

**Design Advisory Committee of the
Sunland Tujunga Neighborhood Council
Minutes of August 22, 2005 - 6:40 PM
held at North Valley City Hall
7747 Foothill Blvd., Tujunga
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The meeting was called to order at 6:40 PM by Debby Beck, Acting DAC Chairman. Design Advisory Committee (DAC) members were self-introduced.

DAC Committee Members Present: Debby Beck, Acting Chair; Tomi Lyn Bowling, Recording Secretary; Cindy Cleghorn, Corresponding Secretary; Don Breeding; Deborah Ray; Penny Blackwell; Julianne Maurseth; Mark Seigel; Roberta Actor-Thomas; Lloyd Hitt; Anna Vidal (L.A. City Planning); Dale Thrush (Planning Deputy for CD2). There were also approximately 40 people in the audience.

Public Comments:

Michelle Sahfran spoke regarding the Tujunga Cyn Slides Team and slide area update - get a pipe so hillside does not continue to go down into street. Road has been being held up by sand bags for about ten years. Bids are being taken to handle that, finally. Airlie Drive Team - now newly owned. Wants to put in 47 houses in the last space between Tujunga and Angeles National Forest. Dale to brief further.

Elaine Brown re: 11104 Oro Vista. Planning Commission is recommending R1-1 instead of RS that both DAC and CD2 recommended. Should be RA. She attended the subdivision hearing appeal on Aug. 18 but the commission reps were not receptive at all to Elaine's appeal even though she did not receive notification of the hearing as she should have. The developer used the Interim Control Ordinance (ICO)/Floor Area Ration (FAR) as an argument. If they would follow the General Plan all new construction would need to be consistent. Elaine recommends DAC look into this. She believes the Interim Control Ordinance/FAR is harmful rather than helpful.

Dale's comments to Elaine: He didn't attend this hearing. Stated ICO is a positive thing as it protects projects on lots 8,000 sq. ft. and smaller.

Cindy Cleghorn reminded all about the Kiwanis Club Duck Splash to be held September 10 at Verdugo Park and to adopt a duck.

Comments from Dale Thrush, Planning Deputy CD2:

(1) Verdugo Hills Golf Course was sold. New owners are intent on doing what they are entitled to do, not preserving it as a golf course. Two proposals so far were residential RD3 or 300,000 sq. ft. retail center. Both rejected by community. Input from CD2 was to come and talk to the community for input from DAC and the community. September 19th is suggested by CD2 for that meeting. This property is currently zoned RA, A1 and a small portion Commercial. Amendments and variances will be necessary for any changes to the existing.

(2) Home Depot - met today with No Home Depot reps, CD2 and STNC Strategy Team for a very short meeting today. Home Depot says they are still pursuing building a Home Depot even if they open the doors in the existing K-mart building as a Home Depot. They have explored their legal rights.

(3) Airlie Drive - 34 acre parcel between Alpine Village and Airlie Drive - a new developer is taking advantage of zone inconsistency in the General Plan and is proposing a 47 lot subdivision, including a

new connecting road. Developer is not flexible at all. CD2 has initiated a new Plan amendment, to force developer to conform to current zoning. Its a function of how quickly we can move the process and its currently underway.

(4) Canyon Hills - Meeting/hearing with PLUM, 9/14/05, 1:00 p.m. at Public Works Hearing Room in City Hall, downtown L.A. Total change from all previous notifications. Larger room to accommodate larger crowd. A copy of the hearing notice is available at the STNC office and on the STNC web site.

Questions from Audience and Board to Dale Thrush:

Can General Plan Amendment go into Oro Vista property? No (already filed). GPA is not just for Airlie Drive. It is also for 125 acres of Big Tujunga Cyn. There is a huge inconsistency between zoning and GP.

Key point from Lloyd about street shown at the City to be potentially bigger so more development occurs on the premise the street can be expanded when actually the street is 29' from curb to curb. Look at the reasonableness of the zoning. Infrastructure was for R1 density. Zoning is now changed. We need housing. Combination of low interest rates, booming economy and need. People are overwhelmed by pace of things.

Question from audience stakeholder: With all building going on, is infrastructure considered? Schools can't support amount of people in this area.

Question regarding ICO/FAR. Anyone who pulled papers before Jan. 27, 2005 is exempt.

Question from audience about if schools and other infrastructure are considered when the City considers applications for more development. They amend and update the General Plan to take all of that into consideration.

Question from Deborah Ray regarding lights at Albertsons which is polluting the neighboring homes and shining on them. Wendy to insist on the correction of this.

Many questions for Dale. Dale had to leave due to late stay with questions.

Architectural Tidbit - new for tonight from Debby Beck. Vernacular - using native materials to build with. Vernacular architecture is a building made of materials native to the land. Read from Lloyd's write up on Garden of the Moon and historical significance. New property at Ford space will be town plaza called Garden of the Moon after the original Garden of the Moon at corner of Foothill/ Commerce. Parking is underneath.

Presentation - 7200 Foothill (old Ford property) - Briefing from Dwight Steinhart on old Ford property. Presented current artist's rendition of the new Foothill Commerce Town Center. Been working very closely with Debby at DAC and CD2 Dale Thrush. Arts heavily incorporated into the project and even looked at a non-profit organization to continue to incorporate art projects into this development. One lane dedication at Foothill, Commerce and Hillhaven. Lots of trees, green and color. Elevations vary, articulation clearly using river rock and native materials.

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Samuel Cho, Architect for this project described how they made the plaza space larger to accommodate walking public's friendly entry at Commerce. Also doing more parking than required. Developer will spend \$700,000 in street improvements, storm drains, fire hydrants, sidewalks, street lights, etc. There will be three restaurant spaces at the east end near Commerce. Owner won't break ground until permit and loan is in hand. Going for smooth surface walls that are easier to maintain and remove graffiti, 5' landscape along street, hanging planters, Boston Ivy along walls. Estimate \$6.5 - 7 million construction costs and 18 months construction from the time they break ground. Currently has talked with a Japanese restaurant and a Korean restaurant and the third is not yet designated (third is the larger). Someone from the audience requested discussion with other non-Asian style restaurants.

Request by Mark Seigel to have the same presentation made by Samuel and Dwight at the STNC meeting. Plans were submitted to Plan Check on June 5th and they normally take 8-12 weeks, its now been nine weeks. Would like to have Building Permit by October 05. Doing some water reclamation. Planning to meet with City regarding IRP. Planning to try to preserve the large old Sycamore on Commerce at St. Esteban.

Meeting adjourned for a two minute break 8:35 p.m., before next presenter.

Meeting returned to order at 8:45 p.m.

10216 Mountair 10 unit townhouse proposal. Presenter: Vartan jangozian 7 Associates. Cindy Cleghorn read from DAC minutes of original presentation to update all everyone on the history of this project. Per Lloyd Hitt, research was done and no historical or cultural value to the property was found. Garage doors are all the same color and design is all the same. Debby recommends giving each its own personality and design. Variation in color and design. Currently very monotonous. Much discussion about this point. Up to Public Works whether or not they'll allow "meandering sidewalks". Recommended stone on all the chimneys. Different wrought iron balconies and different door designs.

Motion: by Julianne Maurseth that this project return to DAC with updated presentation including recommendations that as much variation in color and design features as appropriate to increase variety and individuality. Recommend preservation of as many existing old trees as possible. Also, include Topographic overlay showing existing structures and trees. Return with overlay at same scale so all can see how project impacts what is existing. Recommend adding balconies with wrought iron. Garage doors with color and design. Stone on chimneys. Landscaping to include meandering sidewalk.

Anna from Planning leaves 9:25 p.m.

Future Meetings:

September 5th is Labor Day. Suggestion of Tuesday, September 6th and Monday, September 19th, October 10th and 24th are confirmed. Reminder re: Wendy's meeting on September 12th at NVCH.

Comments re: 9811 Hillhaven - DAC will wait to see if the Cultural Heritage Commission makes a determination before any further action on this project.

Home Depot: Architectural drawing from Home Depot shown with a token building, that the community can designate its use, along the Foothill frontage (currently the P Zone) of the property. Per Richard

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Pozzo they will have to make many structural changes to the existing footprint in order to operate in the K-mart site. Some question as to whether or not these are discretionary changes.

Debby wants to adjourn. Penny wants to continue the meeting. Suggested to vote on whether or not to continue the meeting. Richard: Debby would like the motion tabled until September 6th.

New Business:

#1 - Tomi's motion to recommend Peter Babian be appointed the Armenian translator, and letter provided as per the minutes from last meeting in the form of an appointment letter. Two opposed, six in favor, motion carries.

Discussion regarding DAC chairman position. Vote to Table to next meeting. Unanimous.

Nina announced LAFD memorial relay for fallen firefighters.

Meeting adjourned at 10:00 p.m.

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary