

**Sunland-Tujunga Neighborhood Council  
Land Use Committee Minutes  
Monday, March 7, 2011  
North Valley Neighborhood City Hall  
7747 Foothill Blvd., Tujunga**

1. **Call to order** at 7 p.m. by Tomi Lyn Bowling, LUC Chairperson. Introduction of Committee Members: Debby Beck, Cindy Cleghorn, Bill Skiles, Elaine Brown, Lloyd Hitt, Dean Sherer, Karen Zimmerman, Olina Lowe, Chaz. van Aalst, Nina Royal, William Malouf (alt), Arsen Karamians (alt). Absent: Mark Seigel(alt) and David Long (alt), Introduction of CD2 staff: Daniel Brumer.
2. **Public Comments of non agenda items:**
  - Neighborhood Watch meetings are held on the 3<sup>rd</sup> Tuesday of every month at 6:30 p.m. at North Valley City Hall. LAPD will be focusing on Identity Theft at the March 15 presentation.
  - Tomi is participating in a fundraising walk for the March of Dimes for premature babies. Contact her if you are interested in supporting this important fundraising event.
3. **LUC Chair & Committee member comments:**
  - a. Cindy Cleghorn announced the new City Planning Neighborhood Liaison contact is Claudia Rodriguez.
  - b. Tomi reminded stakeholders of the new Open Aire Farmers Market at 8263 Foothill Blvd. in Sunland by Century 21 on Sundays.
4. **CITYWIDE ISSUES Discussion** Cindy Cleghorn briefly spoke about the following:
  - a. Hillside Ordinance – Status on new regulations. CF-10-1001 at City Council 3-4-11, item 7.
  - b. Citywide Development Reform – Submit comments online at <http://www.surveymk.com/s/DevelopmentReform>
  - c. Multiple Approvals Procedural Revisions – Staff hearing Wed. March 23
  - d. Modified Parking Requirement (MPR) – Staff hearing March 30, 2011
  - e. Code Amendment for Bicycle Parking – Staff hearing March 30, 2011
  - f. Proposed Shopping Cart Ordinance - Staff hearing March 31, 2011
  - g. ACE Program City Attorney Report – penalty fees for “after the fact” permits.
  - h. Citywide Sidewalk ordinance – property owners will be responsible for fixing broken sidewalks in front of their properties.  
For info on any of these issues, go to: <http://plancheckncla.com/in-the-news/>)
5. **Foothill Blvd. Corridor Specific Plan sites:**

**New business:** Two new businesses have emerged on Foothill Boulevard: a Psychic/Tarot at McClemon and Foothill and a new automotive paint retail store business by Jardine and Foothill.
6. **Cell Phone Tower Co-Location: 6240 and 6280 Foothill Blvd., Tujunga** – The LUC did receive the early notice about a co-location proposal at this site but no presentation or action was taken by the LUC. Tujunga PVT Neighbors have filed an appeal. The site would be on an existing cell phone tower in MA 4 of the Foothill Blvd. Corridor Specific Plan. The zoning Administrator approved this project for three, new antennas and three, new microwave dishes at a height not to exceed 87 feet on an existing 105 foot, 6-inch monopole in conjunction with previously approved and existing telecommunications facilities and Categorical Exemption. Case No. ZA-1995-0605-CUZ-PA2-1A. The appeal hearing will be held before the North Valley Area Planning Commission on March 17, 2011 at 4:30 p.m.
7. **Low Income/Affordable Housing: 10046-56 Samoa, Tujunga** – Ali Milare of Milare Housing Development addressed LUC’s issues regarding a 4-story, 64 Unit SB1818 (Bonus Density) Apartment Development on Samoa Ave. in Tujunga. Milare said the affordable housing will be financed by bonds issued by the L.A. Housing Department, not through grants as previously announced. The tenants who

qualify for this apartment complex would be those who earn between \$27,000 and \$57,000. They are applying for bonus density at this site because it is considered affordable housing.

Alva Grant, Executive Director of Housing Alternative Inc., a 501C3 corporation, said her group supports this project as there are so many people who fall in this income range who need homes.

The architect for the project said there will be more than 17,000 square feet of landscaping with a playground, a community room, and a gym. They are also planning for a two-story, underground parking facility and open space between the buildings.

The LUC and stakeholders asked questions of the project proposer. Questions related to the aesthetics, traffic, location, infrastructure, public safety, purpose and income requirements or tenants.

Mr. Milare said they have not approached the City yet so everything is still in the early planning stages but he projected that they would be ready to break ground by July or August of this year, if they get their funding and approval for the project. He said he was not previously aware of the processes or various requirements that need to be met for his proposed project.

Regarding a high crime rate for that street, he said they would perform background checks on all occupants and if necessary, they would implement security. He said it would not be possible to convert this to a Seniors complex due to the crime previously mentioned. The rental rate for his complex would be set by what HUD dictates based on the income ranges. But according to their market study on rental rates, they would be renting a one bedroom apartment for \$776.00 and up to \$1,440 for four bedrooms. Regarding a question about reducing the number of units, he said current zoning (R3) allows for 54 units per acre and they would be able to add 19 additional units with the bonus density, however, they have chosen to stop at 64. One of the units will belong to the resident manager (so there are actually 63 rentals). It would not be possible to reduce the number of apartments proposed as it would not be feasible given their financing arrangements. They are considering providing 128 – 140 parking spaces for residents and visitors. Another meeting will be held, down the line, when the developer can return with more information.

**8. Mini Pitch Soccer Field: 10178 Tujunga Canyon Blvd., Tujunga** – Vahe Vartanian addressed the LUC on his proposed Mini Pitch Indoor Soccer/Flag Football Arena. The City has halted construction. He said it would be an indoor style soccer field played outdoors with 10 foot walls around it and a net over the top. Initially, he was planning for 7 – 10 parking spaces with no seating, just standing room for spectators. He said different leagues would be using it at night and on weekends. He was also planning to add Porta-Potties on the site.

The LUC discussed this project and asked questions of the proposer relating to lighting, noise, drainage, Porta-potties, aesthetics, seating, the height and materials being used for the surface and fencing, parking and other areas of concern. Tomi reported how she and two other board members had asked the proposer to stop work after the City Planning department erroneously issued a use of land only permit for this project. After more discussion, Mr. Vartanian said he had not shared all the information on his project with City Planning when the permit was issued, but was interested in knowing what he had to do to go forward now. Cindy and other LUC members told him that his soccer field was declared a “project” and would require a lengthy process of meeting different criteria for approval. LUC at their last meeting prepared a Position Paper regarding 10178 Tujunga Canyon Blvd., Tujunga, voting to recommend that STNC approve. The board discussed language changes to the Position Paper, recommended by Elaine and Chaz. The paper was then sent to STNC for its approval, and then forward to City Planning.

**8. EARLY NOTIFICATION / APPLICATIONS FILED AT CITY PLANNING:** Cindy told the committee that the recycling center at 6737 Foothill (Chevron Station) has filed an application at City Planning for a recycling center on Foothill Blvd. using approximately 522 sq. ft of space.

**9. T-Mobile Above Ground Facility Installation: 8118 Graystone:** Ryan Shields, Synergy Development, consultants for T-Mobile, talked about the proposed site for a new cell phone tower at Mather/Graystone in a residentially-zoned area. He said they could, alternately, consider other sites for their tower at the NW corner of Oro Vista at Big Tujunga Canyon, by Al Reads restaurant on Mt. Gleason, or in another location in Sunland.

A stakeholder, stated that this location on Graystone would be right outside of her son's window. She has already provided CD2 and the STNC signed neighbor opposition to an AGF in this area. LUC discussed the options presented by Ryan Shields and asked Ryan to check other sites for "light pole" installation only at LeBerthon and Whitegate (this is near Mt. Gleason Middle School), Mt. Gleason and Wentworth, Wentworth and Woodward, Wentworth and Hillrose, Oro Vista and Grove. Note: Suggested that T-Mobile look at sites only with existing light poles.

Ryan asked that any idea would be welcomed. Please email: Lynn George and list the project as "SB12055 for T-Mobile" at: [lgeorge@synergy.cc](mailto:lgeorge@synergy.cc) with ideas for suitable locations for cell towers in the area. He asked if submissions could be made soon so he could prepare an alternate proposal. At the end of the meeting, he said they will mainly use existing light poles in residential areas as well as other existing cell tower sites in the Foothill Boulevard corridor. Stakeholders and LUC committee members indicated that existing light pole installation (based on sample design shown at the meeting) are far better than the DWP pole installations. Cindy asked if the installation would be the same type as Las Lunitas and Summitrose which includes an underground vault 20 ft. x 30 ft., a cooling vent in the sidewalk, 80 ft. increase in height for the pole, a sidewalk box and that the installation would take 2-1/2 months to complete. Mr. Shields said that it would be the same type of installation.

**10. DISCUSSION / ACTION: Oro Vista Park proposal/safety improvements on Oro Vista/Big Tujunga Canyon Roads.** Cancelled.

**11. NC Case Tracking Subscription: (van Aalst/Brown) moved to recommend STNC board approve \$100 per month for six months for the Neighborhood Council Case Tracking subscription. The motion was tabled for further discussion.**

**12. PUBLIC COMMENTS** – non agenda items: None.

**13. Approval of minutes: The minutes were approved as presented.**

**14. Final comments & future agenda item requests from the committee – None.**

**15. Adjourn.** – The meeting was adjourned at 10:07 p.m.

-Minutes by Pat Kramer, Kelly Services-