

Minutes of the
Design Advisory Committee – Special Meeting
Sunland-Tujunga Neighborhood Council
November 9, 2004 – 7:00 p.m.

Meeting called to order at by John LaRocca, DAC Chairman. In attendance: Lloyd Hitt, Richard Pozzo, Roberta Actor-Thomas, Cindy Cleghorn, Debby Beck, Jerry Hovsepien, Robin Meares, Penny Blackwell, Mark Seigel. Also Nina Royal. Also in attendance: Dale Thrush, CD2.

Tomasin – 2 support. Needs this type of sales. Not design issue. Is beyond us.

8316-8330 Foothill Blvd. – Sunland Medical Center. Slightly out of Target Area 1 of FBCSP. Bank building is separate owner. Signage will be within specific plan guidelines. Use is allowed within the zoning and FBCSP. Tenants will be physicians who are Glendale Adventist Medical Center partners. Currently have a site at 801 Chevy Chase (x-Windsor). They are proposing a mixed use. Recommend they pursue contacting owner of bank building as it should not be left out of this project due to parking.

Dale Thrush commented that there are no changes known regarding Kmart, Golf Course. FAR staff meeting with planning staff preparing for the commission so this can become an ordinance.

11300 – 60 Oro Vista – presented by Arthur Aslanian – Big Tujunga Cyn and Oro Vista. Pineview Homes. Proposal for 2700-3000 sq. ft. plus garage at 400 sq. ft. Is RA zone now. Zone Change proposed. No general plan amendment. Tract Map subdivision. Hearing will be Jan. or Feb. Lot sizes will be 5,000-7,000 sq. ft. Park is nearby. Church is adjacent. People on Ellenbogen won't support due to cut through. Under FAR would be 2,4000 maximum size homes, including garage. Plan to build all homes and will build custom homes. Maybe 2 models. Currently property is three separate lots. Grading: property is flat, no oak trees. Will import grading, infill. Some trees (Pine). Will hold a separate design meeting. Roberta's comments: Meet with Dale and team (John LaRocca, Roberta, Debby, Robin). They intend to break ground start June or July 2005. Timeline is 1 year. Other projects in San Fernando Valley, Studio City (11115 Agua Vista Street) all single family homes. Also Mulholland, Panorama City, 9144 Burnett St. Condo.

_____ Foothill (across from McDonalds). Presented by Dr. Saryan – 10,000 sq. ft total (5,000 ground floor, 5,000 second floor). 47 parking spaces including tandem parking (38 not tandem). Medical considered. Neighbor concerns for traffic issues. Easement no use of other property. Asked if met with all neighbors = yes. Units can be made smaller, potential for subdividing. Will have an elevator. Recommend work with style guide team, move forward with plans. Neighbor concerns related to traffic.

Robin commented on need to form a non-profit outside STNC for community improvement projects and community development. It is common that NCs can't get money, don't know where to go for the money. Idea that NCs compete for grants she gets.

Suggestion that we have a recap for the year. Motion that we are the founding DAC members since certification as an NC.

WGT Reports – Richard SAC meeting. We need to figure out what we want this project to look like. Need input from 2020. Need zoning restrictions C2, C1 etc. Completed staff work. What, why, how much.

Style Guide – no report.

Public Comments:

Peppy's Pet Shop – what's happening? Re: Medical office – what about parking and zone changes? Pineview – suggest half size they are proposing. They've never done residential. No left turn sign. Collector Street. Cost \$10,000 to reassess houses.

Nov. 18, 2004 is Ford property hearing.

Re: Canyon Hills – Coordinate with RLUC and present to DAC first. Show facts. Distill report. 1st forum, report facts and figures, 2nd forum – open meeting, open for opinions. Don't come with problem. Come with answer.

Meeting adjourned.

Notes written by Cindy Cleghorn