

**Sunland Tujunga Neighborhood Council**  
**Design Advisory Committee**  
**October 10<sup>th</sup>, 2005**  
**NVCH - 7747 Foothill Blvd.**  
**Tujunga CA 91042**

6:33pm Call to Order

Present: Richard Pozzo-Chair, Tomi Lyn Bowling Rec Sec, Deborah Ray, Lloyd Hitt, Don Breeding, Cindy Cleghorn, Mark Siegel, (quorum- OK to call to order), Penny Blackwell, Debby Beck, Nina Royal Also present: Dale Thrush – CD2  
Planning Deputy

Introductions of DAC and audience including presenters: Donald Garela, Henry Catellas, Roos Sharhan.

Public Comment: Debbie Ray regarding agendas, Jerry Poppink asked if any feedback on 8330 McGroarty.

Team Leader Updates: Don Breeding Home Depot – ICO. Deborah Ray- will provide written objection to Home Depot meetings in private.  
Abby -NHD Committee says the HD has refused to meet with the entire committee. Discussion about HD ensues. Debby Beck briefs on her conversation with Anita Cerna. Dale briefing regarding HD meetings. Dale Thrush spoke to the new consultants and gave further update.

Dale briefing on Wendy's meeting on Saturday with Canyon Hills and FALCON.

Debby Beck report on 10105 Commerce.

Penny Blackwell- Sign Committee report.

Verdugo Hills Golf Course - Dale has had conversation with the developer, no update from Bob Scheile

Other reports: Cindy has request for budget committee to pay for copies of the Planning and Zoning Codes. Motion: That we approve this request for an expenditure. Seconded, vote taken, motion carries. Unanimous.

Question about Weatherwolde-administrative error in the report, should include the grounds but current report says the structure only, not the land.

Developer, Mr. Vella, of 8330 McGroarty is here in the audience. Not on the agenda, won't give time to him tonight, but will put him on the agenda for Nov. 7, 2005.

6535 Foothill Blvd (Smart & Final) presentation - Replace old pole sign, photos of existing sign provided, rendition of new proposed sign provided. Height restriction of 25' per the FBCSP, this one is a 37' sign. Exception/variance would be required. Discussion about the possibility of complying to the FBCSP requirements. Penny Blackwell to work with the applicant to iron out height issue, with Anita Cerna from Planning.

7861 Foothill Blvd.-Next to El Pollo Loco- Change of Use to Mechanical/auto related. Color swatch provided, photos of existing building provided. Been in use without a CUP or CofO and asking for change of use in order to get a legal CofO. Hobby shop, tinkering with cars, restoration. Disassembly and assembly done on site. Sent out for paint etc. Violation of FBCSP in use. Condition of property, currently, is an eyesore. Suggested to work with Debby Beck to design a frontage that is attractive. Biggest concern is the change of occupancy issue. Dale says he does have the CUP but needs the CofO. Will work with Debby Beck on the design in exchange for support of this use. Motion: That we issue a letter to support the change of use conditioned upon them working with the Design Team. Seconded. Vote taken. Unanimous.

10140-50 Hillhaven- presentation for condo/apt proposal- Visual rendition of the project provided along with color swatches, shows landscape that will be provided. Exception to the FBCSP is required for height of building. Same location as a previous applicant. This is a 29' street, that is substandard, and a traffic problem, just like the previous presentation. Discussion about the height requirements, street dedication and architecture, traffic, etc. Advised to work with Anita regarding the application and height requirements or other difficulties and return to DAC at a future meeting.

10024 Pinewood-presentation for condo/apt proposal - Currently one single family dwelling which will be demolished and four townhouse style condos will be erected in it's place. Blue print drawings provided, complete application. Motion: That the DAC support this project with the stipulation that they work with the DAC, Debby Beck, on design and style guidelines before submitting the application to planning. Seconded. 1 abstention- Deborah Ray (this is her landlord), otherwise motion passes with 8 in favor.

10207 Mountair- presentation for condo/apt proposal, complete application provided along with photos of site as it is currently, and color and material swatches, rendition of proposed building and plat map. No variance needed. It is currently an application for apartments/rentals, not condos for sale. Straw pole on how many favor an apartment that would later convert to a condo. No one supported this. Majority of audience wants ownership as opposed to rentals, by straw vote. Deborah Ray does not feel a straw pole is indicative of community viewpoint. Motion: That the DAC approve this project with the stipulation that the developer work with the Design team on guidelines for design and if the owner and the architect would consider making more parking spaces or changing some of the existing spaces from compact to standard...and to do the dedication improvements. Seconded. Vote taken three in favor, two opposed, two abstentions. Chair supports. Mark to check the bylaws. More discussion. Amend the motion to remove the dedication, second consulted and agrees. 4 in favor, 3 opposed, chair makes five in favor. Mark changed vote to support, 6 passes the motion.

11500 Mt. Gleason- Airlie Drive presentation, development of 67 homes, did not give application in time for Lloyd to take photos of existing site, proposed site plan. Many of those in attendance tonight are here for this project. A zone change is required. Gives example of the new development outside Alpine Village that is zoned RE11. Project requires cut and fill. Change zone to RE11 or RE15. One neighbor asserts that many of the lots are near vertical or vertical. One neighbor shows on the map how the water runs off in the rains and is a potential flood to houses below. Any major grading as in a development of this size will pose flooding problems for the existing homes. Motion: That the DAC request that the STNC send a letter to Wendy Greuel and the planning department asking that this development not be given a zone change and that no subdivision be permitted at this time. Seconded: Cindy  
Vote taken. Unanimous - motion passed

Public comments: 7912 Denivelle Road, hearing October 18<sup>th</sup>. Flyer to be scanned and distributed. Integrated Resource Planning training, Nina Royal.

Adjournment 9:41pm

*Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary*