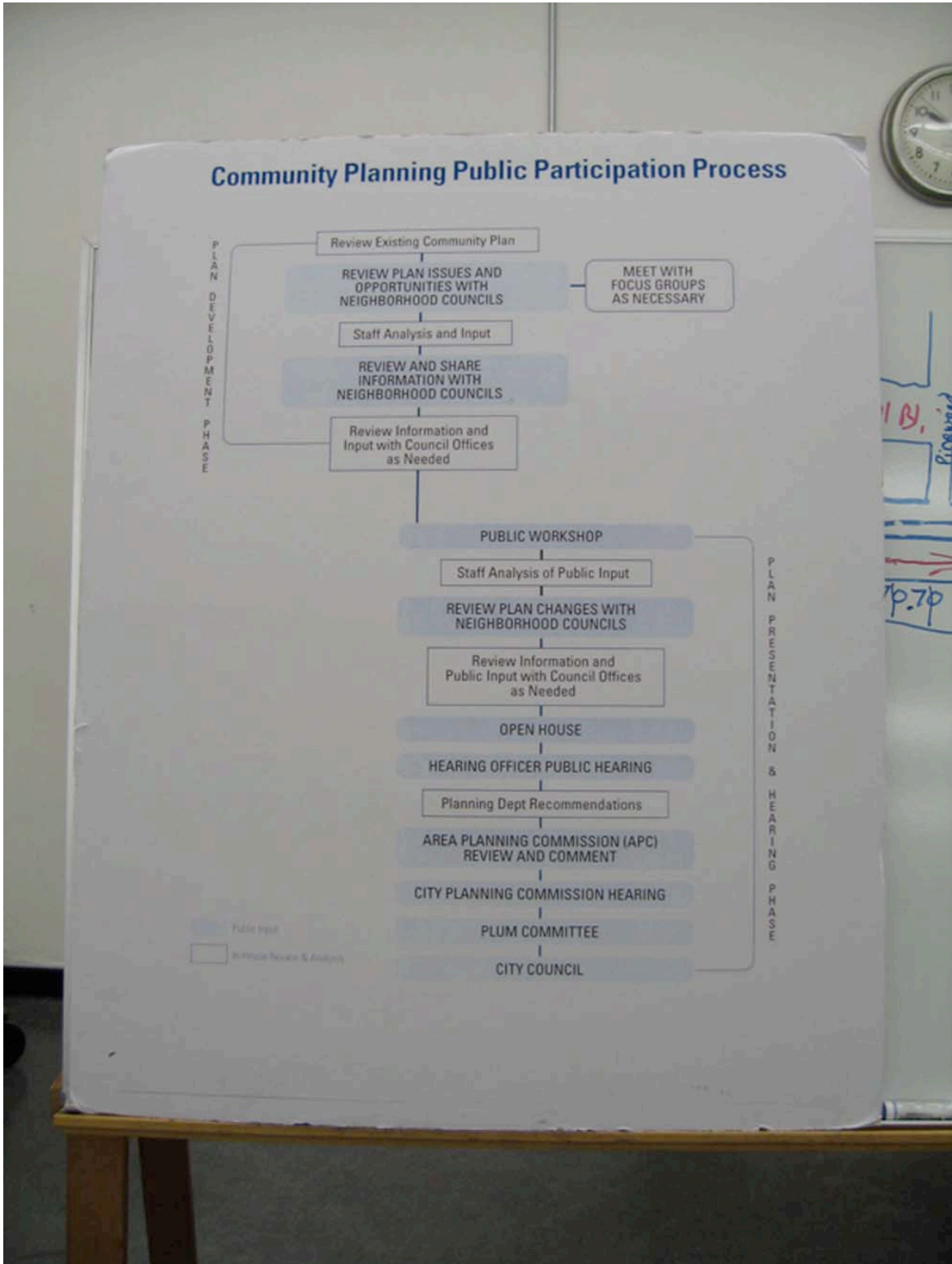
projects. In the case study was a ZIMAS map showing the subject property in the R-3 zone, Property Profile shows medium residential, 5 or more units (4-stories or less with pool). The parcel size is 11,325 sq. ft. By right, according to the R-3 zone 800 sq. ft. allowed per unit, per the zone. The handout titled Sec. 17.06. Tentative Map and Appeals page 2 of 5 indicates how the Advisory Agency may disapprove a Tentative Map because of the flood hazard, inundation, lack of adequate access, lack of adequate water supply or fire protection, insufficient sewerage facilities, potentially hazardous geological conditions or non-compliance with the requirements of this article, the Subdivision Map Act, or the standards, rules or regulations adopted by the Commission pursuant to the provisions of Section 17.05 of this Code. The Advisory Agency approved the Vesting Tentative Tract Map for a maximum of 13-unit residential condos. Page 17 of the approval notes the Findings of Fact (CEQA) via the MND (Mitigated Negative Declaration) and Subdivision Map Act. Recommend attacking the findings and provide the evidence.

Part 2: Anita Cerna distributed a handout on Land Use Designation & Zoning which explains 1) What's the difference between Land Use Designation and Zoning; Why does each Land Use Designation have multiple Corresponding zones? What happens when the Zone does not match the Land Use Designation? What's a General Plan or Master Plan? What is the role and function of the Community Plan? And included a color-coded map. Anita is the Community Planner handling the Sylmar Community Plan update that is in process now. She handed out the questionnaire/survey that is circulating throughout Sylmar along with a map, Summary of Implementing Tools and other information. Much discussion about how the existing Community Plan and Specific Plan have not been followed by the City. What makes this process different. It is expected that the revisions to the Community Plan will be more intensive and include planning for parks, streets, preservation, expand horsekeeping. Currently at 4-months with Sylmar. Anita stepped through the Community Plan Public Participation Process that the City is now using under City Planning Director, Gail Goldberg's direction. Goal is to identify the issues and then go back to the community. Ask if the issues are of great concern. At every step, will go back to the community for input. Come up with a plan. Identify where growth should take place. Draft a proposal. Change zone. Change Land Use designation. If predominately single family residences neighborhood won't put multi-family units. Balance to preserve and create new development which is mandated by the state. Sunland-Tujunga's Community Plan is next and it will take 2-3 years to get through. Gail Goldberg is requesting full Environmental Impact Reports on all new Community Plans. Presently they are looking for the funding. Consultants will be hired to conduct real traffic studies. Its important for the community to be invested in this process. There will be more sections, more design standards for residential and commercial, specific neighborhoods, character and characteristics of a neighborhood.

Discussion about an urgent moratorium in the meantime as our community needs this. Also request for down zoning and redesignate streets.

Anita recommended a bood “California Planning” by Willam Fulton.

Following is a picture of the public participation process chart:



Meeting adjourned at 10:00 p.m.

Minutes taken by Cindy Cleghorn