

**Design Advisory Committee of the  
Sunland Tujunga Neighborhood Council  
Minutes of May 16, 2005 - 6 PM  
held at North Valley City Hall  
7747 Foothill Blvd., Tujunga**

Meeting called to order by Chairman John La Rocca at 6:12 PM. DAC members in attendance: John La Rocca, Chairman; Tomi Lyn Bowling, Recording Secretary; Don Breeding; Deborah Ray; Debby Beck, Julianne Maurseth; Cindy Cleghorn, Roberta Actor-Thomas; Penny Blackwell. Dale Thrush, Planning Deputy for CD2; Anita Cerna and Dick Platkin from City Planning. Approximately 30 people in the audience.

A. Discussion/Action: Standard Operating Procedures for the DAC.

1. Procedure regarding advance meetings with proposed developers - Discussion about standard operating procedures and how to adopt them for times when smaller, informal meetings are efficient. Robin Meares read from the Brown Act stating that it does not violate Brown Act to have informal meetings. Also, this issue is being covered by STNC in a special meeting to be held Thursday, May 19, 2005. Several DAC members expressed views on this issue. Some do not want to wait for the STNC board outcome and others prefer to wait. Dale Thrush explained how CD2 meets with developers and why Dale does not feel there should be restrictions on these types of informal meetings. Due to the discussions continuing longer than expected, Cindy Cleghorn pointed out that we have a full agenda and should move on with other items. After a few more comments from the committee and Dale Thrush, Tomi Lyn Bowling moved to table discussion on this agenda item until next meeting. Motion carried, unanimously.

2. Selection of Debby Beck as DAC Vice Chairman

John LaRocca announced selection of Debby Beck as DAC Vice Chair effective today.

3. Team Leader Updates

IRP - (Nina Royal) Rogue River run went very well.

Verdugo Hills Golf Course (Robin Meares) Meeting is tentatively set up for June 7 at the NVNCH. It will combine the DAC and a community meeting for this presentation. Flyer is being prepared. Uncertain if developer will be in attendance or participate. Motion: (Debby Beck) that the Verdugo Hills Golf Course meeting tentatively scheduled for June 7th at the North Valley Neighborhood City Hall be called a DAC meeting with an agenda posted and promoted as such. Motion carried unanimously.

Education (Deborah Ray) - Dedication of 145 acres creating 500 acres of continuous open space in the Verdugo Mountains. Many thanks to Wendy Greuel and the owners of the property for working toward this result. Deby talked about a tour of Sunland Tujunga she has taken focusing on residential properties and the concern that many are being targeted for development, one by one which will not likely give the DAC an opportunity to comment on the architectural design features. She will continue to do some research on this subject and report at future meetings.

Airlie Drive Team - (Barbara Howell) - She is gathering data in the Airlie Drive area regarding some larger parcels to determine if they've been sold.

Vision 2020 (Julianne Maurseth) - Currently organizing proposals for funds.

Style Guide - (Debby Beck) - Currently have an outline of subjects. Rough draft hopefully next meeting. Cindy asked if we can target completion in six weeks. Dick Platkin asked about style guide incorporation into Planning Department guidelines. Response positive but yet to be determined.

The following agenda items were postponed to June 6, 2005, DAC meeting:

- How DAC members interact with the community and the City
- DAC Goals and Objectives for 2005-2006
- Strategic Plan update coordination

### Budget

Cindy Cleghorn distributed copies of the proposed DAC budget to be presented to the STNC at their next Budget Committee meeting. Cindy requests feedback from the DAC.

6:55 PM - Adjourn DAC Business. 5 minute break.

7:00 PM - Presentations portion of the DAC meeting was called to order.

### CD2 Comments

Dale Thrush briefed the committee on the status of the Floor Area Ration (FAR) interim control ordinance. It is still with the City Attorney. No prediction when it will be out and move on to City Council.

8250 Foothill Blvd. - StorQuest Self Storage site. Jack Fovell presented a new sign package including changes to the monument sign and addressed all concerns discussed at the May 2, 2005 meeting. Motion: (Tomi Lyn Bowling) That the DAC recommends approval of the signage proposal presented subject to the condition being added by planning to ensure future tenants conform to the same sign condition. Motion carried unanimously. Discussion regarding the awning color, though not part of this application. Owner also present and comments related to his desire to work with the community. An open house is planned in June in conjunction with the S-T Chamber of Commerce. All are invited.

8140 Foothill Blvd. - Old Peppy's Pet Shop. Presentation of this proposal returned with no changes to their original plans. Mr. Mukhtiar Kamboj also present with his architect. Suggestions for use of the property were made by the committee that included a bookstore, increase size of existing market at ARCO, expand gas pumps, Jamba Juice. Owner did not respond positively to those suggestions. Motion: That DAC send a letter stating it does not

approve of this project as presented at this time and does not want a self-serve style car wash on this site. Motion carried, unanimously.

8335-D Foothill Blvd. - Signage for Jewelry store. No Show

8235 -D Foothill Blvd. - Dwight Steinert (presenter) & Ray Parks (property owner) - (adjacent to Burger King). Currently this is a vacant site. A mini mall has been approved as shown in City approval documents (copy provided to the DAC and will be placed on file) prior to the DAC being in existence. Plans include three separate retail spaces to be built with desire to have Wells Fargo Bank as a tenant (not confirmed at this time). Existing parking will be sufficient for the development of the stores. Plans for height, articulation and perspective were shown. Motion: That DAC recommends approval of this project subject to liaison with Debby Beck regarding design guidelines and STV2020 regarding tenants. Motion carried unanimously.

10247-10249 Hillhaven - Harry Babakhanian. 8 unit apartment building - townhouse style. Update on architectural changes (color and material). Motion: DAC recommends approval of project as amended and supports developers' future efforts to convert to condominiums. Motion carried, as amended, unanimously.

10265 Tujunga Canyon Blvd - Rooben Babakhanian . Addition to an existing 9 unit apartment. Applicant: - Existing Building Description: 3 separate apartment buildings, each building has 3 units, each unit with 1 bedroom. Proposed Project: Add 1 bedroom to each existing apartment unit, for a total of 9 additional rooms. This project is already through plan check and are coming to the DAC as a courtesy and because it conforms to City Planning requirements. Motion (Cindy Cleghorn) that DAC recommends approval of this project as presented. Motion passed with one abstention.

7235 Foothill Boulevard - Adult Day Care Center (Foothill/Commerce area) - Description: Application for an attached covered patio (18' 8" x 21') and detached cover patio (31' 6" x 31' 7") approximately 9 feet high, at rear of existing adult day care. The project is located within Target Area Number 3 of the FBCSP. The applicant is missing elevation plan and color renderings. This project is to replace two previously removed covered patios as they had LADBS code violations. Discussion regarding parking problems at this site in the past and what has been done to correct those problems. DAC requests this applicant return with photographs of the existing area, drawings of what the covered patios will look like and any other photos showing adjacent alley, including building, materials board, paint swatches. DAC would appreciate the owner coming to meet with us as well. Motion carried, unanimous.

Minutes of May 2, 2005 approved as corrected.

Meeting adjourned at 9:10 PM

Minutes taken by Tomi Lyn Bowling, recording secretary