

STNC Land Use Committee Minutes
Monday, November 15, 2010
North Valley Neighborhood City Hall
7747 Foothill Blvd., Tujunga

1. **MEETING CALLED TO ORDER** by Tomi Lyn Bowling at 7:00 p.m.
2. **INTRODUCTIONS** of audience and committee members.
3. **ANNOUNCEMENTS:** Voting for the Best of STNC Awards closes Dec. 31st. Updates were given on upcoming hearings, use of the K-Mart site for a Xmas tree lot, and complaints about the Sunhill Mall/Sunland Shopping Center. Cindy announced a new application from AT&T for a shared cell phone tower at 10189 Tujunga Canyon Blvd, site of the existing Bell Tower.
4. **LUC's Cindy Cleghorn gave the following updates:**
At Plan Check NC, an alliance of Land Use Committee chairs and their members, she heard about the City's new blueprint for 2010/2011 called "Doing More With Less," as well as eight strategic changes (see it on the City Planning website). The Valley Alliance of NCs held a Planning Forum where LA County announced a strategic plan for promoting the region's businesses. Workshops are being held in November on streamlining the city's zoning codes. Cindy also gave updates on different ordinances and other upcoming news.
5. **PUBLIC COMMENTS:**
 - Brian S., a stakeholder, talked about problems with the homeless in open spaces that used to be clean and pretty to hike.
 - Manny Hernandez, a Farmer's Market organizer, announced his interest in setting up a new Farmer's Market in the area.
 - Karen Zimmerman announced promotions at Verdugo Hills Golf Course and Tees on the Green, which now has a beer and wine license.
 - Elizabeth Goodnight, a stakeholder, talked about an inundation of Sunshine Manor residents, drug addicts, and homeless wandering the streets of Sunland/Tujunga.
 - Tomi announced December 6th will be the date for the next LUC meeting.
6. **PRESENTATION: 10045 COMMERCE AVENUE** (Cindy Cleghorn recused herself from the LUC Committee for this item). Emerson & Derek Tabone, owners since 2007 of the building, talked to the LUC board about the conditional use permit they are seeking for a beer and wine license 11 a.m. – 2 a.m. at the former site of Wired Café and Gobble Green, both of which are now closed or no longer open at this site. They are proposing an American style café/restaurant open during afternoons and late into the

evening to bring residents out at night. Board members asked about their proposed hours of operation, their competition, and issues that may arise from the sale of alcohol. They spoke about their goals to enhance Commerce Avenue and draw traffic to this business area, particularly in the evening hours. **(Sherer/Beck) moved that LUC recommend the approval of the onsite beer and wine license for 10045 Commerce Avenue and that this approval be granted initially for one year. After one year, that a review be done by the Zoning Administrator to ensure that the restaurant is operating in compliance with the conditions for this license and food service requirements at this location. The motion carried with one opposition.**

7. DISCUSSION/PRESENTATION: PLANS FOR THE NEW ORO VISTA PARK IN SUNLAND:

Tomi talked about the property where this passive park is planned at the corner of Grove and Oro Vista in Sunland, which will be kept as open space. Jamie Contreras, LA City Dept. of Recreation & Parks, talked about the limited budget of \$350,000 which will not cover all the improvements that were requested for this nine-acre park. What will be covered are drinking fountains, a parking lot, horse trail parking, walking paths and educational gardens, picnic tables and a shade area. The Department of General Services was originally asked to bid on this but their estimate was too high, so it will be rebid in January 2011.

Several neighbors to the project asked why they were not contacted and informed about the planning of this park. A man and a woman said they tried to find out from the Council Office what was going on but couldn't get any information. The speaker and several LUC board members said the information was put out there during the entire planning process.

A neighbor then stated that the homeless people would be the only ones to use the park. Several said they were opposed to having horse trails in the park area due to the smell it would create. They felt the money spent on the park to water horses and provide fountains would not help the local residents.

STNC board member John Laue pointed out that the park is a gateway to the Tujunga Wash and should be left as natural as possible to promote the natural area. He suggested a pedestrian walkway and connecting pathways. He feels it should be environmentally friendly for pedestrians and separate from equestrian use.

Nancy Woodruff, a speaker from Foothills Trails District Neighborhood Council, talked about ways to mitigate the homeless problem and suggested taking a look at the park with a broader perspective.

Elaine Brown said the intent of the plan was to keep the park passive as a staging area for the Scenic Corridor. She added that the area is declared a flood zone and also Open Space.

Rayna Case, an environmentalist who runs the Child Development Center across from the park, said there needs to be educational efforts to support the plantings there. She feels the

park is important to teach local children what this area offers. She talked about the wildlife that use the Tujunga Wash in the wildlife corridor.

An unidentified male speaker talked about the original plan being for families without the equestrian trails.

An unidentified male speaker said there were more dog feces than horse feces in the area.

Jamie said the gates to the park will be locked at night at 10:30 p.m.

Susan Stewart, an equestrian, responded to concerns about horse manure. She did not feel parking lots would be used by equestrians, but rather by motorcyclists.

An unidentified male speaker talked about the equestrians' role in reporting crimes to law enforcement agencies. By having them involved, he said it would make the area safer for everybody.

Elaine Brown said the staging area is required by Scenic Corridor Specific Plan. She talked about how equestrians would clean up after themselves and behave responsibly.

Tomi asked whether modifications could be made to the plan as it was presented. Jaime said it would be at a cost and the budget is already small and insufficient. He said that "no overnight parking" signs could be posted around the park.

As the new bidding is accomplished, the LUC will receive more updates and report at future meetings. For now, the plans are in process with the City and moving forward albeit a slow pace.

8. DISCUSSION: HOMELESS CONNECT DAY & PROPOSED HOMELESS HOUSING:

Stephanie Klasky-Gamer of the non profit, L.A. Family Housing, talked about their outreach efforts on Homeless Connect Day, which helped 40 homeless in the community. About 20% of the families were moved into temporary housing. She said her focus is in addressing long term solutions to get the homeless off the streets. Some received mental health and employment assistance, among other services, that day. With their temporary housing in North Hollywood, she noted that many people held out for local housing in this community. She described the ingredients needed for a site for permanent housing, which includes closeness to public transportation, a large enough site and an entitled site that falls within the Specific Plan. The site she named for a low density apartment building is on Day Street below Foothill behind Tommy's on an R-3 vacant lot. The proposed building would have 48 units, 400 sq. ft. per unit, plus parking. They would be primarily studio apartments for individuals. She talked about her agency and the services they provide to the homeless.

Cindy suggested scheduling another meeting to talk about the project more intricately.

Jeanette Foster, who is in charge of real estate for L.A. Family Housing, then explained how this proposed, homeless housing would work in the community with the current zoning requirements. She said they have restrictions on who they can lease to. The subject of how to deal with the homeless who have mental and drug/alcohol problems will be the subject of a later LUC meeting.

9. **DISCUSSION – Early Notice of possible proposal at 7816 Foothill Blvd. (x-Jardine) to convert Stan’s Liquor to a 7-11 convenience store.** Erica Ramine and Paul Sercho from Urban Associates, a planning and advocacy firm for 7-11, spoke about the proposal to open another 7-11 and keep it open at that site for 24 hours. An unidentified male asked why this area is being saturated with 7-11s. Elaine Brown asked whether the new 7-11 would sell alcohol. The rep said under the current license, they would continue to sell hard liquor. There was a comment about the need for improved parking if the store is converted. The rep spoke about the new generation of franchisees who give back to the community, schools, parks and police, as well as donating to special events. Cindy suggested holding another meeting with the STNC’s Education Committee about problems with truants and shoplifting in the area of the proposed store.

10. **DISCUSSION – 10505 Mt. Gleason** – Tomi reported that this property is being used for refuse dumping.

11. **APPROVAL OF MINUTES: (To be moved to the next LUC agenda).**

12. **FINAL COMMENTS:**

It was noted that the owners of 8150 McGroarty have been hauling dirt out of there. The CD2 rep said that the residents had a permit for grading. Debby Beck stated that she is concerned that oak trees are being uprooted and hauled away. Cindy brought up an issue of a 6,000 square foot house that was built on McGroarty on the site where there was a playground and conditional use permit for the school. The structure is now being used as a dormitory for the school that is there and did not have to go through a conditional use but should have. Instead, the owners built a single family residence, which is allowed. The point is that they are using a conditional use to gain a residence which ends up being a dormitory. She questioned whether the conditional use on that property was null and void.

13. **Meeting Adjourned: 10:30 p.m.**