

**Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Train Depot, 10038 Old Depot Road, 7 pm  
Minutes June 18, 2015 – Final Minutes**

Linda van der Valk called the meeting to order at 7:00 pm.

Present: CNC Members: Linda van der Valk, Mary Kaufman, Judi Daniels, Michael Harris, Vicki Briskman, Jeff Hammond, Larry Heller, Jim van Gundy

Not Here: Carol Lucas (excused), Michael Preis (excused)

Later Elected: Stakeholder Members: Teena Takata, Janice Eddy-Languain, Mark Levinson, Sandee Andrews

**Stakeholder and Public Comments:**

Hidden Creek hearing; update; Jeannie (stakeholder) and Michael Harris attended the public hearing. Stakeholder commented that it was a 4.5 hour hearing; applicant with a dozen consultants at the meeting. They had support of soccer, Porter Ranch NC. Jeannie noted a statement by developer that CNC supported the project. The trails did not appear near the RA homes on the TTM; and the trail system in the open space had no easements noted on the map. Horse stable areas had retained walls in back and no trail access apparent. City Engineer noted trail access needed improved; and he wanted the HOA to be in charge of the trails in the community. Hoping an easement could be set where the trails go; trails are in concrete swales and in concrete gutters. Requested a pre-grading meeting. Decision to be delayed two weeks, 45 day review, and then decision should come out. The area presently is referred to as unincorporated Chatsworth. Developer said they had not applied for an Army Core 404 permit yet. Mary Kaufman also attended the hearing. Mary commented the trail inside the development would be 12 feet wide. We have a 20 foot trail easement around the project for trail purposes. All agreed the outside trail would be a naturally developed trail. The City Engineer wanted HOA to maintain inside and outside (perimeter) trails. Deed restrictions so they could not be closed. To write about care and custody of the outside trails. Jeannie commented she did not see access points to the outside trails. Mary commented City Rec and Parks was to take care of perimeter trails. The HOA was to fund the maintenance for the trails. Michael H commented, Mr. Avrashaw commented that they have not sought an Army Core permit. (LAFCO process was noted, the development always is processed in the target area, not the source jurisdiction).

Election of Committee Chair; Mary nominated Linda van der Valk, Mike Harris seconded; Linda was approved unanimously.

Five stakeholder members to be elected to the committee. Existing members Teena Takata, Janice Eddy-Languain, Mark Levinson, and new proposed committee member Sandee Andrews (absent tonight) are all stakeholders interested in being on the committee. We can bring in five members but have four for our motion. Mary moved, Jim seconded; passed unanimously. Teena was elected Secretary of the committee unanimously.

April minutes were approved with minor editorial changes. March minutes still need to be distributed, will be reviewed at next meeting.

**10800/10814 Independence** Todd Kreitz to present motion for a lot line adjustment for the one acre parcel to make it 17550 square feet, instead of an acre. A one acre property is presently along the north

side of this large lot, and a 1.4 acre lot is on the south side of the lot. They will rehab the home on Independence. Questioned on why 17,550 feet, the Council office has stated we will have 20,000 square feet to facilitate horsekeeping. Noted that the Chatsworth Community Plan states horsekeeping west of De Soto and North of Chatsworth Street, states that horsekeeping will have a priority over development; and approvals of lots in our area have been a minimum of 20,000 square feet. A third committee member noted that all lots in this area are a minimum of 20,000 square feet, and a lot of this size provides for adequate setbacks to allow 75 foot distances required by non-K Equestrian lots. The lots shown on the applicant's map showed 234 feet in length and 75 feet in width, which matched the 17,550 square feet on the agenda; no square feet for the smallest lot was shown on the map. There was no total square feet shown for this lot on the map provided. Applicant cannot impair nearby horsekeeping under any lot configuration he chooses. A fourth committee member again explained 20,000 square feet is used in this area. Representative was again encouraged to review the Chatsworth community plan and update his proposal. A fifth committee member noted these 20,000 square foot lots, in this area on RA lots, are required. Linda will put him on the August Agenda, as the committee is dark in July.

Linda van der Valk summarized comments made at our last Land Use Meeting by Sandee. Sidewalk Vending – they are competition to licensed retail establishments, don't pay LA City business tax, don't pay rent, have a significant effect in creating massive trash dumping near their carts downtown, traffic near the stands, and other taxes also are presumably not paid. She suggests one option may be that people be hired to monitor licensing and compliance with various health and food rules. Enforcement is a problem due to timing and violations - and perhaps this be enforced by law enforcement personnel. Committee members indicated support for a CIS (100 words) Larry made a motion to support the concepts in this statement, Mary seconded (major points are above). We will prepare a CIS and include it in a letter to Mitch. Linda and Teena will work on this. Motion passed. Mark and Vicki voted against it.

Valley Circle Street widening. Supervisor, Mitch's office, County Planning, all were at a recent community meeting; an old road easement was offered to be removed. We believe the only widening relates to Dayton Canyon. No further action at this time.

### **Board Member Comments**

KB Homes project at Nordhoff and Topanga Canyon (NW Corner). The Brookside apartments owner came to the hearing and had concerns about height; they have premium rents for their view units. Tom Glick was the hearing officer, very informal. KB Homes made same presentation, held open for a week, KB having a tentative vesting tract hearing next Tuesday. Going to City Planning Commission July 23. The Board did not make a motion on this project, but a Land Use letter went to the hearing officer, that outlined concerns Land Use had about the project. Their application was for RD-2.

Email today was from West Valley Christian Center and they asked how we would feel about them moving the church to the old Hostess building near Lassen and Mason.

9601 Baden Power Poles - one is removed, the other one still is there. DWP noted in an email, the poles are not consistent with the Scenic Plan but is refusing to make corrections.

De Soto Water tower (cell tower) is a Verizon project, it is still covered in graffiti. Verizon wants to come back next meeting.

June 23, Cultural Heritage is again considering the CNP as a Historic Cultural Monument.

Late comment on Hidden Creeks; developer wanted buildings closer than 35 feet to horsekeeping; Avrashaw indicated it was only the caretaker home, or the manager of the equestrian facility, not a blanket permission.

Adjourned 8:20 pm.

Abbreviations

LAFD City of Los Angeles Fire Department

LAFCO Los Angeles Acquisition Formation committee

TTM Tentative Tract Map

CIS Community Impact Statement