

**Design Advisory Committee
Sunland Tujunga Neighborhood Council
Minutes
May 10, 2004
Municipal Building, 7 pm**

In attendance DAC members: John LaRocca, Debby Beck, Richard Pozzo, Lloyd Hitt, Cindy Cleghorn, Tomi Lynn Bowling, Penny Blackwell, Roberta Actor-Thomas and Mark Seigel. Others present: Dale Thrush, Rosalind Stewart, Maricela Gomez and Pat Davenport of Councilmember Wendy Greuel's. Stakeholders: John Woodard, Marcie Rubin, Betty Milius, Ginny Buonauro, Elaine Brown, Gene & Sherry Smith, Mary Ellen Eutgnoth, Don & Kristin Freed, Paul Ertel, Shelly Albert, Robin Meares, Samuel Cho, Jun Park, Dwight Steinert, Varoozh Saroian, Mario Rorsin Ramirez, Julia Brown, Pati Potter, Allen Petrinka, Anders Troedsson, Tanya Knight, Jerry Hovsepian. Over 38 people

Meeting came to order at 7:06 pm and was chaired by John LaRocca with a full room of over 38 people in attendance.

Council Office Presentations (CD2)

Dale Thrush, Planning Deputy

Follow up to last month's meeting regarding large houses being built on small lots. Suggests a change in rules so house can be built on substandard lots. Suggested 60% FAR. Added 2 more criteria: Articulation of no less than 15 ft. and maximum of 2 stories rather than height restriction and that the street face of the building have at least two (2) planes, meaning the garage door and/or 2nd story would be set back at least 15 feet from the front plane of the main part of the building (for visual interest/articulation)..Also, suggests looking at several locations: Las Lunitas and Hillrose awful; McGroarty and Scoville very nice. Also mentioned development at McVine, Nassau, and Tujunga Cyn. Blvd.

Rosalind Stewart, Field Deputy

Provides Goldhill report and letter on revitalization of Commerce and results of survey. Next step workshop with existing owners on Commerce. Would like community input on use of \$135,000. Looking for funds additional improvements for projects with some restrictions because it is community redevelopment money. Committee selected Lloyd Hitt to be liaison.

Maricela Gomez, Field Deputy

Reported re: FBCSP and lack of enforcement. Intern has been hired to survey. Since this was not on agenda it was deferred to another meeting.

Project Presentations

10154 and 10158 Hillhaven Varoush

Proposed 10-unit, 3-story townhouse style apartment complex with subterranean parking. Will later convert to condominiums. Price range not given. Debby Beck suggested use of earthtones. **Motion** to support if to code and conforming to FBCSP. *Motion passed.*

10240 Commerce Avenue Eddie Martinez for WF Construction

Apartment complex with 20 stories, 2 stories over parking below. Open courtyard in center. Rents not disclosed. Many suggestions made regarding appearance: concern over prominence of parking garage and entrance on street and combination of styles on facade of building. Presenter was advised by Dale Thrush to liaise with John LaRocca, Debby Beck, and Roberta Actor-Thomas to revise design and return at future DAC meeting. Letter will be drafted to that effect.

Commerce and Foothill (Ford property) - Dwight Steiner of Planning Associates and Samuel Cho, architect

Proposing 36,000 sq. ft. retail, 15 units, outdoor dining, internal parking, streets widened (dedication required). Need height exception to specific plan. Many comments from members and public, notably Shelly Albert, to effect that proposal had Ventura Blvd or generic appearance which did not fit with our community and that there might not be adequate congregating areas for it to qualify as a town center as described by developer. Dale Thrush pointed out importance of property

to community and suggested builder work with community to modify style. John LaRocca expressed concern about access for delivery trucks. **Motion** to have developer meet with DAC teams to ensure project meets community requirements. ***Motion passed unanimously.***

6819 St. Esteban Donald Freed

Unplanned presentation regarding subdivision possibly for family compound. Brief information was presented. Referred to later agenda.

Minutes of April 12th, 2004 meeting were approved as presented.

Correspondence

Cindy Cleghorn distributed copies of correspondence, in this case an undated, unsigned letter from the Merchant's Association. The letter inquired why the DAC was attempting to interpret 70% retail. A response letter from the DAC will be sent.

Sub-Committee & Working Team Reports

The RLUC committee and various teams reported on accomplishments during past month.

RLUC: Mark Seigel gave a brief report of the committee's meetings and efforts at gathering facts. LaRocca suggested community consensus needed quickly. Discussion with Mark Seigel on broadening scope of committee. Penny Blackwell on need for more answers for community and that we need a chart or list of items to communicate to stakeholders. Nina Royal on need for public services. Cindy Cleghorn on enforcement of the existing Community Plan. Ken McAlpine on need to document specific statements by developer and others before using as facts.

CLUC: Richard Pozzo gave a brief report on pending projects. Roberta Actor-Thomas to resend Project Info form to Cindy Cleghorn.

Style Guide team: Brochure underway, Pozzo emphasized need to complete it.

Residential Conformity: Roberta Actor-Thomas provided models showing difference in density between 40% and 60% FAR and advocated consideration of 40% with some provisions for substandard lots.

Foothill Plan Outreach: Tomi Lyn Bowling deferred to Pat Davenport regarding item handing out fliers to owners of properties along Commerce and Foothill and collecting information. This effort is similar to previous work started by Ms. Bowling that has been on hold due to STNC Budget approval. They will discuss if their efforts overlap and report next meeting.

Foothill/Commerce Corridor Plan Amendment team: Discussion of whether amendment is needed with members taking a variety of positions on what it means and whether it's ambivalent. Ken McAlpine pointed out that if it were entirely clear, the discussion would not be occurring.

Grant Resources Team, Community Alliance, Education, and City Council Liaison did not present.

SuperTeam - Taking from Rosalind Stewart's presentation earlier a team of members and stakeholders interested in the Commerce Revitalization was suggested. This team will meet before the June meeting to discuss next steps and finalize the list of volunteers. Interested members include: Lloyd Hitt, Penny Blackwell, Jerry Hovsepian, Cindy Cleghorn and Debby Beck. Lloyd Hitt agreed to chair this effort.

As the meeting was well into overtime John LaRocca quickly set goals for month and the rest of year, basically completing projects now in progress, and for the SuperTeam to make use of the City's possible funding for something to benefit community, other than a study.

The meeting adjourned at 10:20 pm. Next meeting to be held June 7, 2004 at 7:00 pm at the Municipal Building.

Minutes taken by Tomi Lynn-Bowling with completion by Roberta Actor-Thomas