

“DRAFT”

Minutes of the
Design Advisory Committee
Sunland-Tujunga Neighborhood Council
June 19, 2006 – 6:00 p.m. Verdugo Hills Golf Course
7:00 p.m. DAC Meeting

Verdugo Hills Golf Course portion of the meeting called to order at 6:50 PM by DAC Chairman, Victor Castro. Committee members in attendance included Tomi Lyn Bowling, Recording Secretary, Mark Seigel, Cindy Cleghorn, Debby Beck, Ed Rock, Lloyd Hitt, Vic Aghakhanian. Absent were: Deborah Ray, Joan Slater, Charles Montgomery, Shelly Albert.

Dick Platkin, Anita Cerna and Katie Peterson from City Planning.

Audience = 40

Verdugo Hills Golf Course (VHGC) reps: Adelle Chang, Scott Adler, Jaime Todd. Current VHGS plans are for 269 units plus plenty of open space preserved and preservation of golf course. Units are townhouse condo configuration as opposed to SFR in order to preserve that much open space. 46.6 acres open space out of 63 acres gross. 11.8 acres is golf course, natural preserve 33.8 acres plus 1 acre for other. Residential 11.2 acres. Traffic study is in progress. Commercial 1.1 acres, clubhouse 1.0 acres. Questions from DAC. Actual traffic count, clubhouse mention of restaurants but very preliminary as they have not worked out specs of either. They are considering actual sit down (upscale) restaurants as opposed to fast food. They will consider using triangular piece across street as resource for commercial and parking for same. Public Q&A: Parking issues. 550 spaces roughly needed. Need to get a Department of Transportation representative at our meeting regarding various proposals for Tujunga Canyon Blvd. already in progress or being planned. Includes Joy Fellowship Church, Verdugo Hills Golf Course and Townhouse project, Canyon Hills so all these projects can fully cover the traffic impacts combined on Tujunga Canyon and La Tuna Canyon. Next meeting will be July 10 to include DOT.

Asked to consider “green” building methods and solar power, etc. They are considering this. Would have a document to keep it a golf course in perpetuity.

Lloyd Hitt asked about commitment for a marker in honor of the site being a former detention camp. Yes, they would consider this as well.

Artist’s renderings to be brought by developer to a future meeting.

Question regarding number of trees and plans to replace them. Plan is to keep as many as possible and to plant more.

Next meeting will be 6 p.m. on July 10 with those interested in Verdugo Hills Golf Course proposed development plans.

Meeting recess at 7:30 p.m. to start DAC at 7:40 p.m.

Audience reduced to 30.

7:56 p.m. DAC meeting begins.

Introduction of DAC and City officials. Audience introductions.

Public comment:

Homeowner spoke regarding use of Lowell instead of Tujunga Canyon Blvd.

Penny Blackwell asks about rules regarding demolition, directed to Dick Platkin, who responds with general rules governing demolitions.

Homeowner spoke regarding 10721 Helendale Avenue as a Robert Hall demolition that endangered neighborhood children. Asked to research more details.

Stakeholder spoke regarding traffic count strips recently located on Tujunga Canyon Blvd. just before the Joy Fellowship Church and also at Hillhaven and Foothill. She commented that a Truck was blocking the count machine

which nullifies the study. She has the license number and will turn in to the STNC office.

Question from public as to why these developers are allowed to do their own traffic studies to enable them to get the permits they want to do the development they want. Why is it allowed that they can do the study themselves?

Reports:

Narrow Streets ICO held short meeting tonight. Lots of people came to help. Next meeting will be posted on STNC web site.

VHGC – traffic study is most major issue. Parking, size of structures and clubhouse also of concern. Next meeting will be July 10th at 6 p.m. to include DOT for consideration of all projects.

Style Guide – Debby reports that this item is still in process. Expecting more photos from community.

Dale Thrush, CD 2 – 1) RE: Canyon Hills discussion with botanist regarding effect of development and flora there. Also discussion regarding freeway exits between Sunland and La Tuna Canyon exits. Open space is to have back up plan in event Santa Monica Mountains Conservancy does not accept the open space donation. In that event, the Dept. of Recs and Parks will accept the land. These two items will be in the form of a letter to modify the Canyon Hills Development Agreement. PLUM hearing is tomorrow 6/20/06 at 2 p.m. 2) RE: Home Depot no update tonight. 3) RE: Oakview Convalescent – 25 unit condos – no new updates 4) RE: 6511 Foothill Blvd (Discount Tires) has an order to comply, still waiting for owners to apply for conditional use re: auto-related within 300’ of residential. 5) RE: 8668 Foothill (former Popeyes) – Anita says order to comply issued will need a General Plan amendment.

Anita Cerna, City Planning – As a follow-up to request by DAC at prior meeting, she has the info on number of projects since FAR/ICO passed.

93 projects have been approved under the ICO (SFR), 73 not applicable (over 8,000 sf lots) 10 improvements not applicable, 1 hardship exemption

and 2 exceptions. 24 had to change plans to comply with FAR/ICO (all this since November 2005).

Canyon Hills – Mr. Gilliland. All privately planted trees are exempt from Unique Tree Ordinance.

Oro Vista update – not conclusive at this time. The City official did review Ms. Brown's material and is looking into whether the Santa Ana Sucker is protected on privately owned land. There is evidence of the existence of the Santa Ana Sucker on this property. Santa Ana Sucker is a fish.

Stakeholder commented that the Theodore Payne Foundation at the end of Tuxford in Sun Valley is the original foundation for environmentally sensitive plants.

8330 McGroarty – EIR is being required.

Item #10 on Agenda – copy of the STNC new FY06/07 budget not here tonight. Will send via e-mail to the DAC.

Approval of minutes for 5/15 and 6/5 postponed to 7/10 meeting.

Item 5A – 9717-29 Tujunga Canyon Blvd. – Introduction to Joy Fellowship Church by Cindy Cleghorn with a recap of last two presentations (at DAC and also to STNC board). Major concerns relate to traffic issues. They are not here to present design plans but rather to collect more input from the community regarding their traffic study proposal. The traffic study will take 45 days to complete. Global Mission Church has Sunday service there. Other than church services, traffic involved with Joy Fellowship includes computer lab. Church activities will primarily be on Friday, Saturday, Sunday, Monday. Asked to conduct traffic study on other day than Monday as they are closed Mondays.

Dale Thrush asked to assist in ensuring DOT comes to our July 10 meeting to review all of these projects and traffic impact.

Item 5B – 10164 Leona – Architect for Barbara Johnson, Duncan Nicholson requests ok to not have to convert garage back as you cannot drive back

there anyway. Motion by Tomi Lyn Bowling that DAC support the homeowner's request for relief from the parking requirements. Seconded by Mark Seigel. Penny requested letter include to the effect it should be grandfathered in. Vote count: Ayes: Debby, Vic, Lloyd, Cindy, Penny, Tomi. Motion carried unanimous.

Item 5C – 9531 Inspiration Way. Lot size 12,000. Given requests by DAC previously and now back with alterations to original plans. (Mr. Castro recused himself from the committee on this matter) . Motion by Tomi Bowling, 2nd by Lloyd Hitt: To be the voice of the community, the DAC upholds the Hillside Ordinance as it stands and does not support this project. Penny Blackwell abstained from the vote. Motion passed with 6 in favor.

Item 5D – 10105 Commerce regarding windows. Alen Parseghian, owner's representative presented proposal for window replacements to include 3 panels on Valmont 5' wide x 4' high with the same on the Commerce side. Motion by Mark Seigel, seconded by Lloyd Hitt: That DAC supports approval of this new design which includes a new glass front door. Motion carried unanimous.

Item 5E – 2 part presentation – 2nd part will be July 10. Grass roots effort opposing the issuance of a conditional use permit to the Union Rescue Mission to open Hope Gardens in Kagel Canyon. Asked to be placed on STNC agenda to hear both sides and take position.

Item 6J – Mark Seigel presented draft letter regarding Foothill Blvd. Corridor Specific Plan training. Will review with Anita Cerna and present again next meeting.

Final Comments: Cindy asked if we can get a list of all Robert Hall projects pending? Dale does not have any such database. Doubtful the city has either.

Meeting adjourned at 10:55 p.m.

Tomi Lyn Bowling, DAC Recording Secretary