

Minutes of the
Design Advisory Committee
Sunland-Tujunga Neighborhood Council
November 7, 2005 – 6:30 PM

Meeting called to order at 6:50 PM by DAC Chairman, Richard Pozzo. Committee members in attendance included Cindy Cleghorn, Lloyd Hitt, Mark Seigel, Penny Blackwell, Ed Rock, Debby Beck, Roberta Actor-Thomas. Also, Dick Platkin and Anita Cerna from the City Planning Department. Approximately 40 people in the audience.

Announcements: There are DAC committee vacancies and if anyone is interested, please submit interest for consideration by the committee.

Public Comments included Ham Radio FCC test resulted in 6 passes out of 5. No update on the Tree Ordinance status. Distributed a copy of the Verdugo Hills Golf survey taken by the STNC to be forwarded to STNC for their action. Appreciation to Bob Schiele for heading up this task.

Minutes of prior DAC meetings of 9/6, 9/19, 9/26, 10/10 and 10/24 approved as presented.

DAC Expenses: Request from the Historical Preservation Team for up to \$334 to cover expenses for paper, ink cartridges and copies. Final packet will be for CD2 and will include survey of where historical buildings are located. Motion carried with 6 in favor and 1 opposition.

Presentations: Smart & Final Shopping Center. Anita Cerna stated she reviewed owner's proposal presented to the City for existing building signage. Questions are regarding the pole sign. Likely that owner will apply for a variance due to height being out of compliance with FBCSP.

The Smart and Final wall signs presented are within the ordinance. Motion by Cindy Cleghorn, seconded by Roberta Actor-Thomas to approve the signs as presented. Motion carried unanimous.

10140-50 Hillhaven – 22 units. Updated presentation regarding height. Grade elevation is 8 feet. Maximum 33' deviation. Grade deviation difference is 41'. Presenter states they've reduced height of building to 39'. Comment regarding use of white vinyl for windows. Comments regarding density of this area as street is only 29' wide and too small to handle more units. To build this project somewhere else would require 50'. Curb will be put back 10' in front of the building frontage. Comment re: Design. Courtyard design is better. Design will be an improvement and is all within current zoning and FBCSP. Motion to approve defeated.

10216 Mountair. Presentation update. Last meeting asked to overlay their plans over the existing property and consider the trees. New drawings showed removal of pine and other

old trees. Will plant approx 20 Cypress. Roberta requests that new trees be native trees (not Cypress). Favors planting Sycamore in front. Each unit will have 2 car garage with 5 visitor parking. Motion to approve unanimous.

8330 McGroarty – Read letter from property owner.

9727 N. Estaban Way – Proposal for 6 home development ranging in sizes of 1700 – 3,000 square feet. Each a different style intended to blend in with nature and existing style. Start with Lot 52, 2-story. Some lots have different terrain. Trying to minimize retaining walls. This is an isolated site, raw land, no trees. Comments: prefer fewer homes, wider apart. Parking on street will be difficult as this is a very narrow street. Builder stated he builds high-end homes with character and is experienced. Will not be applying for any variances. No action taken.

8001 Deneville (Brian Fitzburgh) – Announced that Brian unable to attend this meeting. Copy of prior DAC meeting minutes and agendas distributed.

10119 Commerce Avenue – Richard announced that this site appeared on the Certified Neighborhood Councils report for a condo conversion. Originally built as an apartment house in 1989.

10639 Commerce – Scott Anderson (Weatherwolde Castle). Mike Anderson, Attorney (unrelated to Scott Anderson) spoke that they had met with the Cultural Heritage Commission to come to an understanding with Mr. Malouf who is buying the Castle which sits on 2 of the 3 lots. Mr. Anderson will develop the 3rd lot. There will be a narrower driveway with landscaping. Items of concern are being worked out. Question regarding inclusion of 3rd lot in the historical designation. Because these properties have two deeds, they are sold separately. Work has been going on on the site. Rosalind called to say its OK. Mr. Anderson left the rubble on Mr. Malouf's side of the property. It was left due to L.A. Building and Safety (David Kime) wanted it left for investigation. That is now complete so rubble has been moved. Mr. Malouf plans to reconstruct. There was a wall that separated the castle. At one point was fully fenced in. Because overgrown no one knew. Leach/field septic tank not located. Comments: Grateful for selling. Win-win situation. Home that Mr. Anderson will build will set back and be similar in design to the two homes next door and connected to sewer in conjunction with two lots being built across the street so can share in sewer hook-up expense. Castle won't be required to connect. New house will be 2,350 with lot size of 6,300 (42 x 150). 90% of the castle fixtures have been located.

Public Comments:

Announced CNC Report item: Pinyon lot line adjustment.

9717 Tujunga Cyn Blvd. (Begue Ranch) is Korean Church (Joy Land). Application to expand church facility. Parking has been on the bare land. Existing structures are single family residence, has a change of occupancy been issued?

Regarding density. What can we do now regarding this issue in our community? Roberta has ICO ready, needs streets it effects. Richard Pozzo and Mark Seigel to work on this.

What is the status of Use and Occupancy for the Glendale Tile Store and Crest Paint Store site? Are warehouses allowed in the FBCSP? Also Thrift Store next to El Pollo Loco. New Pawn Shop opened in Tujunga and Dress shop at Mt. Gleason is selling used clothing which are both not allowed.

Mary Lou Pozzo's book is out. All should see it and get a copy.

What was the result of the Estepa Cell Tower. Penny Blackwell commented that approval would require an easement. Neighbors are mainly concerned with security issue. At the hearing, Dale Thrush spoke. Health issue not mentioned. No decision, needs more info about security.

Home Depot – company president will be speaking at USC breakfast meeting on 11/9 at the Marshall Graduate School of Business. Town Hall date announced.

Meeting adjourned at 9:15 p.m.

Minutes taken by Cindy Cleghorn, Design Advisory Committee Member