

Design Advisory Committee
Sunland-Tujunga Neighborhood Council
December 11, 2006 – 7:00 p.m.
North Valley Neighborhood City Hall

Meeting called to order at 7:20 p.m. with approximately 45 people in attendance (per sign-in sheets).

In attendance: Tomi Lyn Bowling, Recording Secty, Lloyd Hitt, Vic Aghakhanian, Saro Minassian, Deborah Ray, Debby Beck, Victor Castro, Penny Blackwell, Cindy Cleghorn, Mark Seigel. Also in attendance, Angela Motta, CD2, Anita Cerna from City Planning Dept.

Angela Motta announced the following and then left to attend another meeting:
11360 Mt. Gleason – had hearing, not cooperative. Dec. 8th is deadline for soil samples. Not known yet if they did. If not, they will be cited and criminal investigation will begin.
11360-60 Oro Vista – Reconsideration of mitigated negative declaration comment period ends Jan. 9th.

Introductions several neighbors protesting 10637 Mt. Gleason, along with the property owner and his representatives, presenter for 10443 Commerce, several No2Home Depot neighbors and others. Introductions of DAC.

Anita Cerna – no updates.

Debby Beck asked about two Robert Hall projects at 10638 and 10642 Commerce. Windows are boarded up at the 10638 Commerce home and rooms are now called “attic” to get around the FAR/ICO. Comment from audience and DAC. Outrage communicated by DAC member Deborah Ray. Debby Beck inquires if an amendment to FAR/ICO can be done to close the loophole. No time to amend as it expires in March or April. Suggested letters to Wendy Greuel and/or Mayor Villaraigosa.

Agenda Item 4a. Re: 8040 Foothill Blvd. – No2Home Depot – Joe Barrett update that copy of plans received. Appeal filed was done based on wrong plans. They would not let them take copies and finally have now been given copies after six weeks. Also told that a mailing to all adjacent neighbors will need to be made notifying them of the appeal. Protest will be held Thursday, Dec. 14th 6-8 a.m. and 3-6 p.m. in front of old K-Mart site. An article came out in the L.A. Times. Encourage sending letters to L.A. Times attention Steve.Hymon@latimes.com or letter@latimes.com. Modification to loading dock has been made. Abby Diamond asked if this was permitted. More comments regarding this update from Joe took place.

Discussion and possible adoption of recommendations regarding the “piecemealing” of tenant improvement permits at 8040 Foothill Blvd. Victor Castro introduced the following motion.

The Design Advisory Committee of the Sunland-Tujunga Neighborhood Council in response to the November 6, 2006 meeting with the Honorable Councilmember Wendy Greuel and other City staff hereby request that Councilmember Greuel bring the following matter to the full City Council and the City Attorney while the appeal filed by the No Home Depot Campaign is

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pending. We demand a Stop Work Order be issued at the site of the proposed Home Depot at 8040 Foothill Blvd., Sunland, CA, based on the following justifications:

1. Mr. Keim, Code Enforcement Bureau Chief of the L.A. Dept. of Building and Safety, stated at the November 6th, 2006 meeting that the auto repair use area must only be "no use", or a change of use application would be required. A Change of Use would trigger the "Project" definition of the Foothill Blvd. Corridor Specific Plan, which is a discretionary, not ministerial action.
2. The June 22, 2006 architect approved, July 21, 2006 Dan Scott, City Planning and July 24, 2006 Lily Teng, Metro Plan Check City approved plans being used on the job site show inconsistent uses for the auto repair area. The uses indicated in the plans are either "storage, cash register check-out or pro-desk contractor area".
3. The City approved plans indicate structural alterations to the existing building that should also be subject to the regulation of the Foothill Blvd. Corridor Specific Plan and the "Project" definition therein.
4. The inconsistencies in the plans and the "no use" statement at the Nov. 6, 2006 meeting indicate an intent to "piecemeal" the project and avoid the full Project Permit Compliance Review and Environmental Assessment that this site requires for the public safety now and in the future.

Motion amended by Deborah Ray to include City approved plans, Architect June 22, 2006; Daniel Scott L.A. City Principal Planner on July 21, 2006 and Lily Tang, Metro Plan Checker on July 24, 2006 be included in the letter. Friendly amendment to include and/or in paragraph one suggested by Mark Seigel and received unanimous consent. Motion passed as amended with 10 votes of the DAC members. Letter to be presented at Dec. 20th City Council meeting at City Hall.

Agenda Item 4b . Discussion and possible action re: Enviro Assess/Zone Change application in process Case No. ENV-2006-9074-EAF & APCNV-2006-9073-ZC / Currently assigned to Alfredo Perez at City Planning Dept.
8737 Fenwick – no update. Currently in Environmental Review comment period. Elaine Brown distributed a letter asking all to sign.

Agenda Item 4c. Discussion and possible action re: 11130-60 Oro Vista – comment period ends Jan. 9th. Elaine Brown distributed letter asking all to sign.

Public Comment: Steve Crouch says the Duke Development site at 7201 La Tuna Cyn Rd. for a 10 home development now has signs posted that grading is to begin. The map for the original approval in 2001 was changed Emily Gabel-Luddy's office despite previous map being used for approval. Notice was only on one pole near the golf course. DAC should be aware.

Agenda item 6 a. 10443 Commerce Avenue – 5 unit townhomes, request height adjustment to exceed limit by 10%. Michael Pauls & Associates here representing Alicia Ley, owner. Needs

height adjustment of less than 10% (3 feet, 3 inches). Same scale and mass of adjacent buildings. Much discussion and questions. Motion that the DAC recommend the STNC send a letter of support for this project. Penny Blackwell would like to see neighbors viewpoint. Deborah Ray amended motion contingent on support from abutting neighbor. No second to this amendment so therefore failed. Another amendment suggestion by Cindy to include “contingent upon rear neighbor notification” accepted as a friendly amendment. Vote taken with 6 in favor and 2 opposed. Motion passes.

Agenda Item 6. b. 10637 Mt. Gleason – Jeff McConnell and representatives presented plans for subdivision of 6 new homes keeping his existing residence using the small lot ordinance for the subdivision. Neighbor comments: Robert Jackson read a letter and says every resident near this development are here in opposition to this proposal (as specified below).

Asked by chair to represent group with letters and report to DAC in January. Zaven Anbarchian, resident on Oswego and several neighbors spoke. Shirley Galbraith on Oswego, Gary McAllister says he sculpts at home. Ray Jones, Jim Leaver, Yen Star, Nancy Weaves. Recommend that the owner and architect to work with the community to revise plans to be more suitable project.

Agenda Item 6. c. - 9627/9635 Hillhaven – lot line adjustment – Public Hearing is Dec. 15 at 9:30 a.m. Sheri Smith asked if the original position of the DAC still remains. Positive response that DAC supports CD 2, Wendy Greuel, that this lot line adjustment should not be considered. Cindy will attend hearing.

LAPD Officer Grant came in tonight to visit with us tonight.

Announced Public Hearing for Dec. 22nd at 8:00 AM, re: 9340 Reverie Road - Zoning Adjustment. Announced that STNC meeting will be held at NVCH on Dec. 13 in lieu of the usual Mt. Gleason Middle School site this time only.

Public Comment – Deborah Ray regarding neighbor notification.

Minutes – approval postponed.

Meeting adjourned at 10:30 p.m.

January meetings will be Jan. 8 and Jan. 22, 2007.

Minutes taken by Tomi Lyn Bowling, DAC Recording Secretary