

## **Land Use Committee Agenda Sunland-Tujunga Neighborhood Council**

**Monday, February 7, 2011 – 7:00 p.m.**

North Valley Neighborhood City Hall  
7747 Foothill Blvd., Tujunga

**INTRODUCTIONS** - STNC Land Use Committee members present: Tomi Lyn Bowling, Dean Sherer, Debby Beck, Karen Zimmerman, Cindy Cleghorn, Nina Royal, Elaine Brown, Bill Skiles, Lloyd Hitt, Olina Lowe, Chaz vanAalst. CD2 not present at this meeting.

### **PUBLIC COMMENTS** – non agenda items.

- Comments regarding Angeles National Golf Course legal problems with employees.
- Pproposal to place a Recycling Center at 6737 Foothill (Chevron lot) along with existing gas station, propane sales, U-Haul rental. Would have a metal frontage and containers will move in and go out when full. Open 24/7. This item not on the agenda. There was a proposal like this in the past and it was denied as not compatible with the area and problem nuisance for this type of use and the area is already a nuisance with day workers and homeless in the area. The area is in Major Activity Area 4 of the FBCSP.
- Neighbor concerned about homeless encampment next to former Arigato on vacant lot. Homeless are defacating and urinating along the backyards of the neighbors to the south.

### **LUC Chair & Committee member comments/updates:**

- a. City Planning Dept. updates: Neighborhood Liaison is Claudia Rodriguez ([Claudia.rodriguez@lacity.org](mailto:Claudia.rodriguez@lacity.org)) Phone: 213-978-1283. She is assigned to the Executive office at the City Planning Department and located at City Hall. She will be sending out the early notifications and other communications from the DCP. Claudia was previously at the City Planning Dept. Valley office.
- b. LUC has received communication from Evergreen Development that they are no longer interested in a tree planting project in S-T.
- c. Sunland-Tujunga Open Aire Farmers Market at 8263 Foothill Blvd. announced.
- d. CITYWIDE BUDGET CHALLENGE – Everyone is invited to participate in the Citywide Budget survey.

**DISCUSSION / POSSIBLE ACTION** regarding proposal to clean up trails in the Tujunga Wash – John Laue, Region 1 rep presented proposal for a clean up project as part of the Mayor's Day of Service. Deadline is Feb. 11. He has coordinated project with CD2. Motion (Beck/Royal) that LUC recommends STNC support of this project passed unanimous.

**DISCUSSION: 7070 St. Estaban** – Request for Lot Line Adjustment to allow for two single family residences to be developed. This site was reviewed by the LUC in 2007 denying hauling permits. No one attended this meeting to present.

**DISCUSSION / POSSIBLE ACTION:** 10051 Pinewood, Tujunga – Application for residential roof top antennas, microwaves and equipment cabinet which will increase height of existing apartment building that already has a height exception. Zoning Administrator requested applicant to re-notice neighbors for new public hearing (date not yet known) and that he return to the STNC/LUC to answer all questions. Updated presentation cancelled at applicant's request. They have put the project on hold.

**DISCUSSION / PRESENTATION: 10046-56 Samoa, Tujunga – Exploratory Presentation for Proposed 4+ story, 63 Unit SB1818 (Bonus Density) Apartment Development.** Applicant, Milare Housing Investments, says they need to apply for a grant to be able to build the proposed project and community support is required to apply to the City's LA Housing Department. Ed Duke, Architectural Services and Ali Milani, Milare Housing Investments, presented the proposal including renderings of the development. Note: Ed Duke is a Sunland-Tujunga resident and previously volunteered on the STNC's Land Use Committee.

The 10046 Samoa address already has a 24 unit tentative tract map approved that the owner started to build and then abruptly stopped.

Presentation Comments by the Developer: Milare has a option to purchase the property good until 12-31-11 that if they receive approval for this proposal they will buy the properties. They do not currently own the properties. The City says its OK for this development, an SB1818 proposal, to have less parking and they are proposing 70 spaces. The presenter says the city says its OK to allow an increased height up to 75 ft. and they are proposing 52 ft., 4-1/2 stories which is 5 stories including the parking area. They will increase the height if necessary. They

are seeking community support because they want to finance the project with a tax exempt bond from the LA City Housing Dept. (LAHD). The deadline to file is coming up soon. They will be setting back an additional 10' from the street than required. The project will be 17,000 sq. ft. There will be solar power and all green construction. The presenter says their company is new in the affordable housing business as of 2010 but the principals at Milare have 14 years of affordable housing experience who have had projects in Yorba Linda, Simi Valley and Newport. They will provide addresses for these projects and an economic pro-forma for the proposal.

Comments by committee members and audience: Most questions focused on the fact that Samoa between Valmont and Tujunga Canyon is very narrow and is already a densely populated street. In fact, the streets surrounding are also very dense. A project of this density is too large for the area. Tujunga has no other housing developments of this size and community character. The committee (and neighbors) did not agree with the design or like a project of this mass and size as it would be very poor planning for the immediate and surrounding area as well as the community overall.

A comment was made that their current plan shows 208 bedrooms for this proposal and with only 70 parking spaces this means that 2/3 of the bedrooms would have no car. Neighbors from the neighboring blocks on Samoa spoke about the problems with parking now and a development like this will make it all worse because units now have 3-4 cars as more than one family lives in each unit. Proposals need to include more parking, not less parking than the City or SB1818 allows. The units proposed are expected to be from 850 to 1,350 sq. ft. that include up to 4 bedrooms were seen as just too small. 100% affordable rental units for 55 years, overseen by LAHD is no guarantee they can remain this way. These units will rent for 20% less than market rate at \$1,200 a month. The developer said they have not decided which SB1818 incentives they will be asking of the City. Sunland-Tujunga already has existing affordable housing.

The overriding comments were that the area and surrounding areas would suffer with this project. That the design looks like a penitentiary. The area typically has 2-3 families per unit and cars block driveways now. Other proposals for this block of Samoa have already been approved or are in process and they should be reviewed no matter what proposal moves forward on these lots. Planning in this area has been poor in the past and it is important that the City demand better project planning that includes looking at the overall street, Foothill Blvd. Corridor Specific Plan, cumulative impacts, surrounding residences, businesses and infrastructure. The community expects substantial environmental review, economic review, a traffic study, parking study, infrastructure and drainage studies. Overall, no support for the size, density, mass and intensity of this proposal as presented.

*Update since the committee meeting: The LUC has received the renderings and has received copies of the pro-forma statements from Milare.*

**DISCUSSION / POSSIBLE ACTION: 8505 Foothill Bl., Sunland** – Car Wash conditional use approved by the Zoning Administrator at hearing held 1-24-10. ZA requests LUC/STNC review of landscape and sign plans and submit comments to ZA by 2-8-11. Applicant not present. Will notify the ZA. Perhaps they can return at the 3-7-11 LUC meeting.

**DISCUSSION / POSSIBLE ACTION: 10178 Tujunga Canyon Blvd., Tujunga** – Construction in progress for The Mini Pitch Indoor Soccer/Flag Football Arena Played Outdoors in M-1 zone. Tenant issued permit for removal of storage and soccer field only so far. City Planning approved plan for soccer field as use is allowed in the M-1 zone. Is this new use a "Project" in the Foothill Blvd. Corridor Specific Plan Target Area 3 Area? Should parking, signage, landscaping, use, surrounding uses, circulation, construction, etc. be reviewed? Committee members Cindy Cleghorn, Elaine Brown and Tomi Lyn Bowling will meet with the City Planner on Feb. 8 regarding this project.

**DISCUSSION / POSSIBLE ACTION: 7132-36 High Cliff Trail, Tujunga** – Proposed two residences with exceptions for height and set backs. Zoning Administrator requested applicant submit new plans and review with LUC/STNC. Architect presented plans for the two homes. Cindy provided updates from the ZA hearing. Motion: that the ZA hold an additional hearing on the project; that the applicant revise the building plans to address the concerns and comments of the ZA at the previous hearing held in Oct. 2010 and that no variances or exceptions be granted for this project and that it conform to all of the requirements of the recently enacted hillside mansionization ordinance.

**DISCUSSION/POSSIBLE ACTION: Approve Community Impact Statement regarding Foothill Blvd. Corridor Specific Plan** and submit to Councilman Krekorian and City Planning. Statement distributed for review. No action taken at this time.

Minutes of January meeting approved as presented.

Meeting adjourned at 9:50 p.m.