

**Design Advisory Committee of the
Sunland Tujunga Neighborhood Council
Minutes of July 11, 2005 - 6:30 PM
held at North Valley City Hall
7747 Foothill Blvd., Tujunga**

**MINUTES OF DAC MEETING
July 11, 2005**

Meeting was called to order at 6:30 p.m.

DAC Committee Members Present: John LaRocca, Chairman; Tomi Lyn Bowling, Recording Secretary; Debby Beck, Vice Chair; Cindy Cleghorn, Corresponding Secretary; Julianne Maurseth; Roberta Actor-Thomas; Don Breeding; Lloyd Hitt, Deborah Ray; Mark Seigel; Penny Blackwell; Alternates: Nina Royal; Shelly Albert. Dale Thrush and Abby Greenspan from CD2; Anita Cerna and Dick Platkin from L.A. City Planning; Debby Beck.

Special presentation to Roberta Actor-Thomas for helping author the Floor Area Ration which will be incorporated into an Interim Control Ordinance with the City.

Public Comments

- (1) Mary Lou Pozzo – Announced hearing at City Hall to deem 9811 Hillhaven as a historic property, Wednesday, July 20, 10 a.m., Rm. 1010.
- (2) Judy Sackson re: Weatherwolde Castle at 10633 Commerce is being torn down to build three box homes. Oak trees have already been removed. New owners are from Deseret Realty and their demolition may be “by right”. Cindy asked Dale if there is anything that can be done to “freeze” this and other properties like it. Dale Thrush did try stop it pending a historic designation. It was not on that list. Historic Preservation Overlay Zone may be a solution. May be difficult to get approved in our area due to scattering of old historic homes. Mary Lou has list of approximately 70 homes in Sunland-Tujunga and asked Dale if she could give him this list for immediate action to stop any of them from being developed.

Recording Sec. note: Deseret Realty is owned by Scott and Craig Anderson (builders).

- (3) Dr. Jennifer Sariego - Tujunga resident and extended family have lived in Tujunga. Tried to buy 9811 Hillhaven. They still would like to purchase it and designate entire property historic. They'll restore - have kids from schools come visit. Dr. Sariego provided DAC her comments in writing (on file).
- (4) Richard Pena - High level Emergency Plan for the area. Has brochure for all
- (1) Classy Jewelers - Did not show. Couldn't get materials ready.

Speaker: Ken Bernstein - Director of Preservation Issues - from L.A. Conservancy, invited by Dick Platkin with L.A. City Planning - Conservancy is not associated with City government. It is non-profit. Gave full briefing on designating sites historical. Can be architectural. City criteria is very different - historic, cultural, social history. Goes first to Cultural Heritage Commission then to PLUM, then to full Council for approval. There is a myth that “nothing” can change. Preservation is about managing change, not stopping change. There are Secretary of Interior standards for altering historic landmarks. Mills Act Pgm 10 yr. agreement. Owner agrees to stick to a restriction on maintaining home in exchange for property tax break. L.A. has one of the largest in the state. It’s possible to create a “Historic District” or HPOZ (Historic Preservation Overlay Zone). Have first Valley HPOZ in Van Nuys. One in line for Granada Hills, one for Sun Valley/Lake View Terrace. Could try Conservation District but has not been done in L.A. before. One step short of HPOZ may be desirable to work this out with the L.A. City Planning Department.

Public Comments/Questions

Weatherwolde Castle, 10633 Commerce Ave., Tujunga - Roberta Actor-Thomas suggested putting in an application for historical designation which freezes permits even though demo permit may have already been requested. Penny would like to see fines levied on developers for violations of demolition without permits. L.A. Cultural Heritage Commission meets in one week. Motion by Mark Seigel: That we form a small team to address Weatherwolde Castle on an immediate basis with Mark Seigel team leader. Motion seconded and carried unanimously.

Presentation: S.O.S. Laws Regarding Rural Property Zones by Elaine Brown included distribution of packets for all DAC members. Elaine’s contact info: Phone: 818-353-9331 E-mail: LANNYB1@aol.com. City e-mail address: cityplanning@lacity.org. Elaine wants to save RA-A zoned property and briefed all on Flood Zones in and around Oro Vista, Wescott and Big Tujunga Cyn. Showed how Planning Commission approval to R1-1 is a violation of State law. Anita: Dick asked to address this project - specifically their interpretation of Scenic Plans “breaking silhouette of ridgeline”. They interpret within 500’ can build up to 30’ tall.

8838 Foothill Blvd. for Kumon School. Partner Jorge Mendoza with Phil Garcia, presenter. Application for sign permit in process with City. Presented sample of letter type and drawing of sign. Located behind Rite Aid on back side. Original Motion by Roberta Actor-Thomas to approve sign design as presented. Motion seconded and carried. Penny Blackwell wanted it noted in the minutes that the DAC’s vote approved signage that was not in compliance with the FBCSP. Penny requests that Debby Beck approve signage colors, and there was discussion regarding a requirement from the City of L.A. for the DAC to make exceptions to the FBCSP when corporate colors are involved. Penny wants to see documentation from their corporate signage that indicates the requirement is different than our FBCSP. New motion: That this 8838 Foothill signage presentation be approved pending verification of corporate colors and FBCSP. Motion withdrawn. Original motion above stands.

8001 Denivelle – Julianne Maurseth gave a brief update on this site and recommends that the DAC send the letter (copy on file) she drafted retracting previous support of Mr. Fitzburgh's plans for the property. Several concerned neighbors in attendance, two spoke briefly. Mr. Brian Fitzburg also spoke in opposition to the letter and neighbor concerns stating he is not the owner of the property but is agent for the owner, Henry Bakoush. Mr. Fitzburg asks that the issue be tabled until he can contact the owner. City Planning reps asked to verify if property was condemned and now that was lifted.

Motion by Cindy Cleghorn to send the letter as presented. Motion seconded. Mark Seigel moved to table sending any correspondence regarding this property until a future meeting could be scheduled. Seconded by Lloyd Hitt. 2 votes to table - 6 opposed. Vote to table defeated. Vote on original motion carried with 1 opposed and 2 abstentions. ***NOTE: Immediately following the meeting, at the direction of the DAC Chairman Mr. John LaRocca, the DAC secretary was instructed to not send the letter and that this item would be placed on the next DAC meeting agenda.***

7019 Foothill Blvd. Tujunga. – Owners are planning to install a prefab steel building for storage at the rear of the property. All clearances completed. Use of building materials of this type is a direct violation of FBCSP. Owner is looking for a Specific Plan exception. They did not know of the FBCSP when they purchased the property.

Motion: Table action so they can return with a presentation after having worked with our Design Team. Nina Royal commented on the precedent setting nature and that approving this project violates FBCSP. Vote: 4 in favor, 6 opposed. Motion to table defeated.

Motion to pass contingent on them working with Design Team. Motion passed. 2 abstentions. 1 opposed.

10105 Commerce Ave., Tujunga (corner Valmont and Commerce – across from Bolton Hall) – This site was previously approved by City Planning for a change of use from a recording studio (pharmacy warehouse according to City records) to an office. Changes of use in Target Area 3 of the FBCSP are to be neighborhood services, 70% ground floor retail. City Planning was contacted as well as Wendy Greuel's office and the Certificate of Occupancy was retracted by the City. After discussing with CD2 what occupancy could be approved, the owner Mr. Alen Parseghian and owner's representatives (Richard Alatorre) are presenting a new use: print shop. Proposed plans were e-mailed to the DAC. Includes proposal to change facade, replace cemented up windows, plant trees and landscaping. Site has 14 available parking spaces in the rear. **Comments:** Elaine Brown concerned about precedent setting in case after case. Cindy Cleghorn directed her comments to City Planning reps regarding the process of her approval (which is also located on Commerce) and that this presenter is not going through the same rigid process with the City. Anita Cerna responded that that process was changed by Tom Rath and they do not do a Master Plan application process at this time. Cindy further commented that 70% retail definition is of the entire ground floor space and that neighborhood services are required for any changes of use within Target Area 3 of the FBCSP, especially those fronting Commerce Avenue as cited in

the FBCSP. **Design comments:** Don Breeding suggests 3 large windows - as retail instead of the windows on the side. Their contractor said it would weaken the structure. **Motion:** Mark Seigel recommends referring to a team to work with them on the appearance with Roberta Actor-Thomas as team leader. Motion passed with two abstentions.

10214 Fernglen, Tujunga - 6 unit townhome including a subdivision for townhomes is in process. Question regarding use of permeable materials. Motion: Accept as presented with exception to height (refer to City), lack of permeable materials, landscaping, colors all be resolved to DAC satisfaction. Motion carried with 7 in favor, 1 abstain. Other Concerns: Lack of parking, straw poll taken to recommend less units be built for this project.

Meeting adjourned at 10:55 PM.

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary