

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Train Depot, 10038 Old Depot Road, 7 pm
Minutes November 19, 2015 – Final Minutes

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

Present: Linda van der Valk, Judith Daniels, Michael Preis, Jeff Hammond, Teena Takata, Janice Eddy-Languein, Mark Levinson, Chuck Knolls, Larry Heller, Jim Van Gundy, Michael Harris, Vicki Briskman

Not Here: Carol Lucas (excused), Mary Kaufman (excused), Sandee Andrews (excused)

Stakeholder and Public Comments:

Parade Dec 13 in Chatsworth

Minutes from last meeting:

No adjustments; minutes approved as read.

Presentations and Possible Motions:

21348-21356 Devonshire, CUP for full line alcohol, dancing, and 3 billiard tables; Cliff McGovern presenting. He commented there was no dancing in application; they have an additional 2000 square feet, so adding the billiard table. Linda noted the actual application does state dancing. Shuffleboard is also there, and darts. At DRB, they approved the changes as presented; there are three color swatches there as proposed colors; the two on the left seem preferred. Question on color of alcove/overhangs, more dark tones will be used. Andre commented there are some color questions; his understanding is the business generally is continuing as usual. Applicant is not planning on dancing, although so stated in the application. He is looking for a more discerning drinker clientele. Question about the number of cigarette butts in front of the building; he has recently purchased the building and is working on a better appearance. He needs a zoning variance since he is within 500 feet from a residential zone. He has parking behind the dentist behind leased to provide the additional parking.

Larry moved to approve. Jim seconded, motion passed unanimously.

9755 Topanga Canyon Blvd., hotel on vacant lot, next to Radisson, presenter Brad Rosenheim and others. The project is proposed for an 85,000 square foot lot QC-2 zoning in front, RA zoning on back portion. Owner Andy Wu and architect are also here. Wu purchased Radisson in 2011 and the vacant RA zoned land behind that property. A year and a half ago they proposed a strip mall, hotel, elder care facility. Wu commented that various local businesses are expanding, a CSUN athletic field, Universal Studios, other projects will bring additional people into the area. Joel Chapo, architect. Back lot is RA1. Grade slopes up to the south. Three large Oaks on site, one on SW corner of Topanga Canyon lot, one in center east of RA lot, one on SW corner of RA lot. Attempt in design to tie to Specific Plan, goal was 125 guest rooms; that would need 139 parking spaces; 67 spaces new guest room and remainder for the prior hotel. New project has a pool. 29 spaces on the hotel lot, the other parking spots are all on the RA lot. There is a 75 foot setback on entire west side line of the property under the QC zone. They also set the hotel back from Topanga (see later, five feet).

Floor 1 includes 12 guest rooms-west wing, and staff and service rooms. South wing includes public use rooms, gym, business center, etc. Second, third, fourth floor, each has 31 guest rooms. The (partial) fifth floor has 19 rooms. 4 stories in height at Topanga Canyon, 5 stories against residential area. The front fourth floor ties in height to the Radisson. The back 5 stories ties in height to the apartment building to the south that is on a higher elevation. Radisson is 4 stories. Setback from Topanga is 5 feet, at the minimum distance. They expect they will have a 3 foot dedication and have that built into the plan. Is

the roof height shown a true representation? Yes. There are some tower features on the south side for elevators that are not shown on the architectural drawings. The Specific Plan has a maximum height of 45 feet. There is a parapet that is roughly 3 feet on the taller west portion of that building. Attempt to break up visual bulk mass by stone contrasting areas on the bottom and vertical visual panels, mixed with sand/tan color striped up with lighter walls with the windows. This color scheme continues with the view of the east side of the building from across the street, near Marilla. Cornice on top comes from Western frontier style that is noted as a design allowed under the Specific Plan. Steel window trellis along top shown, and other treatments. Discretionary actions (Brad) noted as – site has complications re: zoning; due to the specific plan. A footnote that discusses how to entitle the property. The plan allows for 50% of lot coverage, they presently are at about 40% of lot coverage. The fifth floor is needed for an effective size for the hotel. A Q condition on the C-2 lot is restricted for office or retail. Footnote limitation, usually height district 2, we have 45 feet height limit and 1.5 FAR ratio. Requesting a Zone change to RAS- 3 1VL height district. This would allow 55.5 feet height. This zone then would allow 221 rooms. So the floor ratio can go over 1.5 to 1. They want 74,740, which is 1.75 or 1.76 FAR ratio. C2 zone allows for a hotel. The RAS 3 does not by right allow a hotel. Proposed building footprint is intruding on RA lot due to its' size. Parking is allowed on a RA zone when it is used with commercial uses, by a CUP. Then they need an exception to the Specific Plan to exceed 45 feet (55.5 feet). Question about the rendering; the roof is shown as flat but it is not. Agreed, and the question is what is the real height of the buildings with everything? AC units need screened. Existing hotel is occupied about 65 %; new hotel is Marriott or Courtyard Marriott. Topanga as a state highway; they will retain the same driveway with the new hotel, there are no improvements to the Marilla intersection or inclusion of the driveway in the traffic light. MH-Zone change allows higher unit count. Section 4 of Specific Plan, under C4 or more restrictive (C2) no motel allowed. (This is a hotel). Footnotes of the Community Plan ; first one, Existing highway-oriented Commercial sites should not be expanded. The existing Radisson has 148 Guest Rooms, this proposal is to add 124 Guest Rooms. Under this plan, the driveway does not change. Motel (definition) is park your car in front of door. Noted a motel is oriented toward drivers; hotel is overnight lodging but not necessarily auto oriented. Height is bothersome. Question if a petition can remove this property from the Specific Plan. LH commented this type of use seems to make some sense from how nearby properties lay out. Question safety of ingress/egress; comment about a recent car that nosed into Topanga and stopped, question retention of oaks, in parking lot of Radisson (yes). Regarding oak in center of parking lot, the parking area will lose some spaces due to oak. Permeable paving near there for parking lot so they can mostly park there. Question if the top story is necessary, maybe. Back parking, working on elevations, to provide more buffer to the north, the homes to the north are higher than the RA zoned proposed parking lot. They are trying to put more parking toward the south side that is denser apartment house. Question regarding cell towers on the property, and cell towers going in on apartment house to the north (none are proposed presently). Existing oaks on Radisson south lot to remain undisturbed. Lot size and square feet of Radisson building is not known, they will follow up. QC2, they could put a strip mall there. Goal is to own and operate after building. 29 on c zone, 110 in RA zone. No entertainment, just a breakfast room in the new property. Radisson restaurant has its own parking requirement in addition to the usual hotel parking. The 110 spaces in the RA lot include spaces needed by the Radisson as it loses much of its current parking lot. The combined parking spaces required are 72 spaces required for Radisson. 67 required for new hotel (there are more spaces on the front lot by the hotels to meet the requirement). Concerns expressed about the residential area behind the project that is faced by the five story building on the west side. Traffic, they will use actual traffic on nearby streets, and will use standard trip generator statistics for hotel as is customary.

No action was taken on the above matter. Summary comments indicated significant concerns about the size of the project and the various restrictions and exceptions suggested, traffic impacts presented by the project and limited access point.

Santa Susana Field Lab (SSFL), ATSDR review; Teena Takata presenting. Agency for Toxic Substance and Disease Registry (ATSDR), a federal public agency associated with the CDC, as been requested to review public health risks at the SSFL. Vicki left the meeting, quorum still present. Teena provided copies of a draft letter of support she prepared that Linda had requested. The ATSDR expected action is to review data on the SSFL, and to issue a report on the public health risk that is presented by the site. They issued a prior report in 1999, but most of the testing of the site has been done over the last 15 years or so, so there is significantly more known about the site than now. In brief, the site is about 2800 acres, Boeing is cleaning up to suburban residential standards under 2007 consent orders, NASA and DOE, each responsible for about 400 acres are cleaning up to a contracts called AOC's that were signed in 2010 that mirrored now-reversed by court, California law that had required a "background cleanup" at this site. The background cleanup required extremely large amounts of soil to be removed, NASA's EIS indicates they cannot find clean fill to replace soil, so a large portion of the soil they remove will be "replaced" with gravel; effects of that on the environment, including revegetation, water flow through contaminated bedrock remaining on site is not clear. The effects of the significant and excessive cleanup on the AOC areas causes many more trucks with material to go through our communities, and as noted the California law the AOC's were based on has been overturned. This area is expected to be used for parkland in the future. Permanent damage to the area from the "background" cleanup may be significant. Cleanups for open space normally have the lowest cleanup standards based on low use levels. Boeing is cleaning to a suburban residential standard, that exceeds the proposed end use. Woodland Hills and West Hills neighborhood councils have filed letters supporting ATSDR review. They are independent of California's DTSC that supervises the cleanup, and although NASA and DOE are federal agencies, this is a different agency with no ties to NASA or DOE.

Michael Harris objected to the letter and brought up the Ventura county Supervisor letter that objected to the ATSDR review. He felt we should defer to their letter and opinion. Andre commented we have not done an independent review of the entire SSFL, although Teena was asked to be a representative for this project for CNC. Teena noted the amount of material related to the cleanup is very huge and often complex. There is an issue with Board members not reading material they are provided, and this is a large volume of technical data so hard to read. Question and comments about cancer risks and related issues continued. Andre suggested this be added to a Board meeting agenda for review, and suggested 30 minutes for that. Teena suggested board meeting time is very limited due to miscellaneous public agency comments and other matters, perhaps a special meeting would allow a review and presentations by DTSC, the RPs and other concerned parties. It was felt they would not be able to produce a quorum for such a meeting.

Mike Pries, Larry Heller and Jeff Hammond left
No position taken on the above matter.

Other Business and Possible Motion:

none

Board Member, DRB, Community Announcements and other Comments:

None, except that no Land Use meeting is expected in December 2015

The meeting adjourned at 9:15pm.