

Minutes of the  
FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL (FTDNC)  
**SPECIAL JOINT MEETING**  
**GENERAL BOARD, and LAND USE COMMITTEE**  
Tuesday, March 4, 2008  
FTDNC Office, 9747 Wheatland Ave., Shadow Hills, CA 91040

Land Use Committee Chair Fritz Bronner called the Meeting to order at 7:09 p.m.  
Committee Members present: Fritz Bronner, Cheryl Greslie, Phyllis Hines, Ken Keeble,  
and Bart Paul.

Committee Members absent: Margie Beeson, Electra Kruger, and Heidi Paul.

Also present were approximately 29 Stakeholders and Guests, including Board  
Members Royan Herman, Mary Benson, Terry Kaiser, Erwing Davis, Mary Ann Geyer,  
Billy Hays, and Cris Hughes (late).

**1. Villa Terraza application for a Zone Variance to permit running a restaurant /  
tavern in an RE40-1-K Zone; beer/wine liquor license application, hours etc.  
ENV-2008-495-EAF.**

Mr. Bronner introduced owner Jorge Valladaras of Villa Terraza Restaurant, 9955  
Sunland Blvd., Shadow Hills. Mr. Valladaras said that he's worked hard to fix the  
restaurant, established in 1924, which re-opened four months ago, and he's trying to  
resolve issues, including the hours of operation. He looks forward to Stakeholders'  
feedback.

There was extensive discussion about the restaurant's impact upon the community,  
especially including concerns about music noise; that it was previously open with no  
such concerns expressed to the City; that a restaurant must be allowed to be open  
during hours which will reasonably enable it to make a profit; and that other  
businesses have made more noise.

According to Jim Dantona, Planning Deputy for L.A. City District Two Councilwoman  
Wendy Gruel (213-473-7002; jim.dantona@lacity.org), a Zoning Variance is needed,  
not a Conditional Use Permit (CUP), because it's a restaurant, which lost its "deemed  
to be approved" status because it was closed for two years. The owner is seeking a  
Conditional Use Variance in an R-2 zone.

Stakeholder Bernie Buenaflor of the Shadow Hills Property Owners Association  
(SHPOA) said that he's made at least eight attempts to meet with Mr. Valladaras  
before now and wants five things: 1) noise restrictions; 2) parking and occupancy  
restrictions; 3) business hours of operation such as Monday-Thursday from 9:00 a.m.  
– 9:00 p.m., Friday-Saturday from 9:00 a.m. – 10:00 p.m., and Sunday from 9:00 a.m.  
– 2:00 p.m., meaning no more customers allowed in after those hours; 4)  
enforcement; and 5) annual review.

Mr. Valladaras responded that he would prefer to have the restaurant open Sunday-Thursday from 9:00 a.m. – 10:00 p.m., and Friday-Saturday from 9:00 a.m. – 11:00 p.m. Both sides indicated that they're willing to negotiate, and will meet at the restaurant on April 28<sup>th</sup> at 7:00 p.m.

**2. Slope density and driveway access, etc.; Ms. Kruger regarding La Canada property in Shadow Hills**

Ms. Kruger was not present. Dale Thrush, Director of Planning and Economic Development for L.A. City District Two Councilwoman Wendy Gruel (213-473-7002; dale.thrush@lacity.org), stated that the problems are regarding CEQA (California Environmental Quality Act) complaints, including EIR (Environmental Impact Report) Negative Declaration concerns and the density application measurement. The subdivision application and measurement only applied to the flatter portion of the lot; the City will review the project "indefinitely," and he thinks that the Zoning Administrator will disallow the project.

**3. 9730 W. Foothill Place, wireless cell antenna on church property. ENV-2008-563-SPE-SPP**

Mr. Thrush explained that this is regarding a Conditional Use Process to install a cell phone antenna tower, and there's already difficult cell phone reception in the Shadow Hills area. He also said that the tower's 50-foot height would violate the 30-foot limit of the Foothill Corridor Specific Plan. Ms. Benson is concerned about the effort to extend the tower height.

**4. Care Ministries development in La Tuna Canyon: parking, traffic, activity, commercial, horse property, trash pickup, whistles, etc.**

Care Ministries' Peter Elias introduced himself and encouraged Stakeholders to first state their concerns.

There was extensive discussion with many concerns expressed and a lot of information given. Ms. Geyer declared that she used to support the project, but now it would demolish three structures and the planned multi-purpose room would be two stories high. She believes that City enforcement of building restrictions has been lacking, and the project would generate too much traffic, which DOT (the L.A. City Dept. of Transportation) needs to review; Village Christian School has been an example of such problems. Mr. Huenga bought the surrounding properties that don't contribute to the community, and some of the house properties uses have encroached on other properties; there's been a lack of transparency, she said. The area is becoming institutionalized and burdened with heavy traffic every weeknight.

Mr. Elias responded that the property area includes three single-family homes that would be maintained with a residential character; the lot sizes are not changing. He continued that the multi-purpose building would be in the middle of a five-acre property of mixed commercial uses and next to a two-story house. Forty percent of the project has been reduced in size and scope. A 2002 Hearing resulted in CARE agreeing to do a Master Plan, which it's still developing. Mr. Elias continued that Mr.

Huenga is the landlord; he's phasing out his estate while the properties are slowly going to CARE, but he's not on the CARE Board. Bethel Church is not connected to CARE. Mr. Elias agreed to eliminate any Penrose Street access and only use Sunland Blvd. if DOT will allow it. DOT forced them to create that access, in addition to a Foothill access, as well as to create a driveway through the commercial area of the property.

Stakeholder Christina Carnabout voiced that the three residential properties must be maintained as such, and that the Church could use the already existing street access. Mr. Elias replied that maybe the City should install a four-way stop sign at Penrose and Helen Avenue, and that the alley behind the property is under DOT control. Also, the City will require that the property be kept together as one lot, tied together with a covenant, even though the lot lines will still exist. They'll keep open spaces as such in perpetuity. The facility would provide classes for underprivileged non-native speaking children as a language-oriented elementary school, as well as college preparatory classes; 80% of their graduates have gotten at least Bachelor's degrees.

Stakeholder Linda Greco is concerned regarding whether a nursing education facility is of value to the community, especially with so many such programs already in Los Angeles, and that the baseball field lights shine into nearby bedrooms. Mr. Elias responded that the multi-purpose building would also be a school and community center, which can be done in an RA zone as long as it has a CUP, and that CARE's intention is to allow the community to continue using the community center and baseball field, which would remain with the lights that were installed by the DWP (the L.A. Department of Water and Power).

Stakeholder Cindy Bloom thinks the project is excellent and the problems solvable, and doesn't think the traffic will be as bad as at Village Christian. Mr. Elias added that concerns will be addressed in the Master Plan and that they already exist; CARE is only asking to formalize existing uses. There'll be around 50 students, including maybe five to 10 in nursing. Foothill Blvd. traffic mitigations already exist; class hours would be off-set from the busiest traffic hours for further mitigation.

Mr. Dantona stated that there'll be a Planning Hearing Meeting March 10<sup>th</sup> only for input at which no decisions will be made and a Hearing Officer will be present. Stakeholder Nancy Woodruff commented that neighbors are concerned about RA-use properties and facilities being built that're taking up and encroaching upon horse properties; these uses aren't helping or contributing to the community and are being used for schooling and commercial. Since Mr. Huenga bought the properties, none of them have been used for horses; RA-zoned properties are being lost. Mr. Elias replied that the properties are already bordered by non-RA zoning and uses.

Ms. Greco declared that we need to grandfather horse keeping properties into a K zone. Stakeholder Chris Arlington asked whether the developer could build additional horse trails on the property, to which Mr. Elias replied “yes.” Mr. Dantona pointed out that it would be difficult to approve such a condition on a developer.

Ms. Benson mentioned many semi-trailers blocking traffic and being dangerous on La Tuna Canyon Road between Sunland and Glenoaks Boulevards; she recommends establishing parking restrictions such as “no vehicular parking between 7:00 a.m. – 9:00 a.m. or 4:00 p.m. – 7:00 p.m.” Mr. Keeble replied that this wouldn’t be fair to businesses on the opposite side of the street that’d have to absorb additional vehicle parking. Mr. Thrush encouraged expressing concerns at the March 10<sup>th</sup> Meeting to the Hearing Officer. Stakeholder Dave Wineman added that the developer is willing to adjust the project.

**5. 9806 W. La Canada Way proposed 1st fl. addition & 2<sup>nd</sup> fl. ENV-2008-431-EAF**

Ms. Bloom stated that she’s the neighbor who’s probably the most impacted by this project and sees no problem with it; it could enhance the neighborhood’s esthetic, will fit in well and be a very nice addition. Ms. Herman added that the owner’s previous project was very “tasteful.” The owner stated that they’d only be merging downstairs rooms, not adding any.

Stakeholder Linda Fullerton is concerned that the NC is endlessly delaying the project and “stepping on SHPOA’s toes.” Mr. Bronner acknowledged that the NC may’ve erred in Agendizing this Item, which someone requested. Mr. Hays noted that the NC has been criticized for not Agendizing some things. Mr. Bronner sees the NC, SHPOA and other organizations as “safety nets” working together for the community. He declared that this Item is now closed. Extended discussion followed regarding overlapping organizational concerns and procedures.

**6. Public Comment (Non Agenda items)**

Ms. Geyer said that Stakeholder Martha Coolidge is considering suing one of her neighbors regarding a “prescriptive right” to a horse trail access adjacent to Ms. Coolidge’s property.

**7. Adjournment**

This Land Use Committee Meeting was adjourned at 9:26 p.m.

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**SPECIAL JOINT MEETING**  
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Tuesday, March 4, 2008  
FTDNC Office, 9747 Wheatland Ave., Shadow Hills

**A. CALL TO ORDER, PLEDGE, ROLL CALL**

Second Vice-President Royan Herman called the General Board Meeting to order at 9:26 p.m. Board Members present:

Royan Herman, 2nd Vice-President	Mary Benson, Treasurer
Ken Keeble, Recording Secretary	Terry Kaiser, Correspondence Secretary
Erwing Davis, Board Member	Mary Ann Geyer, Board Member
Cheryl Greslie, Board Member	Billy Hays, Board Member
Cris Hughes, Board Member	Bart Paul, Board Member

Board Members absent: Cile Borman, President (excused), Kevin Davis, 1st Vice-President (excused), John Blue, Board Member (excused/not excused\_\_\_), Frank Buchanan, Board Member (excused/not excused\_\_\_), and Electra Kruger, Board Member (excused/not excused\_\_\_).

Ten of the 15 Board Members were present, which is a quorum, and the business of the Council could be conducted.

Also present were approximately 10 Stakeholders and Guests.

**B. REMARKS FROM PUBLIC REPRESENTATIVES**

There were no such remarks at this time.

**C. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

There were no such comments at this time.

**D. Discussion and Possible Action concerning Villa Terraza application for a Zone Variance to permit running a restaurant/tavern in an RE40-1-K Zone; beer/wine liquor license application, hours etc. ENV-2008-495-EAF**

[CONFIRM:\_\_\_ This Item was addressed in the Land Use Committee Meeting immediately preceding this General Board Meeting.]

**E. Discussion and Possible Action concerning Care Ministries development in La Tuna Canyon**

[CONFIRM:\_\_\_ This Item was addressed in the Land Use Committee Meeting immediately preceding this General Board Meeting.]

## **FTDNC OLD BUSINESS**

### **1. Discussion & Possible Action to approve CIS [Community Impact Statement] in support for Council Motion 07-4133.**

Ms. Benson distributed copies of L.A. City Council Planning & Land Use Management Committee Motion 07-4133, which was presented by L.A. City District 12 Councilman Greig Smith, and a "Community Impact Statement in support of Council Motion 07-4133." She described the Motion. "2008 is the 40th anniversary of the City of Los Angeles' Hiking and Equestrian Trails Master Plan. This Master Plan includes the Rim Of The Valley Trail, which is recognized as a California Regional Trail in the State's Public Resources Code Recreational Trails Act SS 5070 to 5077.8. An update to this plan is overdue. Trails in existing neighborhoods are also needed to connect a greenway network. Every 263 feet or a 20-foot wide trails easement adds one acre of parkland to park-poor areas, Updating the City's Recreational Trail Master Plan is a critical issue for stakeholders."

**MOTION** (by Ms. Geyer, seconded by Ms. Greslie): to support the CIS in support of Council Motion 07-4133.

**MOTION PASSED** by unanimous voice vote.

### **2. Discussion & Possible Action to approve CIS in support for Council Motion 07- 4097.**

Ms. Benson explained that the City Council already voted upon this Motion, which was presented there by L.A. City District Two Councilwoman Wendy Gruel, in February. It is to establish a Horse Advisory Task Force and to have input and be present at all Horse Advisory meetings. A Horse Advisory Task Force is essential in addressing multiple issues and creating a comprehensive list of City Departments and their services to an industry that makes up \$7 billion of the California economy. No action was taken.

### **3. Discussion & Possible Action to set up an Ad Hoc Committee to investigate and write a CIS concerning sober living facilities, with Electra Kruger as Chairperson.**

Ms. Herman noted that Ms. Kruger is not present; it was agreed to Table this Item.

### **4. Election Report: Discussion and possible action items**

#### **i. Update on election activities and review of calendar**

It was noted that Kevin Davis is not present. Mr. Keeble is concerned that the Office still doesn't have a working phone, which could affect the election; he noted that only two candidates have applied to re-run for eight positions and only 28 vote-by-mail applications have been received. Ms. Benson noted that phone bills still are not coming to her, but that the second bill was paid via a credit card; Ms. Geyer suggested having the bill sent to DONE (the L.A. City Dept. of Neighborhood Empowerment).

- ii. Presentation of proposed standing rules including:
  - 1. Procedures for posting
  - 2. Board attendance including reporting absences, excused absences, and leaving meetings early
  - 3. Public publications concerning meetings.
  - 4. Requirements for minutes, agendas, CISs and committee reports
  - 5. Proposed update of roles and responsibilities of officers
  - 6. Proposed update of roles and responsibilities of standing and ad hoc committees

As Kevin Davis is not present, it was agreed to Table the above #4) ii) Items.

**5. Report on plans to purchase informational kiosks.**

Ms. Herman explained that, in Kevin Davis' absence, Mr. Keeble has this information.

**MOTION** (by Ms. Herman, seconded by Ms. Geyer): for Mr. Keeble to purchase informational kiosks.

**MOTION PASSED** by unanimous voice vote.

**FTDNC OLD BUSINESS**

**1. Discussion & Possible Action regarding a new host and webmaster for the FTDNC web page. (Chris Hughes)**

Ms. Herman indicated that we need to give this service opportunity to someone else beside herself; she's received bids and recommends that Randy \_\_\_\_\_ **[CONFIRM]** be allocated \$5,000 to be the new host and webmaster for the FTDNC website.

Ms. Hughes said that she can develop the website in a month and offered to do it for free. Ms. Geyer noted that myneighborhood.com is an excellent example website. Ms. Benson is concerned that myneighborhood.com is operated like a Post Office Box in that if we don't want it anymore, they'd close our account and the NC would lose the information.

**MOTION** (by Mr. Keeble, seconded by Ms. Geyer): to give Ms. Hughes one month to create an FTDNC website.

**MOTION PASSED** by a voice vote, with one opposed (Ms. Herman).

**7. FTDNC BOARD COMMENTS**

Mr. Kaiser showed the new Office parking sign.

**8. Adjournment**

This General Board Meeting was adjourned at 9:51 p.m.