

**Notes of Regular Meeting
Design Advisory Committee
Held January 10, 2005
S-T Municipal Building – 7 PM**

Meeting called to order at 7 PM by John LaRocca, DAC Chairman. In attendance: Debby Beck, Cindy Cleghorn, Roberta Actor-Thomas, Richard Pozzo, Shelly Albert, Penny Blackwell, Julianne Maurseth, Lloyd Hitt. Also, Jerry Hovsepian and Dale Thrush, CD2.

Dale Thrush: Spoke about a recent meeting with Wendy Greuel and the Urban Design Team. Concept of a master plan for Foothill Blvd. along lines as Commerce. Disregard ownership patterns. How to put what and where you want it. Transfer of property rights. Can't create winners and losers. Looking for ways to finance some technical questions. Mechanics to create transfer process. Report will be every other month for a while.

K-Mart – No contact with property owner. Aware of community activism. Will initiate contact. Now most important property in the community. It has lots of potential. Consists of 10-acres.

Canyon Hills – Subdivision approved for 175 lots. No clustered approval. 175 x minimum lot size, entire site. This is the ultimate disaster per Wendy. Adjoining development private open space. Good news: 550 acres Majors property is in escrow. Conservancy \$4 mil. Permanently protected open space. 2-1/3 still to protect. One representative from each community organization involved. Where do we go from here? Next step? Furthers Wendy's objective. Canyon Hills = 1-1/2 square miles. Good start. Idea to get all issues on the table and focus. Developer here meeting with us on Thursday. Perceived urgency. Will not shrink from a resolution.

Q&A: Projects we don't get notified about. Asked Ed. Teamwork LA form. What is mechanism. Example: 8 unit condo on Valmont, 3-story SFR on Day Street. Would prefer notification of all public hearings. Monday & Friday = zoning, Thursday = subdivision. Discretionary approvals.

Wed. 3:30 Teamwork LA will meet here and is comprised of different departments. Ask LADBS to attend.

Assign someone to monitor hearing notices. Hillrose and Commerce stone house has only a 5' side yard.

What about landscape requirement for residential – goes to concrete. Becomes illegal for parking. Can only cite. Ask Kristin Asadourian to check.

Historic Preservation Zone in Stonehurst area. Rowley house is being submitted. Not uniformly positive. Teamwork LA to entire STNC. Concern of what is going on.

Presentations: 10206 Mountair, Tujunga

8001 Denivelle – Brian Fitzburg presented photos and drawings requesting letter of support to be signed by the committee and individual members supporting proposal to reconfigure boundary lines. DAC voted to send the following in a letter to Ms. Emily Gabel-Luddy:

Design Advisory Committee (DAC)

March 8, 2005

Ms. Emily Gabel-Luddy
Department of City Planning
Subdivision Unit, 7th Floor (Main City Hall)
200 North Spring Street
Los Angeles, California 90012

RE: 8001 Denivelle Road, Sunland, CA 91040

To Whom It May Concern:

The Design Advisory Committee (DAC) met with the above owner to review his request for boundary line adjustments of the four contiguous lots:

APN: 2551-016-016, 2551-015-900, 2551-015-901 and 2551-013-900

As described in Mr. Fitzburgh's proposal, the project will create an area of continuous open space along Big Tujunga Scenic Highway and allow for the possibility of a future horse trail from Alethea Drive down to the Big Tujunga Wash and the Angeles National Forest lands beyond.

Based on the information provided by Mr. Fitzburgh, the DAC supports, in concept, this request for a boundary line adjustment on these parcels.

The DAC supports projects that are in compliance with the Sunland Tujunga Community Plan, the San Gabriel/Verdugo Mountains Specific Plan, and the Sunland Tujunga Neighborhood Council Vision 2020.

Thank you for the opportunity to comment on this important community process. If you have any questions or require additional information, please contact John LaRocca at (818) 266-2477.

Sincerely,
John LaRocca
Chairman, Design Advisory Committee
Sunland Tujunga Neighborhood Council

cc: Honorable Wendy Greuel, Councilmember District 2
Ken McAlpine, Chairman, Sunland Tujunga Neighborhood Council
Robert Janovici, Office of Zoning Administration, City Hall, 7th Fl., Rm. 763
Dale Thrush, Planning Deputy, Councilmember Wendy Greuel
Brian Fitzburgh, applicant

FAR – 12/27 closest. January Planning Commission meeting. 1/27 next meeting.
Property on Tujunga Canyon Blvd. try to see to development, slope density. In General
Plan low residential adding to FAR and include this piece of land to be minimal
residential. Keep density minimum.

Meeting adjourned at 9:30 PM

Notes taken by Cindy Cleghorn, DAC Committee Member