

Minutes of the
Design Advisory Committee
Sunland-Tujunga Neighborhood Council
January 16, 2005 – 6:30 PM

Meeting called to order at 6:40 PM by DAC Chairman, Richard Pozzo. Committee members in attendance included Cindy Cleghorn, Lloyd Hitt, Deborah Ray, Mark Seigel, Penny Blackwell, Deborah Ray, Tomi Lyn Bowling, Debby Beck. No City personell due to City holiday today. Approximately 40 people in the audience.

Announcements:

1. DAC vacancies. Turn in statement of interest and resume to Richard Pozzo.
2. Cindy Cleghorn spoke in lieu of Debby Beck regarding plans for groundbreaking of the old Ford Property sometime in March possibly. There will be an announcement as plans come together.
3. Deborah Ray announced the DAC's first outreach and education event this Saturday, Jan. 21 10 AM – 1 PM. Included in the event will be Dick Platkin with City Planning, No2Home Depot, Oro Vista and other land use issues.
4. The hearing notice for SIS Palace for continuance of their conditional use permit announced, will be Jan. 20 at 9 a.m. Concerns over liquor license, specifically concern for neighbors and church nearby. Motion by Penny Blackwell that DAC send letter requesting hearing be extended to enable STNC time to review and meet with the community. Hearing notice includes approval of sign even though current sign is not currently permitted. Motion passed unanimous.
5. 8040 Foothill Blvd. – former K-Mart site, proposed Home Depot. Peter Moen spoke about current status and what community can do. Cindy Cleghorn read a copy of press release regarding the success of the Northridge Neighborhood Council regarding their quest to halt a Wal Mart resulting in Wal Mart withdrawing their application. Much discussion ensued including proposed motions.

Committee reminded that STNC board voted to support full EIR on this proposed site.

Minutes of December 5 approved as corrected (change Red Tag Day to Red Flag Day).

Minutes of December 19 approved as corrected (Debby Beck not present at this meeting, line regarding scorched earth related to Weatherwolde Castle where a developer demolishes a property without permit risks completion as project can be placed on hold for five years when proponents do not follow policy).

Motion regarding Home Depot proposed by Penny was withdrawn. New motion read by Cindy Cleghorn and withdrawn as STNC has already sent such a request.

DAC Expenses: Motion by Deborah Ray that STNC spend up to \$150 for distribution of flyers and refreshments for the event. Motion carried unanimously.

Presentations:

6152 Sister Elsie Drive, Tujunga. Project is for single family residence. Owner is Mr. Han (same owner as Commerce/Foothill [old Ford property] who plans to move here). Plan is for single story modern designed home, 3200 square feet located on the east side of Sister Elsie Drive. No physical plans to show at this time. Will return at another time.

11130-11160 Oro Vista. Greg Karr presented updated plans first showing history of plans previously presented where this project started with 30 homes and is now down to 20 homes. New plans meet with DAC's previous recommendation for 7,500 square foot lots. Discussion between DAC, community members and Mr. Karr continued. Concerns regarding new information distributed by Elaine Brown regarding environmental concerns not previously believed to be addressed including scenic corridor, flood plane, habitat and other major concerns. The MND is already completed but could have missed major items. Before proceeding, concerns should be addressed by the City. Motion by Debby Beck that a letter with these concerns be sent to Dick Platkin for response. Richard Pozzo read letter

from Wendy Greuel to Mr. Hadar Plafkin, Dept. of City Planning indicating this request has been made already. Motion failed with only three in favor.

Audience discussion continued regarding importance of full EIR, developers right to build, fact that Greg has returned with new plans with reduced density. Greg stated no designs have been made yet. Houses will be two-story, 2800 – 3200 square feet each. Second story will be smaller and home designs will not be like the boxy homes down the street as it goes against the type they do. Victor Castro commented that this development could set a precedent. We are looking at a can of worms here. Begs the DAC to take personality out of this. Don't set a precedent. Please look into Elaine Brown's points before overlooking. Earlier we liked futuristic but that OK will lead to many more like it. We need to look very carefully into these points. Someone asked if there will there be a community park? Pointed out that park is across the street. Lloyd commented that Qwimby Funds will be paid and can be used to improve existing parks in the area. Also, will there be anything for the public within the development. Greg stated that there is an existing horse trail. They are talking about pedestrian access and paseo (fire access). Fire Department says bushes are OK but developer is building a paseo. Neighbor concerned over controlling traffic. Greg says DOT (Dept. of Transportation) has cleared the project as well as FEMA. Greg lives in our community and has worked on this project since the beginning. He is not sure if he will return to the DAC with design plans. The homes will have good views. Do not intend to build above neighboring homes.

Motion by Debby Beck to send letter to planning to answer concerns in Elaine Brown's documents. Motion failed.

Motion by Deborah Ray that STNC supports position of the STNC regarding the requirement for a full EIR with a copy of Elaine Brown's document to the City Planning Department. Motion passed: unanimous.

Meeting adjourned at 9:10 p.m.

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary