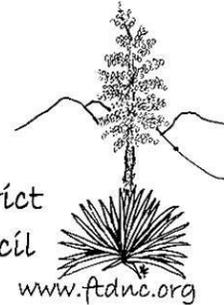


Michael Carpenter  
Alisa Clairet  
Daniel Davis  
Kevin Davis  
Dawn Jacobs  
Joshua Jeffrey  
Jess Lewis

Tamara Lopertito  
Kelly Rose  
Laurie Thoms  
Jaycynda Trifone-Woodruff  
Sharon Washington  
Josie Zarate

Foothill Trails District  
Neighborhood Council



## FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL LAND USE COMMITTEE *Draft Minutes*

**Dec. 6, 2016, 7:00 PM TO 9:00 PM**  
**FTDNC OFFICE**  
**9747 Wheatland Ave, Shadow Hills, CA**

- 1) Call to order, Pledge of Allegiance. *The meeting was called to order at 7:00 P.M. In attendance were Nancy Woodruff, Elektra Kruger and Josh Jeffrey. It was recommended that Vikki Brink advise as to whether she wanted to continue her membership in the Committee as she had recently moved.*
- 2) Welcome to new stakeholders wishing to join the Land Use Committee. *None.*
- 3) Comments by Public Representatives Public Comment – (3 minutes each) *None.*
- 4) Presentation and/or new projects with possible action:
  - a) 9666, 9668 Sunland Blvd., Shadow Hills – Zone change from RE40-K to C1 for a 10,797 sq. ft. lot adjoining a C1 lot as part of the same parcel to be developed into commercial use. (Mushegh Muradyan, Biayna Eng.) *A presentation was made regarding a proposed development of the property west of the FTDNC office that would create an office building with a possible small coffee shop which would be on an existing C1 lot and an undersized RE40K lot that is actually 10,797 sq. ft. and cannot be developed into a single family residence as zoned. It was discussed that the logical move would be to create a General Plan Amendment for the undersized lot extending the C1 zone to include it and more closely match the other 3 corners of the intersection. Julie Tarinowski, who owns the property to the south of the proposed project objected as she felt the change would affect her horse-keeping rights, but as this would be a business and not a residence her rights should not be affected. She further claimed that the community was promised years ago that the western lot would remain with a K overlay. After considering the **best use** of the lot in question it was moved by Elektra that a letter be created for the General Boards approval to request tha a General Plan Amendment be created to make the substandard lot zoned as C1 to compliment the business Intersection and further serve the community. Josh seconded the motion which was approved unanimously.*  
*The following amendments were made by Elektra: 4a. The 10,797 sq ft lot can have a SFR, it cannot be developed into an equestrian lot*  
*4a. "Habitable room" includes an office where people work. A "non-habitable" structure would be something like a garage.*  
*All of Shadow Hills is zoned K-Overlay including the entire Wheatland/Sunland intersection - however, not all of Shadow Hills is zoned equestrian ie RA, RE, A2, A1 and even other R's as long as lot sizes are large enough to be equine capable*
  - b) Blight issues on Clybourn, Shadow Hills – Scott Cappiello. *Scott was not in attendance and will be put on the agenda again in January.*
  - c) 11052 Mc Broom, Shadow Hills – Parcel Map exemption for parcel line movement within a parcel. PMEX- Parcel Map Exemption. No paperwork. *It was recommended that the developer be invited to the Land Use meeting to explain his plans.*
  - d) Items from the floor.
- 5) Updates with possible action:

- a) 11331 Osborne, Lake View Terrace – Construction of a new gas station and convenience store to be open 24/7. APCNV-2016-2859-ZC-CU-CUB. (Hearing Nov. 15, 2016 at 2:30 P.M. at Marvin Braude Bldg. in Van Nuys) *The Planning Commission hearing is scheduled for 4:00 P.M. on Thursday January 19, 2017.*
  - b) 10148,10154,10160,10166,10172,10180 Wealtha, Shadow Hills - Construction of new sfr each with approximately 3773 sq.ft. with 2000 sq.ft. EQ area and horse trail. DIR-2016-3682-SPP, DIR-2016-3690-SPP, DIR-2016-3694-SPP and DIR-2016-3695-SPP. (?) No paperwork and incorrect CNC notification. *There is a question as to where the multi-purpose trail is located on the blue-prints.*
  - c) 11600 Eldridge, Lake View Terrace – Zone change from A2-1 and RE9-1 to RU in order to create 70 lots for single family residences on 6.68 acres. CPC-2016-2084-ZC-ZAD. (Rosenheim and Assoc.) (Hearing anticipated mid November, 2016.) *Hearing in mid January.*
  - d) 9965 Foothill – Solar Farm hearing update. *No action at this time.*
  - e) 11819 Kagel St., Lake View Terrace – Building Appeal regarding cancellation of permit to construct a 3 megawatt solar farm on 7.5 acres. DIR 2016-1807 BSA. *No action at this time.*
  - f) Request to CD7 regarding status of equine set-aside motions. *No action at this time.*
  - g) Canyon Park Homes – Potential development of 242 homes on 110 acres in Big Tujunga Canyon, Rosenheim Developers, preliminary outreach in Sunland/Tujunga LUC. *Fred Gaines no longer involved.*
  - h) High Speed Rail alternative routes. *At a big business leaders meeting last Friday Karo Torossian recommended that Los Angeles should be getting as much money as Burbank for the project.*
  - i) 10519-10521 La Tuna Canyon Rd., La Tuna Canyon ZA 2007-0810-ZA-ZAA-1A – 4 illegal houses. *No action at this time.*
  - j) 10000 Foothill Blvd. (All Nations Church), Lake View Terrace – parking encroachment and other CUP violations. Determination was made and there appear to be continued violations – status of investigations. *No action at this time.*
  - k) Verdugo Hills Golf Course, proposed construction of single family homes and status of Tuna Camp historical designation. *The Golf Course is shutting down on 12/31/16 and the FEIR should be out in January with an equestrian option.*
  - l) NE corner of Fenton and Terra Bella, Lake View Terrace – owner interested in donating corner land to the City to relieve flooding and safety issues. *No action at this time.*
  - m) Wealtha pit trial. *The final probation hearing is scheduled for Jan. 26, 2017 with no continence.*
  - n) Notification of public hearings.
- 6) Committee member comments *Elektra reported the desperate need for more folks to join the Hansen Dam Advisory Board as Vikki Brink resigned due to her move. Additionally, there will be a local meeting regarding the potential LA Olympics use of the Sepulveda Basin for equine events at Van Nuys City Hall on 12/13 at 6:30 P.M. Josh thanked everyone for coming and said he liked the thorough discussion we have.*
  - 7) Approval of Nov 1, 2016 LUC draft minutes. *The Nov. 2016, were moved for approval as submitted by Elektra and second by Josh and approved unanimously.*
  - 8) Adjournment. *The meeting was adjourned at 9:42 P.M.*

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