

Minutes
Special Meeting of the Design Advisory Committee
Sunland Tujunga Neighborhood Council
May 23, 2005

Special meeting of the DAC called by chairman, John LaRocca regarding proposed Oro Vista development of up to 30 homes. DAC members in attendance: Penny Blackwell, Deby Ray, Lloyd Hitt, Debby Beck, Roberta Actor Thomas, Shelly Albert, Cindy Cleghorn. Absent were: Mark Seigel, Tomi Lyn Bowling, Julianne Maurseth, Don Breeding. Also in attendance: Dale Thrush, Anita Cerna and Dick Platkin.

Public Comments: Neighbors from the area around Rim Canyon in Sunland expressed concern regarding grading going on and what can be done. No notice to neighbors has been distributed. The grading done has covered a varel stream that has been stagnant. Appears to be some grading without permit. This area is same Brian Fitzburgh property that neighbors have expressed concern about before. Some photos were shown from last January to current. Deby Ray said enforcement of grading is through building and safety. Call Wendy's office or 311 to report violation of laws. Dale Thrush said he would look into this right away.

Sona Kokonyan introduced representatives from a proposed tanning salon in the IHOP/Sav-On shopping center, 6540 Foothill, that they would like to open. They are requesting time on the next agenda to present their plans.

Sally Hall announced the next S-T Chamber of Commerce mixer will be held at Coffee Stop on Foothill (formerly the drive thru dairy), 6-8 PM.

Discussion regarding proposed 25-30 home development on Oro Vista.

Roberta: low density residential zoning RE9 (9,000), RS (7,500), R1 (5,000) is what developer is requesting. City can grant R1. Law requires that some subdivision of the land must be given. They are not entitled by law to R1. The community is not getting anything for granting what the developer wants. The demand on the infrastructure is tremendous including traffic.

Elaine Brown - What is it zoned now? Why a subdivision when it is now RA which is minimum 17,500. Zone is inconsistent with the General Plan. State Law prohibits. The flood plain is diagonal.

Penny Blackwell - if subdivision ok'd to Tentative Tract Map it has a life span of 8 years under same subdivision. This is the last property next to the forest. Would like developers to keep this subdivision as rural as possible. Wants to tie together.

The following questions were asked of the developer's representative, Mr. Greg Karr:

Any permits applied for? Response = no

Is a hearing scheduled? Response = no

Time frame for this project? Response = ASAP

Mr. Karr stated that at the first presentation the DAC reviewed all at 5,000 sq. ft with secondary lots at 5,800 sq. ft and others at 6,500 sq. ft.

Questions included:

1. Will this change someone's existing zone?
2. What about light pollution? Stars are lovely.

Response: Development will enhance the community. Lighting installed will be the required lighting. A MND (mitigation negative declaration) has been filed which covers traffic, noise.

3. What permits needed to extend Ellenbogen. Response: B permits. Involves engineering and public works. Other option is a private street, smaller, gated. This would not involve public works or police. There would be internal CC&Rs. Would look like existing Ellenbogen.
4. Scale of Map. Dead man's curve is a big concern.

Mark Mathias commented that he likes Ellenbogen closed off and would like a public walkway to the wash. Prefer the 7,500 sq. ft. minimum lot size is in the right direction.

Oro Vista is a highway. Why can't Mr. Karr commit to the 7,500 min. lot size per the DAC?

Elaine Brown stated that no hearing notices sent to the adjacent Riverwood Ranch area. We have a flood plain issue. There is at least one accident a week on dead man's curve. Is there a provision for horse trails? Response: none as yet.

Rick - Size of houses is pertinent. Two story homes effect privacy and lifestyle. The view and air movement is the quality of our community. Big impact with condos and apartments. Why a second story? Prefer a single story. People have a right to their privacy.

Dale responds that Wendy Greuel is directing planning to deal with that situation. S-T is different than Valley Village. Edge-to-edge of property line is common lately and communities are upset.

Tom responds that extension is narrow.

Status of FAR: Going to City Council next week. Will restrict building large homes on small lots for two years.

A tally of responses by neighbors present revealed the following:

Not to extend Ellenbogen = 4

Minimum Lot Size of 7,500 for all lots = majority

Disagree that homes be built as 2-story = majority

DAC requested a copy of MND from Mr. Karr.

Meeting adjourned at 9:30 PM – Notes taken by Cindy Cleghorn, DAC Board Member