

Land Use Committee
Sunland-Tujunga Neighborhood Council
Monday, April 6, 2009 – 7:00 p.m.
North Valley Neighborhood City Hall ---- 7747 Foothill Blvd., Tujunga

Meeting called to order by Tomi Lyn Bowling, DAC Chairwoman at 7:05 p.m. Committee Members present: Debby Beck, Cindy Cleghorn, Mark Seigel, Elaine Brown, Lloyd Hitt, Dean Sherer, Nina Royal, Deborah Ray, David Long (alt), Olina Lowe (alt). Absent: Saro Minassian, Chaz van Alst and Bill Skiles (alt). Also present: Dale Thrush, CD2.

1. **Introductions** of LUC Committee, Neighbors & Guests
2. **LUC Chair announcements/reports** – Tomi Lyn Bowling - No recusals noted.
3. **LUC Committee and Team member announcements/reports**
 - a. **Design Guidelines** – Debby Beck reported that she received Van Nuys Community Design Overlay examples from Jim Dantona, CD2. Lloyd Hitt is earnest that there be no more delays on this effort. Debby says she has been making progress and wants to be thorough. Prior buildings built by engineers and not designers so as to maximize land. Plan is complicated as want to include architectural styles. Debby Beck is back on track since other projects have moved on.
 - b. **Foothill/Commerce**: Street improvements are next. Two more months of construction expected. Still using river rock on the retaining wall and inside. There will also be lots of landscaping. Buildings have “showcase” windows which is what retail should have. Extra turn lane along Foothill will be dedicated for this development. Question about building color and that rendering is no longer up.
 - c. **Use & Occupancy Review Team** – Deborah Ray – no report
 - d. **Signage Team** – re: Billboard Signs – Cindy indicated new billboards have been constructed.
 - e. **Transportation Team** – Cindy reported that meetings will begin with DOT and neighborhood councils next Saturday to formulate a MOU or Partnership document.
 - f. **Open Space Team** – assign team leader – no report
 - f. **Zoning Code Reform** Updates and 3-19-09 meeting update – Cindy will distribute notes with minutes.
4. **Public Comments/Announcements/Neighbor Concerns/Community Events** – non agenda items
 - Representative here tonight re: 7802 Foothill Blvd. for presentation of a monument sign requiring a CUP. Because this is a commercial corner site, DCP asked him to visit the LUC to get some feedback before moving forward with application. Presentation will be on 4/20 agenda.
 - Survey LA is being promoted and S-T is in the first group because our Community Plan is being updated.
 - Medical Marijuana sites – Recirculate draft ordinance, write letters to PLUM. Many will be shut down once the ordinance is approved. There was an interview on NPR radio today on this subject.
5. **Verdugo Hills Golf Course** – Update on status of DEIR release update, 90 day comment request. CD2 update re: Councilwoman Wendy Greuel efforts. Dale reported that there have been efforts to buy but a price cannot be identified without development rights. We are now into a new Prop K funding cycle. Prop K combined with the other commitments is still not enough and the Golf Trust Fund needs to be identified. No additional contact with owner. Dale has encouraged owner to get out into the community with his plans. DEIR is expected to be released by 4-30-09 and will have a 60-day review time. Not sure if can extend to 90 days. Asked about an assessment district of the community but Dale did not think it would work.
6. **9401 Foothill – Angeles National Golf Club** – Neighbor concerns and other updates. – History: It was unclear as to SMMC’s commitment. \$100K start and ANGC replied no. After more detail from the Ranger the estimate is at \$50-60K. ANGC will meet with SMMC on Wed. for a serious discussion. 50-50 chance ANGC pays and doesn’t do maintenance. There is real progress. Regarding homeless issues. There will be a meeting coordinated by Angela Motta at CD2 on 4-14-09 with City staff to develop strategy for moving out homeless from property and identify legal requirements.
7. **8040 Foothill – K-Mart property** – LUC chair updates – Mission College interested with major retail. Mission site will be for classrooms and administration. Mission is planning a 4-18-09 meeting. Mission will also be updating the community at the 4-8-09 STNC meeting.
8. **TMobile Cell Monopine at Canyon Market** – ZA Hearing took place today. There are no trees that high in the area. 60’ is excessive in terms of surroundings. Require landscaping to create look of grove of trees. Zoning Administrator, Linn Wyatt will visit the property herself and take the determination under advisement. Propagation maps show difference between 45’ vs. 55’ and that it creates shadow with larger tree.
9. **Questions for Dale about foreclosure property not maintained.** DBS can help. Question re: Valmont units – code enforcement for occupancy violations. Property owner disappeared. Aram asked about day laborers.
10. **Medical Marijuana** – Will come to a head soon. Elaine asked about co-op with no exchange of money. These shops are really not co-ops, they’re selling. Tomi commented that medical marijuana shops keep opening. Zine is holding it up. Write to PLUM. Lloyd commented that inaction will increase proliferation and make it difficult to close them.
11. **Presentation: 10249 Plainview – Classic Auto Body** – Application for Auto Mall – Darlene Kuba, consultant presented updated plans for auto body repair, office and window tinting. Their plans are to have two other businesses at the site so as to avoid other approvals that a single business would require. Their plans show a new 19,000 + square feet two story building to be built on the site of the demolished homes on the adjacent parcels that they have or are in the process of purchasing. The new building will connect to the existing 3,800 body shop, removing the angled roof.

Applicant came to LUC twice before and each time CUP expected, plans to intense for the site. Applicant presented design plans and states plans do not need a FBCSP exception or CUP. This would mean no public input. Dean pointed out that there are several points that should trigger the CUP: no driveway opening is to face residential and no spray paint within facility. FBCSP auto mall requirement was to prevent proliferation of auto uses. Even if an auto mall, still need CUP. When asked what architectural style plans are, applicant considers it contemporary. Debby commented that the architectural style on the west side of the existing building should be kept. Dean noted that Seidners in Pasadena has glass and is Spanish style. Cindy said that it has an institutional/industrial look. Tomi recommends they outreach to the surrounding neighbors. LUC will clarify CUP point with Noah at City Planning. Motion by Deborah Ray that we send letter to DCP to request close attention to CUP. Motion failed for lack of second. Dean will get clarification from Noah.

12. Discussion/Action: To obtain copy of Charter and Municipal Code for the STNC office – no report
13. Discussion/Update re: updated microphone system for LUC/STNC meetings – committee discussed more of what they want in a microphone system and encourage STNC to look into it soon.
14. Discussion/Action regarding new chairs for the NVCH auditorium – Ed Rock provided Cindy with several ideas. There is a surplus furniture place that we should also check into.
15. Approve minutes – Approved as presented.
16. Discussion re: future LUC agenda items. – Controller Chick audit re: conditions for development and Survey L.A.
17. Announcements: Please note these are the Monday dates for the rest of the year for our LUC meetings in 2009: April 20th, May 4th & 18th, June 8th & 22nd, July 13th & 27th, Aug 10th & 24th, Sept 14th & 28th, Oct 5th & 19th, Nov 9th & Nov 23rd. Dec 14th. These have all been booked in the big room at the NVCH. There may be some changes if we need to (as time goes on) or additional "Special Meetings". If we have Special Meetings you will find out by email or by checking the web site at www.stnc.org -- All meetings to be held at North Valley City Hall. Next STNC Board Meeting is April 8, 2009 at North Valley Neighborhood City Hall, 7747 Foothill Blvd., Tujunga.

Meeting adjourned at 9:30 p.m.

Minutes taken by Cindy Cleghorn, LUC Committee Member