

## MISSION HILLS NEIGHBORHOOD COUNCIL ZONING & LAND USE MEETING MINTUES

Friday, October 26, 2012  
Mission Area Police Station  
Timothy M. Falco Community Room

Minutes taken by: Debbie Dalton

Zone & Land Use Chairperson – Craig Forry

Zoning & Land Use Committee members:  
Ray Garcia  
Clint Scott

---

Meeting called to order at 4:32 p.m.

Introductions of the Zoning & Land Use Committee members made by Craig Forry, committee chairperson.

New Business:

**Facey Medical Foundation** – presentation made by Christopher Murray regarding the foundation having to apply for variance to the zoning administration to erect two (2) pole signs 8' wide by 14' tall affixed to the ground for identification purposes; entrance for urgent care and parking. The signs meet safety and building code. Mr. Murray requests the support of the Mission Hills Neighborhood Council for the signs to be approved & erected.

***Action item:*** The Zoning & Land Use Committee will bring request to the November 5 MHNC Board meeting.

**Proposed redevelopment at the Valley Inn Hotel & Conference Center** – presentation by Mark Irving of the Urban Housing Committee Utilize Federal Neighborhood Stabilization Funds and tax credits to build approximately 74 low income units. Mr. Irving discussed his organization's success throughout Los Angeles, San Bernardino, and San Diego counties. The bank has repossessed said property and want to make a decision by year-end.

Concerns voiced: crime, traffic, & property value.

Discussion regarding stakeholder survey about Primestor property and how the wants of the stakeholders fell on deaf ears and not wanting to go through same experience with this redevelopment project. Stakeholders suggested putting in a theater, small shops, café in place of low-income housing.

**Action item:** The Zoning & Land Use Committee requested Mr. Irving provide the committee and board of governors with statistics from their other low-income projects regarding increase/decrease of crime, traffic & property value before and after projects were completed and present at the November 5 MHNC Board Meeting.

**Request by Catholic Church for interment plots and 8 or 10 foot high wall –**  
Presentation by Bill Christopher of Urban Concepts. Proposal of erecting a 8-10' block wall inside of property line of 19 stakeholders. The Archdiocese will grant easements to the 19 stakeholders in exchange of erecting the new wall.

Zoning and Land Use Committee members surveyed 15 of the 19 affected stakeholders, resulting in 13 of the 15 are against the wall. Concerns include decrease in property value, noise issues due to interment digging, processions, etc. Another concern is the emotional impact to families, guests, when hear crying taking place over a wall.

Public hearing is scheduled for the morning of November 5.

**Action item:** The Zoning and Land Use Committee chairperson asked if a continuance can be requested so that this item can be discussed at the November 5 MHNC Board Meeting and the Archdiocese representative confirmed he would request a continuance.

Meeting adjourned at 6:04 p.m.