

Minutes of the
Design Advisory Committee
Sunland-Tujunga Neighborhood Council
December 19, 2005 – 7:00 PM

Meeting called to order at 7:05 PM by DAC Chairman, Richard Pozzo. Committee members in attendance included Cindy Cleghorn, Lloyd Hitt, Mark Seigel, Penny Blackwell, Deborah Ray, Don Breeding, Debby Beck.

Also, Jackie Keene from CD2 and Anita Cerna and Dick Platkin from City Planning and Frank Bush, LA Dept. Building and Safety. Approximately 25 people in the audience (see sign in sheet).

Jackie Keene, CD2 commented about recent complaints regarding billboards along Foothill Blvd. Inquiry with Viacom resulted that it is not expected to get the one at Foothill near Hillhaven changed due to the fine line of First Amendment rights. The sign is due to come down Jan. 20 and Viacom will attempt to place more “family friendly” advertising in our area in the future. Comments regarding so many billboards and if any could come down. Dick Platkin says FBCSP says no new billboards. All are subject to the height restriction. There is a precedent in a nearby city. Many in S-T may be up without permit. We can survey and remove the illegal ones. Also can verify if the ones with permit are the same size as what is on file.

Public Comments:

1. Terry Hake presented a photograph to the DAC of a quilt she made and sent to Louisiana in the name of the DAC.
2. Shar Gonzalez talked about plans to remodel her home at 10311 Marcus, Tujunga and the problems she has had. She would like to be in by Christmas but City has lost the plans. City also wants her to put in a pump so water can be redirected “up” hill. There has been large development in area on slope. Wall has been torn down by trucks. She has had \$9,000 set aside for permit fees and so far it has exceeded. Frank Bush with Building and Safety offered to research Mrs. Gonzalez’ issues.

3. Patricia – concerned citizen for Sunland. Pump house on Woodward across from Verizon. DWP has overflow pipes. There is constant water on Woodward. Vector control contacted. They do not have concerns. Referred to Wendy's staff: Angela Motta.

Richard Pozzo spoke to Dale Thrush and he was unable to attend tonight's meeting. Richard relayed Dale's comments regarding agenda Item #5 (Oro Vista proposed development). For our meeting on 1/16 developer will return with updated plans. They met last week and have seen the error of their ways and will meet RS Zoning for 7500 min. sq. ft. lots rather than 4-5,000 sq. ft lots. We had talked with them about changing to RS. Elaine states that the area is RA. Will discuss on 1/16.

Presentation – Building & Safety

Frank Bush, Sr. Inspector with Building & Safety introduced. We sent him a list of questions and concerns in advance of the meeting. Following are highlight of his comments:

70% retail interpretation in Target Area 3 of FBCSP – two directors ago it was interpreted it as 70% ground floor. Last interpreted it as 70% window space, frontage. Mr. Bush interprets the ordinance as 70% ground floor space = retail.

Change of Ownership – Change of name is ok as long as the use is the same. Report different use right away to be checked.

Commercial Sites: If the building was built and it had a certificate of occupancy. Then it stays if the same. If can't be located then have to go through entire process but Frank says not always necessary as sometimes the use is contained within original building permits. Frank offered to check on the Steel Pit's CofO. He recommends also checking L.A. County Assessor's office for old records.

Other Comments:

1. Apartments are handled by housing department
2. Approvals stay with the property.

3. Call 311 to get Building and Safety out when you see a violation. Give specific address.
4. ADA requirements stay as before.
5. Certificate of Occupancy is required for all commercial sites.
6. RE: 10105 Commerce. Asked to stop enforcement at this time by the Council office (CD2). Can discuss with Jackie about proceeding. If building sells to someone else, enforcement orders will show up on record and they will need to comply.
7. If existing use is retail then it can stay as retail without need for new permit. There is a booklet that describes retail.
8. Question regarding closed door businesses and what determines abandoned. Recommend reporting the site for research.
9. Halfway House - Nursing home in residential area. Only involves City if permit. Superior jurisdiction is State or Federal which can circumvent City rules. Building & Safety cannot enforce because of the State.
10. Conditional Use Permit – Doesn't continue from owner to owner unless it says it does.
11. Adult Day Care being used as a dance studio. Mr. Bush recommends we report questionable uses often.
12. Scorched earth takes a lot of steps.
13. Anita – Façade remodel and existing cabinet signs
14. Apperson and Whitegate – 2 identical buildings
15. Apperson and Irma supposed to have 2 car covered parking and it does not.
16. Prior to Kristin Asadourian a survey of the Foothill and Commerce commercial sites was done by interns working in Wendy's office. Survey had info on what use was taking place at all sites as of that time. Richard asked Jackie if she would check into these surveys and see if she could provide the information to the DAC to assist our committee and Building and Safety in the future.

Announcements: Richard Pozzo announced that there are vacancies on the DAC and if anyone is interested to submit a statement of interest and resume to him.

Reports:

1. Signage: None.
2. 7200 Foothill – Old Ford Property: None
3. DAC Education & Outreach: Deborah Ray confirmed DAC's first education and outreach event for Jan. 21. Dick Platkin confirmed he can attend. More details at the Jan. 16 meeting including request for any money needed for the event.
4. Home Depot: Deborah Ray requests a summary of findings of the Home Depot team be reported to the STNC and that the STNC board take a position on who is representing the community regarding Home Depot. Home Depot's Environmental reports will be announced in the L.A. Times at which time we will have a 20-day response period.
5. Vons façade improvement: On hold. Considering enclosure of loading dock. Expect to present on 1-16-06.
6. 9186 N. Tujunga Canyon Blvd. – currently Oakview Convalescent. Richard spoke with Dale Thrush that this site is being considered for development of 25 Condo Units requiring zone change, area, height, building, yard, lot line adjustment and environmental assessment. Property sits on 2 acres and has many oak trees.

Street Resurfacing/Reconstruction Program – This report provided by the City's Bureau of Street Services was reviewed. Cindy reported that they need response from us by 12/31/05. Kerry Fusaro, neighbor, reported many sites in S-T needing repair. Several other sites were also reported. Mileage in the assessment summary does not appear to be accurate. Suggested sites to include in our recommendations/priorities:

1. Day Street from Haines Cyn to Glory. Haines Cyn /Apperson from Marcus to Glory.
2. Glory from Day to Apperson
3. Apperson from Glory to Marcus
4. Mt. Gleason between Plainview and Big Tujunga Cyn.
5. Silverton between Apperson & Wyngate
6. Hirondeale Lane between Las Plumas and Vallejo Dr.
7. 7300 Vallejo Dr.

Richard Pozzo, Mark Seigel and Kerry Fusaro will meet on Dec. 26, 2005 to review sites and present to STNC at a special meeting to be called so as to meet the 12/31/05 deadline.

Meeting adjourned at 9:35 p.m.

Minutes taken by Cindy Cleghorn, Design Advisory Committee Member.