

Chatsworth Neighborhood Council, Land Use Committee

Chatsworth Train Depot, 10038 Old Depot Road, 7 pm

Minutes March 19, 2015 - Final Minutes

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

Present: Linda van der Valk, Judi Daniels, Andre van der Valk, Larry Heller, Michael Harris, Mark Levinson, Teena Takata, Michael Preis, Vicki Briskman, Janice Eddy-Languein, Jim Van Gundy, Jeff Hammond, George Nelson, Mary Kaufman

Not here – Carol Lucas (excused)

Stakeholder and Public Comments:

Day of the Horse is April 12, between 11 to 3; at Stoney Point Ranch, come see various equine activities. Wagon will pick up around the venue if you park nearby.

Nursery person who had the lot near Santa Susana (NW corner of Santa Susana and Topanga Canyon), some trees were planted; supposed to be a mulching operation. But the property looks bad today; it's an eyesore. It would be nice to remove this blight in this area; there also is graffiti on site. Let's put this on the next agenda for consideration.

Chatsworth Nature Preserve is open, this year the SECOND Sunday in April, about 10 to 2

The Nordhoff Property with the variance application for a kids zone (entertainment building) in the industrial zone, MR2 was granted the variance at their appeal to North Valley Planning Commission. No further appeals are possible for this decision.

Andora Estates, a motion to support the subdivision project in concept, did not pass at the last CNC full Board meeting. Another vote will happen at next CNC Board meeting.

Approval of Committee Minutes from February; they were approved with Mary abstaining.

9601 Baden project (for 8 homes) is moving ahead, construction in progress.

The CNC Selection registration period (applicants filing to express interest in running for elected Board positions on the CNC) has just closed; the voting for candidates is scheduled on March 21, from 11-5 at the Chatsworth Train Depot.

Presentations and possible motions:

Illegal dumping at **north Browns Canyon**; the illegal dumping; the agenda comment has been withdrawn. Comment made by committee that Fishback has a habit of suing even though he has a \$21million judgment recently entered by Ventura County. A stakeholder commented there are new MRCA signs in the area, prohibiting trucks on MRCA property, this is right in front of the newest dumping location.

20000 Prairie - Brad Rosenheim presenting. They said they would come back after the EIR process. Jason, here to present. They have amenities like Village Green for employees and residents. Louise with the architect firm to discuss amenities. Recap vision. 14,000 square feet of retail. Transit to train, transportation to CSUN to be provided from the shuttle stop in the retail area. Main entry is off Winnetka. MGA employees, enter to the MGA plaza, they have a dog park in the southwest area of site. Core theme in the project is health and wellness and community gathering, a fun whimsy element; they will put pictures up the side of the buildings to continue that theme. Landscaping with low water use plants, some orchards onsite, improve the flood channel with murals along Winnetka and plant riparian plants along the flood channel. Dave Rand, land use attorney. Main entitlement is a general plan amendment, from MR-2 to industrial commercial CM zone to allow all different uses. Separate air space lots, a CUP is needed for a child care facility, and a development agreement (requested by the Council Office) is being prepared, to ensure that the green area is built and improved; this must be done before occupancy of the residential units. This is not a walled off campus, but a community extension for Chatsworth. They will have public events at the amphitheater. A full EIR has been prepared and is circulated.

Traffic Impacts - Corbin and Plummer (afternoon), Corbin and Prairie, morning and afternoon impacts are significant and unavoidable. Other impacts are mitigated to insignificance; the shuttle represents one mitigation method. Subsidies to MGA employees who choose to live there. Public comment for DEIR is closed. April 28, a hearing may be held. Date is not yet confirmed. MH question; how much stacking of parking is expected? The intersection was a D, goes to F at Corbin and Plummer. Corbin/Prairie intersection traffic grade was a B, goes to C. They have obligations to repave their side of Winnetka and Prairie to extent disturbed due to their project. How is the shuttle funded? Perhaps user fees in part, but owner to fund. Shuttle runs during active train hours? Maybe. Warner Center will be another destination, also; destinations for the shuttle will also be demand driven. Busses run transit circle off Prairie. Will Shuttle run in perpetuity? It will be based on demand; it is an obligation of the project. Trip cap – they have to have trips on annual basis that meet a certain limit and have to provide reports regarding operations. Air space is one air lot per building. Mitigations – one option was to lower number of units. What happens if they don't meet trip caps? They have to work to meet the trip caps then. However, there is no penalty for failure to meet the trip cap, other than to work with the city to improve compliance.

How do the multiple parcels relate to each other? Nothing prohibits selling a building, but there is a continued obligation to maintain green space area. As to the flood channel on the western boundary, they plan to have murals; the boardwalk is adjacent to flood channel. There is a pedestrian path around the property. Parking structures are in the following locations, SE corner, NW including retail, and NE corner. 1467 total spaces for project. Buildings are 65, 75, 85 feet high. The Courthouse is three stories, other structures in that same development on the east side of Winnetka are one or two stories. Their lot is 1300 feet from the nearest single family residences. Tall buildings create shade impacts, but really not applicable here. Corbin apartments nearby are four stories. Local LAFD station does not seem to have high rise servicing capabilities; they made changes to the project based on LAFD input.

They have refined the public access with the development agreement. Handout notes the entire project is 1.22 million square feet.

Michael H moved to support the project as presented with the current changes presented today. Andre seconded. The motion carried, all for, except one opposed, 2 abstained, no recusals.

Other Business and Possible Motion:

Motor Home parking on Streets; Jeff Hammond. There are several different areas in Chatsworth where people are congregating and living in their motor homes on the streets. Sometimes nearby businesses are impacted, sewage and trash disposal can also be an issue. Debbie Toga, stakeholder also commented. She lives near Nashville, near Sierra Canyon. There is a real issue with these motor homes along Rinaldi. Some of the motor homes are odd, some owner/residents are scary, some homes move frequently, some stay in place. On 3/27/14 and 4/28/14, she contacted Mitch Englander's office, and spoke with Tanya. She asked for No Parking from 7pm to 7am to reduce impacts from these transients. She recently (a year later) was able to speak with Tanya again. They advised that due to lack of crime statistics, they can't make any new parking signs. Other alternatives were suggested, like 2 hour parking only.

Other locations that have vehicles parked in our area include a vehicle on Rinaldi, one on Corbin, also near Metro at Nordhoff and Corbin, Powerhouse Gym, several park west of there on a small road. Its not just Rinaldi; Tanya also noted to Jeff, they can't do anything unless there are signs up. MH-noted, they will need to work with the SLO, he had some help in West Hills; signs should be placed. Neighborhood Watch is another consideration to work on with with the SLO. Noted, there are two issues here, the motorhomes and the non-response of the Council Office. Rinaldi is really a street with no residences that are off Rinaldi, it would be fairly easy to put signage there, harder in other areas like Variel Street, with residences and the residents of those homes living there. LH; we should not have motorhomes parking on City streets; make it simple! Concern expressed about the plight and limited options of the homeless generally. If there is a violation, report it, make noise if needed. Concern about children walking in street, there was history where there was a murder and an injury to another child with a kidnapping attempt years ago.

Teena moved, we request that the City place signage prohibiting parking every night (for example midnight to 5am), on both sides of the Rinaldi Street, between Independence and Canoga. Mary seconded the motion. The motion passed unanimously.

9400 N Valley Circle, Chatsworth Nature Preserve – An application has been filed to make it a Historic-Cultural Monument. The application was done by an individual, the concept seems very appropriate. There were multiple flaws with historic narrative that was submitted relating to the application, but the history report is to be re-submitted.

No DRB report or Community Announcements, Board Member Comments. Reminder, the vote for the next council election is on March 21, between 11 and 5.

The meeting adjourned at 8:40

Common Abbreviations:

CD-X – Council District

CNC – Chatsworth Neighborhood Council

CUP – Conditional Use Permit

ZA – Zoning Administrator

ZAI – Zoning Administrator Information (memo)

DWP – City of Los Angeles Department of Water and Power

LAFD – Los Angeles City Fire Department

TBD – To Be Determined

SLO – Senior Lead Officer (Police Liasion)

SW – Southwest

ZA – Zoning Administrator

Land Use, or Committee – Land Use Committee, Chatsworth Neighborhood Council

Board – Board members of CNC