

**Design Advisory Committee**  
**Sunland Tujunga Neighborhood Council**  
**Minutes**  
**July 12, 2004**  
**Municipal Building, 7 PM**

Meeting called to order at 7:08 PM by Chairman John LaRocca.

Roll Call: DAC Members Ed Rock, Richard Pozzo, Lloyd Hitt, Penny Blackwell, Cindy Cleghorn, Mark Seigel, Tomi Lyn Bowling (Recording Secretary), Roberta Actor-Thomas, Debby Beck and Jerry Hovsepian (alternate). Robin Meares and Julianne Maurseth, STNC board members and Barbara Higgins, stakeholder. There were approximately 30 people in the audience.

Open Forum: Cindy Cleghorn announced the interest of a Drug Rehab business being located at 7918 Foothill Blvd., formerly Jim's Party Shop. This property is currently for lease. No other details about this at this time. Presenters for agenda item #3. d. (8330 McGroarty) for proposal of 16 homes was cancelled by JPL Zoning Services just prior to tonight's meeting. Most attendees in the room tonight were present specifically for this and/or the Oro Vista presentation. Pat Davenport reported that the site has previously been approved for 16 lots. Several neighbors present said that that approval was previously denied.. We will need to wait for the developer to present at the DAC at a future meeting to confirm facts regarding this proposed development.

Presentations: Jerry Kasabyam, RE: 10118 Fernglen. 6 unit townhomes proposed. Currently getting sign-offs from city departments. There will be 6 detached 3+3 townhomes totalling 11,000 square feet (approximately). Has not had subdivision hearing. Questions regarding a grassy area in the back was discussed. They will be tearing down an old stone house. Suggested replacement of cultured stone with use of existing stones from the tear down house. Current zone is RD1.5. Developer agreed to consider use of existing stones instead of cultured stone. Due to the already congested area, DAC recommended developer hold meeting with the neighbors regarding this proposed development in their area. MOTION: That developer have meeting with local neighbors with two attendees (minimum) from the DAC, at the Municipal building. Developer to notify neighbors within 500 feet. Meeting time frame before next DAC meeting. MOTION PASSED UNANIMOUSLY

Jerome Buckmelter RE: 7546-48 McGroarty Terrace (adjacent to McGroarty Park and McGroarty Arts Center). Currently there are 2 houses on one lot which is 20,000 sq. ft. Owner wants to permanently separate so there will be two parcels at 10,000 sq. ft. each. He wants to record a map variance to allow smaller lot (current zoning requires lots to be at 15,000 sq. ft each). MOTION: To send letter to STNC recommending that we not support this project. Motion seconded. Motion amended to include "at this time". Discussion: Owner has the opportunity to return to the DAC. Several DAC members expressed concerned regarding the large homes being built on small lots. Owner asked what it would take to get our approval? The interim FAR ordinance that is being voted on tonight and at the upcoming STNC meeting would help this group feel more comfortable and that he include conditions within the deed so that the oversize home building won't occur on these lots. MOTION CARRIED AS AMENDED.

Presentation regarding Pinewood apartment. No show again. MOTION to send letter to the STNC noting that this developer has not shown up twice. STNC strongly recommends that the units be removed as they were illegally built in the first place. Owners/Developers should be required to build according to existing code. This street is already extremely congested with parking. MOTION CARRIED UNANIMOUSLY. Roberta Actor Thomas to attend July 30 hearing on this project.

**Minutes** of June 7 DAC meeting.: Approved as corrected. Penny Blackwell was not present at the June meeting., Debby Beck's name was misspelled.  
Minutes of June 16. Minutes approved as corrected. Robin Meares and Richard Pozzo were present. Discussed Kmart issue. Other spelling corrections.

**Councilmember Wendy Greuel's office.** Kristin Asadourian, reported that the surplus land is not surplus so there is no need to take any action. Julianne Maurseth asked for written assurance that the land is designated as open space by the Council office or other City entity. MOTION: Send letter to Wendy Greuel asking for written confirmation that it is designated as open space. MOTION PASSED UNANIMOUSLY

**RLUC Committee:** Mark Seigel gave a brief report of the committee's work to create a chart of pros, cons, concerns and action items regarding the proposed Canyon Hills/Whitebird development of 280 homes along the 210 Fwy at La Tuna Cyn. The committee continues to meet every two weeks with the developer or the developer's representatives present as well as many neighbors throughout the community.

### **Working Team Reports:**

**Style Guide Team** – Roberta Actor Thomas – is on hold.

**Infill-FAR** – Roberta Actor Thomas briefed. May need to expand to beyond R1 issues

**FBCSP Amendment Team** – Lloyd Hitt – Wendy Greuel and Dale Thrush do not want to open the plan up at this time. Mailing to FBCSP

FBCSP Mailing to businesses and property owners. Money needed to get the mailing out.

A budget figure exists for the DAC and can use that to get this mailing out. Cindy will move forward with this. Tomi Lyn provided the list. Reports from the following teams:

**Art & Beautification Team** – Debby Beck Grant & Fundraising Tcommunity Alliance Team – Cindy Cleghorn is working on a meeting with various groups within Sunland – Tujung.

**Education Team** – Julianne Maurseth. City Council Liaison – Ed Rock letter read by Cindy Cleghorn regarding set up of meetings and needs for the meetings. STNC office phone number is 951-7411, FAX 951-7412, located in the Municipal Building.

**Other Developments:** St. Estaban Project bypassed the DAC – this is a property owner on St. Estaban who is interested in building more homes (much like a compound on the property he owns) to be subdivided.

**Oro Vista 30-home proposal** – no follow-up from Marti Marshall yet.

### **New Business**

**Motion:** The DAC recommends that the STNC adopt the Sunland Tujung FAR (Floor Area Ratio) Proposal dated June 27, 2004 and forward a copy to Councilmember Wendy Greuel. MOTION PASSED UNANIMOUSLY

**Motion:** THAT the DAC recommends the STNC take a position that the City keep the surplus property and send a letter to Wendy Greuel.

MOTION PASSED UNANIMOUSLY

**Motion:** THAT DAC Policy #1 be adopted as the procedures to follow as a DAC, Alternate or Working Group Member. Policy not presented tonight.

This motion will be brought before the committee at a later time.

**Motion:** The DAC recommends the STNC approve the following DAC members:

Robin Meares replacing DAC Committee member Gary Tanner

Julianne Maurseth replacing Alternate #2 Gary Laufer

Barbara Higgins replacing Alternate #4 Kim Hopkins

MOTION PASSED UNANIMOUSLY

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary  
Meeting adjourned at 9:30 PM