

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Train Depot, 10038 Old Depot Road, 7 pm
Minutes October 15, 2015 – Final Minutes

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

Present: Linda van der Valk, Judi Daniels, Michael Preis, Jeff Hammond, Teena Takata, Janice Eddy-Languien, Mark Levinson, Chuck Knolls, Larry Heller

Not Here: Jim Van Gundy (excused), Sandee Andrews (excused), Michael Harris (excused), Carol Lucas (excused), Vicki Briskman (excused), Mary Kaufman (excused)

Stakeholder and Public Comments:

Teena presented recent proposals to review health risks that may (or may not) be at the Santa Susana Field Laboratory. ATSDR (Agency for Toxic Substances and Disease Registry), a federal agency, has recently accepted a request from a stakeholder to perform an independent review of the records at the Field Laboratory. They looked at it once, many years ago, but there now are more health studies, and a much more complete environmental record from significant testing on the site. This request is made to match Chatsworth NC with proposals moving through Woodland Hills and West Hills NC's. This was requested on the agenda but did not make it due to timing issues. Committee members requested additional information and did not make any recommendation to move the matter forward at the meeting.

Minutes:

Mark moved to accept minutes from the prior meeting, with minor corrections; approved.

Presentations and Possible Motions:

20500 Nordhoff - want to add 11,226 square feet to industrial property, and to change it to a residential care facility with a variance request. This property is just outside the boundary of the Chatsworth NC, but is within the Chatsworth Community Plan. The building is approximately 20,000 square feet now, is zoned MR2-1 with P zoned parking area. This project should be made as a zone change and general plan amendment. This building is at the southwest corner of Mason and Nordhoff. Rand Freeman appeared on behalf of nearby tenants moving into the next building, noted this was noticed to 500 feet as a slight addition to the building, but with approximately a 1/3 space expansion that eliminates use of much of the back alley/access for truck deliveries to properties along the south side of Nordhoff in this area, is far from "slight". The residential care project provides for 95 beds and 37 parking spaces. Applicant has requested a variance for residential care use in MR zone, and also for an addition of 11,226 square feet, to be built over the P zone. Requesting a letter to City Planning, don't approve this expansion and use on a variance. Tim Green, Space Vector, a proposed tenant that is ready to move in next door, commented that the building will partly block access for deliveries for their manufacturing operation. Concern with inadequate parking, ongoing emergency traffic, the new facility reportedly does not have nurses or doctors on site. It's all memory care. After building the expansion, the alley width remaining is 15 or 20 feet. Don't know if there is parking designated under their plan in the alley area. The local NC in that area has not heard this yet. This use permanently affects use of the property.

Mark moved we write letter, we are not in favor of a variance on this location, based on a significantly changed permanent structure, and the proposed use is nonconforming with industrial uses. The proposed construction eliminates convenient delivery ability to other buildings that are used for manufacturing that

is consistent with the present zone, parking seems too limited for the size of the building. Although not in our NC boundary, it is part of the Chatsworth Community Plan, it has a significant effect on the industrial uses in this area, and such action represents a dangerous precedent that will affect future uses in this area. Larry seconded. Approved Unanimously.

10330 Mason - Trader Joes, renewal of existing CUB. The change requested in this renewal are to expand store hours. Hours were 9 to 9, to change hours to 8 to 10. Dave Weisbas presenting. This is a CUP renewal, related to a CUB (alcohol sale permit). Larry H moved to approve the CUP/CUB renewal with the expanded hours, Michael P seconded. Approved unanimously. No hearing date set.

22280 Devonshire - Mandy Diaz, Chuck Jelloian Improvement plan for local Monarch Christian School was presented. The school was founded in 2010 by parents, moved after 2 years to present location. They generally have a maximum class size of 20 students. In their site improvement plan, existing buildings that are old and require replacement are removed and new structures are built along the north and west side of the property. Buildings are limited to 2 stories, typically elementary thru middle school. Single story on building 1B, next to driveway off Devonshire. The south property line is generally athletic fields or play areas; the east boundary is the parking lot and drop off area. Eventually want to increase hours and number of students. Building 1A is a single story, not as indicated on the site sheet; the proposal has been modified very recently based on feedback from the neighbors. The CUP on the property presently allows for 300 students, they have about 150 students now. They will want more hours down the road also. Long term they would like to go to 400 students, and allow events to 9 pm or maybe 10pm. They have 3 events a month (18 per year), plus 6 fundraising events allowed now, they would like to not have "fundraising" designated for some events; so they effectively are retaining the maximum number of events, but changing the description. Presently their CUP requires lights off at 8 pm, would like to extend that shut off lights time, up to 10 pm to allow for cleanup and safe passage to cars after meetings and events. Lights have photometric layout (Larry), so light footprint is directed and has little "spill" offsite. Corner gate at Devonshire and Valley Circle is emergency gate only. The existing building that points toward Valley Circle near Devonshire, is a good idea of the setback on the buildings along Valley Circle. The buildings on the westerly boundary face Rockpointe; a committee member noted that is a denser community with pre-existing two story properties. They are in escrow on the property and are seeking an indication if the CNC will view their plan favorably, which influences if they complete the escrow. Jeff suggested we approve the proposal as suggested. Michael P seconded. Approved unanimously.

Other Business and Possible Motion:

Mike P moved, Jeff seconded, approve up to \$500 for printing for the committee. Approved unanimously.

Mark moved, Judi seconded, approve up to \$100 for updates to the committee's LA zoning code book. Approved unanimously.

Mary's item to follow-up re foothill trail district letter is carrying over to next meeting.

Board Member Comments

Board member comments, they got the cell tower on the apartment building on Topanga within the Specific Plan. The project was presented with the towers disguised as a chimney, they were required to change fuel for equipment from diesel to natural gas.

The meeting adjourned at 8:10pm.

Abbreviations

CNP Chatsworth Nature Preserve

CUB Conditional Use Beverages (alcoholic)

CUP Conditional Use Permit

DRB Design Review Board

LAFD City of Los Angeles Fire Department

LAFCO Los Angeles Acquisition Formation committee

NC Neighborhood Council

TTM Tentative Tract Map

HOA Home Owners Association