

LAND USE COMMITTEE
Board Meeting Minutes
Monday, May 16, 2011
North Valley Neighborhood City Hall
7747 Foothill Blvd., Tujunga, CA 91042

1. **Meeting Called to Order** at 7:10 p.m. by LUC Chair Tomi-Lyn Bowling. LUC members present: Tomi Lyn Bowling, Cindy Cleghorn, Karen Zimmerman, Lloyd Hitt, Bill Skiles, Elaine Brown, Nina Royal, David Long (alt), Arsen Karamians, Olina Lowe, Dean Sherer. Absent: Debby Beck, Mark Seigel, Chaz vanAlst.

2. **Presentation: SB 1818 and Affordable Housing – A Tale of Two Cities** by Dean Sherer, LUC Committee member. Dean talked about how the property at 10046 N. Samoa had previously been approved for 24 for-sale condos but now has a proposal that includes in addition the next door lot at 10056 Samoa. He then compared the Samoa Avenue proposed project under SB 1818 to a similar SB1818 project in Newhall. Both were proposing 62 units but the density for the Tujunga project was much higher (3 x the density of the Newhall proposed project) because it was for a lot size of 43,541 square feet or just under one-acre lot, as opposed to 133,293 square feet in Newhall (3-acre lot). He also showed that the Tujunga project's community center/common open space would be 6,000 square feet while the Newhall's community center/common open space would be 17,000 square feet.
 - a. Dean reviewed how the density bonus works under SB1818 and how the developer in Tujunga is asking for several density bonuses and several development standards concessions, whereas the Newhall developer is only asking for one development standards concession (building height).
 - b. He noted that LUC has gone on record as being opposed to the currently proposed project on Samoa and yet, it has moved forward anyway with Councilman Krekorian support and the City Council approving TEFRA Federal funding access. He stated that the STNC's Community Impact Statement (CIS) identifies the issues that are causing the LUC to oppose this project. Since formal entitlement applications have yet to be filed with the City by the Samoa applicants, Dean said there is still time to make one's voice heard.

3. **Introductions:** CD 2's Mary Benson and Karo Torossian. Karo informed the LUC that Councilmember Krekorian is supporting Prop O funding to purchase the Verdugo Hills Golf Course for use by the Dept of Sanitation for a Groundwater Recharge Station. The Citizens Oversight Advisory Committee will hear this issue on Wednesday at their meeting. If approved, the golf course land would be converted into streams and ponds to catch rainwater.

4. **LUC Chair and Committee member Updates:** Tomi announced that Fresh & Easy has accepted the offer to lease the former Ralphs on Foothill next to PetSmart. Cindy said that Fresh & Easy reps may be presenting their plans for the site as early as the June 6 LUC meeting. Cindy talked about ongoing problems with an auto repair business and auto body shop that have opened at 6477 Foothill Boulevard in Tujunga. The businesses have not pulled permits from Building and Safety prior to opening. They have already been cited with a number of code violations. Under the AIM (Auto Inspection Monitoring) Program, the business now needs to go through the necessary processes including obtaining permits, paying fees for not doing so and will be monitored. There was discussion that this business does not comply with the Foothill Boulevard Specific Corridor Plan. Several neighbors are in opposition to this site and are continuing to communicate with the City to close down the auto related businesses. STNC supports the neighbor opposition.

5. **Update: Appeal filed by STA:** Abby Diamond, Sect/cofounder of STA said they have filed an appeal against the Chevron Station Recycling Center at 6737 Foothill Boulevard. City Planning granted the appeal, in part, asking the owner to do an onsite circulation plan. Abby and Dean met with the owner, who was agreeable meet. There is a hearing continuance until June 2 to discuss an alternative layout for design and landscaping in accordance with the Specific Plan and repositioning the recycling center.

6. **Neighbor Update:** Two neighbors on Sister Elsie Drive spoke about the ramifications to the street if the proposed project goes forward at 6342 Sister Elsie Drive. This includes ecological impact to the whole area, increased run-off and the setting of a negative precedent.

7. **Public Comment:**
Marlene Rader of FTDNC announced a victory against the Lopez Canyon truck driving school project that had previously won approval from City Planning.

Elaine Brown updated the LUC on the Commerce Ave. paving schedule set for June which will complete the Commerce Ave. Improvement project. Meanwhile, FX's "Sons of Anarchy" TV show begins filming again in June.

8. **Support for Draft Memorandum to Councilmember Krekorian:**
 - Dean talked about the need for key revisions to the Foothill Blvd. Corridor Specific Plan which was adopted by ordinance 16 years ago.
 - He said the specific plan, as it is now, is not serving the community and advised that this is the beginning of what will be a major effort by

community groups to promote amendments to the Foothill Corridor Specific Plan.

- He reviewed a number of development applications that had been approved by the City but that did not comply with the Foothill Blvd Corridor Specific Plan.
- He then suggested amendments to the following areas of the specific plan: Amend land uses and definitions; expand and modify major activity and target areas; clarify specific plan objectives; remove inconsistencies; modify major activity and target areas; improve the design guidelines and standards manual; and add new specific plan sections: "implementation" and "infrastructure" sections; and add a "business development" section.
- Dean says the memorandum asks that Councilmember Krekorian direct the Planning Department to put together an RFP for a consultant to take on this project. It would be community-driven and would involve public outreach component.
- There was discussion on the pros and cons of amending the Specific Plan. Everyone is asked to review the draft and be prepared to vote at the next meeting.

9. **Meeting Adjourned:** 9:25 p.m.

-Minutes by Pat Kramer, Kelly Services-