

Design Advisory Committee
Minutes of October 11, 2004 - 7 PM
S-T Municipal Bldg.

Meeting called to order by Chairman John LaRocca at 7:10 PM. DAC members in attendance: John La Rocca (chairman), Richard Pozzo (Vice Chair), Tomi Lyn Bowling, Recording Secty, Cindy Cleghorn, Debby Beck, Penny Blackwell, Mark Seigel, Ed Rock, Roberta Actor-Thomas. Alternate DAC Members present Barbara Higgins. Dale Thrush (CD2 Planning Deputy). Self-introductions of approximately 20 in the audience. Committee members absent: Robin Meares, Lloyd Hitt, and alternate Jerry Hovsepian and alternates Shelly Albert, Julianne Maurseth. Also in attendance: Nina Royal STNC Treasurer.

Councilmember Wendy Greuel's Office:

Dale Thrush reported provided some updates: (1) KMart: their office met with KMart representatives and their intent is to put in a Home Depot but doing so will require two zone changes. Dale advised them that we (the community) want a department store and/or movie theatres. (2) Verdugo Hills Golf Course: their office met with the developer and advised them about slope density. Their original intent was for 400 homes. Heard it is being reworked. Zoning is now LARAA with an overlay re: density. (3) Canyon Hills: RLUC contacted by Wendy Greuel with a letter and RLUC has addressed questions of Wendy. The project needs major entitlements: 1. Zone Change; 2. Amendment to Community Plan; 3. Major Subdivision Amendment.

Q&A for Dale: KMart/Home Depot site: What kind of Zone change is needed? "P" Zone needs to be changed. "Q" condition says they can only build on approved building plan. What are our chances of opposing changes and being successful? Dale thinks "very good". Anything positive being brought to the table by Home Depot? No, not so far. Didn't say "no" to anything. Verdugo Hills Golf Course: 1) All houses; 2) Preserve some Golf Course; 3) Higher (apartment density) density - keep golf course.

Project Presentations

6501 Foothill Blvd. - Saryan briefed the committee on his request to resubmit a car wash project. Chairman John LaRocca noted a non-appealable decline from the City of Los Angeles and recommends he present an alternate plan. Perhaps office/retail with parking in the rear and subterranean. Advised to develop plans and return to the DAC. Plans should include documentation that the neighbors in the area have been contacted about his plans.

8330 McGroarty - Mr. Lamishaw gave an overview of the project. Majority of the land will be dedicated as open space in perpetuity. Will maintain equine trails, etc. A water management plan including catch basin and debris basin for flood control. 17 single family lots. Putting in a private street. Preserve 85-90% of the oak trees. Houses will be reasonable square footage for the lot size, in the 35% range (FAR is 40%). FAR greater than current planned. Nina asked to liaise with developer regarding the IRP and recapture of gray water. Asked if he's contacted an arborist regarding the Oak Trees? Yes, they have. Can people put lawns under Okas? Big issue. Much concern about the Oaks vs. lawns. There will be a homeowners association where CC&Rs can protect the Oaks. One lady stated emphatically that no written condition to the new owner stating the requirements to protect the Oak Trees will result in her and her neighbors fighting this project. DAC should request a full review of CC&Rs to ensure this is fully covered. Question about additional vehicles and effect on Oaks? No. Question about water run off/drainage/flooding. Question about traffic - lets out into Eldora. What kind of improvements are being made on Eldora? Eldora is a very narrow street. Site Plan, Building Desing, Landscape Design and Oak Tree protection are the areas Dale Thrush would like to see developer work with the DAC. Will return in December with updates.

Minutes of August 30 meeting approved as presented.

Updates

RLUC - time to finish meetings, wrap up. STNC to schedule special meeting for RLUC report for approximately 2-3 hours. Format provided. Julianne has written a proposed motion to be brought before the STNC this Wednesday. December is cut off, this allows a vote by STNC in November. Several hearings still to come. RLUC has not approved this proposed motion. RLUC members present are asked to advise DAC what to do with proposed motion? RLUC recommends DAC request the motion be tabled pending the special meeting.

Announcements:

November 3 is next agenda meeting and possible time for RLUC presentation. DAC members are invited to attend the next RLUC meeting on Oct. 18. Then set up special meeting for STNC & DAC to be briefed by RLUC to fully make an educated decision about it. Have motions ready to go on the Nov. 3 meeting.

No Working Team Reports given.

Meeting adjourned at 9:45 PM.

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary