

**Neighborhood Council
Land Use Committee**

Richard Marshalian
Cindy Cleghorn*
Nina Royal*
Liliana Sanchez
Vartan Keshish*
Betty Markowitz
Berj Zadoian
Peter Darakjian
David Jenkins
Jorge Martinez
Armen Mardirousi*
*STNC board member

Alternates:

Stephanie Mines
vacant
vacant
vacant

**CITY OF LOS ANGELES
CALIFORNIA**



**SUNLAND-TUJUNGA
NEIGHBORHOOD
COUNCIL**



P.O. BOX 635
Tujunga, CA 91042
Phone: 818-951-7411
Email: Secretary@stnc.org
Website: www.stnc.org

TRANSLATION SERVICE – If you need translation service, please contact Lydia Grant, STNC President via e-mail at stnclydia@gmail.com or 818-951-7411 at least 72 hours before the meeting.

SERVICIOS DE TRADUCCIÓN – Si requiere servicios de traducción, favor de avisar al concejo vecinal 72 horas antes del evento. Por favor contacte Lydia Grant, President, al electrónico stnclydia@gmail.com or 818-951-7411 para avisar al Concejo Vecinal

**SPECIAL JOINT BOARD & LAND USE COMMITTEE
AGENDA**

Monday November 10, 2025 • 7:00 p.m.

**Physical Meeting In Person at Aurora Banquet
7179 Foothill Blvd., Tujunga**

Zoom Meeting Online or By Telephone

<https://us02web.zoom.us/j/81806099864>

Meeting ID: 81806099864

Join by Telephone: One tap mobile +16694449171,, 81806099864# US

1. Call to Order and Committee Roll Call
2. Approve outstanding minutes
3. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS - up to two minutes regarding items not on tonight's agenda.
4. Discussion/Action: Committee Member Comments / Announcements & Future agenda items.
5. **PRESENTATION / DISCUSSION / POSSIBLE ACTION: (Burns/Bouchard - Josh Guyer) regarding former Sizzler at Sunhill Marketplace – 10401-10521 Sunland Bl & 8756-8846 Foothill Blvd & 8950 W. Fenwick - Specific Plan compliance for demolition of existing restaurant and the construction, use, and maintenance of two new restaurant / retail buildings.**
6. **PRESENTATION / DISCUSSION / POSSIBLE ACTION: (For AT&T - Reliant Land Services - Stella Shih) 7902 Foothill Blvd. - 60 ft. high wireless telecommunications facility in the parking lot of a commercial building. CLASS 2 CONDITIONAL USE FOR WIRELESS (CUW) FOR NEW 60' TRUNK MONOEUCALYPTUS MONOPOLE. Case No. ZA-2025-1120-CUW**
7. **PRESENTATION / DISCUSSION / POSSIBLE ACTION: For Jazzve Garden Cafe - Mailian &**

Associates Inc - Sevana Mailian) Request CUB-CUX to sell full line of alcohol for on-site consumption w/ live entertainment for an existing restaurant w/ proposed hours of operation 11AM to 2AM daily. Case No. ZA-2025-5196-CUB-CUX

8. Update Discussion/Action: re: **7937 Foothill Blvd.** - ED1 - 6 story apartments - ENV-2024-5923-EAF - STNC letter updates, contacts with Mayor's staff and next steps
9. Discussion/Possible Action: Updates
 - a. 9833-9837 Redmont Avenue, Tujunga - public hearing held Oct. 30 - 9833-9837 Redmont Avenue, Tujunga, CA 91042
 - b. 8100 McGroarty, Sunland - public hearing held Oct. 28
 - c. Is there another possible ED1 project at 6470 Foothill, Tujunga?
10. FINAL COMMENTS & CONFIRM Future Meeting dates suggest: Monday, Nov 17 @ 7:00 PM or Monday, December 1 @ 7:00 PM and January 12, 2026 at 7:00 PM on Zoom
11. Adjourn by 9pm (or very soon thereafter)

STNC BOARD MEETING WILL BE HELD WED. NOV. 12 – JOIN THE MEETING ON ZOOM – DETAILS AT [STNC.ORG](https://stnc.org)

Posted: 11/6/25 — Remove after: 11/12/25

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Cindy Cleghorn, Secretaria, al (818) 951-7411 o por correo electrónico secretary@stnc.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL LAND USE COMMITTEE MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial (669) 444-9171, and enter **81806099864** and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to **TWO** minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

This meeting is being held by the Sunland-Tujunga Neighborhood Council using teleconferencing pursuant to Government Code Section 54953.8(a)(2)(B).

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities. Unless otherwise specified, all items on the meeting agenda are for Discussion and Possible Action and may be taken out of order at the discretion of the President. This is an online virtual meeting, please understand that there may be some connection delays from time to time.

THE AMERICAN WITH DISABILITIES ACT As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting [Lydia Grant, STNC President at 818-470-6629.](#)

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.stnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact **Cindy Cleghorn, Corresponding Secretary, at email: secretary@stnc.org.**

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:
* **NORTH VALLEY NEIGHBORHOOD CITY HALL**, 7747 Foothill Blvd, Tujunga, CA 91042 – **front window**
* www.stnc.org
* You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the STNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Sunland-Tujunga Neighborhood Council Bylaws. The Bylaws are available on our website www.stnc.org