

Design Advisory Committee
Sunland Tujunga Neighborhood Council
Minutes
February 9, 2004
Municipal Building, 7 PM

In Attendance DAC Members: John LaRocca, Roberta Actor-Thomas, Penny Blackwell, Lloyd Hitt, Tomi Lyn Bowling, Ken McAlpine. Others present: Cindy Cleghorn, Ed Rock, Debby Beck, Chris Miles from Councilmember Wendy Greuel's office, Shannon Morelli from AT&T, Tom Rath from L.A. Dept. of City Planning, Michelle Stone, Jerry Hovsepian, John VanVliet, Linda Hornig, Mark Seigel, Kim Hopkins, Charlotte Leu, Richard Pozzo.

Meeting came to order at 7:15 PM and was chaired by John LaRocca.

Minutes of January Meeting were approved as corrected. Add discussion regarding 1% fee developers pay to L.A. City Cultural Affairs, Penny and Tomi Lyn will acquire addresses of property owners on Foothill and Commerce. Tomi will draft suggested letter to property owners.

Presentation

9937 Commerce Ave. - Kim Hopkins, property owner

Mr. Hopkins talked about his business at this site and his future plans for a custom lighting store. He is an electrical contractor and he will have on display lighting styles for customized installation. His customers are end users, not contractors and will come into his location to shop. He plans to display lighting in the existing windows and be an improvement to the block. There is existing workspace for 4 people to discuss retail lighting plans. Location is aesthetic with tall ceilings made out of sheet metal. Wants to add to it and improve the area. Parking lot in the back will be for staff. Its a dirt lot currently. Will take out cement. There are existing trees. Wants to leave the trees as-is. May consider adding awnings. He sees the street is in transition. Drug deals in liquor store are ongoing plus drinking on the lot adjacent to his building. Every building is different, alternating 4-colors. He's awaiting funding to paint his existing building. He's open to suggestions from the committee now and in the future. Committee questioned his 70% retail. Tom Rath clarified that 70% means the window space. Tom also indicated that Mr. Hopkins' approvals were set up before our DAC was operating as he came to him over a year ago. This location's occupancy changed retail to retail so did not send this project to the DAC for review in advance. Mr. Hopkins' improvements should be complete within 8-12 months.

10047-51 Commerce Ave., - Jerry Hovsepian, property owner

Mr. Hovsepian returned again to update his plan to modify the front of the building. He was asked to return to the DAC when his plans include the following:

1. Lighting, signage plans.

2. Revised facade which includes removing the arch, add awning, building color.
3. Inset at least 12 inches in between supports (Reference pg. 11, Fig. 20 of Design Guidelines).
4. Detail corbels and the parapet design
5. Utilize old used brick.

DAC members will call a "special meeting" to review his revised plans so Mr. Hovsepien can proceed for permits.

Open Discussion

1. Review Condo Project across from Ralphs in Sunland. Landscaping is the barrier. Obligated to plant trees to form a barrier. Permits? Unknown.
2. Tomi Lyn presented draft letter to property owners on Foothill. Committee to review and finalize at March meeting.
3. Penny suggested adding Foothill Corridor Specific Plan to the title and specific addresses within the plan.
4. With regard to the 70% retail discussion, Tom Rath recommends that we submit a "plan amendment".
5. 1% Cultural Affairs fee can be used for beautification. Need to contact developer when they first come in. These fees are charged only when a project exceeds \$500,000. Example: we want artwork on your property or public right of way. Recommend board member take charge of this. If artwork, suggest using local artists. Code defines cultural affairs. Contact: Haroud Avanesian.

Meeting adjourned at 9 PM

Next meeting, March 8, 2004, 7 PM to be held at the Municipal Building.

Minutes Taken by:
Cindy Cleghorn