

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Train Depot, 10038 Old Depot Road, 7 pm
Minutes February 18, 2016 – Final Minutes

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

Present: Linda van der Valk, Judith Daniels, Teena Takata, Janice Eddy-Languelin, Chuck Knolls, Larry Heller, Jim Van Gundy, Michael Harris, Vicki Briskman, Sandee Andrews

Not Here: Mary Kaufman (excused), Jeff Hammond (excused), Michael Preis (excused), Mark Levinson

Stakeholder and Public Comments:

8 incumbents filed, 11 new people filed for the current CNC Selections. Vote March 19, 11 am to 5pm.

Minutes from last meeting:

Minutes approved with one attendance correction

Presentations and Possible Motions:

9157-9185 DeSoto – Proposal to develop two new retail buildings, 15,387 square feet, the second building may have automotive uses. Prior plan was a 32,000 square foot shopping center. 3 of the 4 buildings are developed. Originally approved for a 19,000 square building, but the present request is for 15,387 square feet, with the front building for Mountain View Tire and Automotive shop. They would not allow a tenant that operated a auto repair or body shop, but would welcome a tinting/alarm store, or similar less intense auto use. The south building is set up for showroom use, high ceilings/showroom. The rear of the building (facing the alley), has bays on first level in case of auto use. Second floor loft area, is about 2000 square feet, of the 15,387 square feet. The towers are a maximum of 36 feet in height. 30 feet from west side of building to alley. If the tire shop is busy, up to 2000 tires a month may be waste, and meanwhile they have to be stored. CUP needed due to hours, generally M-F, 7-8 pm 9-9 pm Saturday, 11-8 pm Sunday. They want 7-8 pm daily. They also want to waive 50% windows, using 33% on front building on west side and 18% on north side. General code would be a 3 foot fence on Knapp Street, they request 6 feet, to be a wrought iron fence. The lot is C-2, and this use is permitted in that zone. 54 parking spaces, requirement is 31 parking spaces. Tire shop has eight bays (four on each side). Property was sold in early 2014 or so. Fencing discussed, seems appropriate for the use. Discussion of storage and handling of waste tires followed. Where stored? Reasonable isn't defined.

Michael Harris made a motion to support the use of 9157-9185 De Soto for two new retail buildings approximately 15,000 square feet, CUP, for clarification of Q Conditions, hours of operation. The operator to provide for reasonable and frequent disposal of used tires in a timely manner. Larry seconded. Discussion continued regarding handling of waste tires and related issues. Michael withdrew the motion. (VB near Tampa).

Generally favorable attitude by committee, but members were concerned with specifics on waste tires-disposal process, storage while holding, frequency of disposal.

9837 De Soto, Enterprise Holdings (Enterprise Auto Rental). Proposal for 7382 square foot building, All stores are company owned. They need a CUP for this use in that area based on the zoning. Expect 40/45 transactions a day. Updated façade and landscaping. Lot reslurried, perimeter fencing. Improvements are tenant improvements, no new building construction. They have 190 cars in Chatsworth, but generally have 90% rented. They want to get out of the strip centers due to limited parking, if successful, they will

move the existing Chatsworth/Topanga Canyon store to this location. 35 spaces outside, plus some spaces inside. They have a covered hand car wash just on the north side of the main office. Car rental only, not trucks. No car maintenance on site, not even a gas pump. They will gate their property, and will lock the site at night. They do not need the egress open at night. Various manufacturing in the area after the nearby retail shops. Parking is about twice the required number of spaces. Questions about the mechanics of the evening gate closures, and retention of parking for the nearby retail stores. MR-1 zone, filing for a zone variance.

Larry moved to support the request, Jim seconded. Motion to approve the zone variance passed unanimously.

10245 Oklahoma homes. Request for zone change from RA-1 to RD2-1 for a small lot subdivision. They will make 9 units (not original 13 homes shown on maps). Trash is on the south side now, and the increased guest parking to 4 spaces. They have 2 parking spots in the garage for each unit in the garage. Original was RD1.5. They have 18,000 square feet. 15 foot setback in front, (6 feet side yards, 3 and 3), 12 feet back yard setback. Small lot allows smaller setbacks. They are not asking for shorter setbacks. Rear lot should be 15 feet setback. 12 feet 7" side yard right now. Homes are about 2000 square feet. The matrix on the front of the maps shows a 3 foot back yard, and 13 units, although there are 9 drawn. Noted, the actual request is for RD3-1as per the minutes from last meeting, but the map again says RD2-1. Later clarified also that the entire lot is 28,000 square feet.

To support 9 homes and a zone change to RD-3-1, as required by the City. RD-3 usually is a 5000 square foot minimum so this becomes a small lot. Vicki made motion, Jim seconded, one opposed, one abstained. Motion passed.

Small lot ordinance. 15 foot yard provisions. No exclusions for A.. or Open Space areas on the next lot (to require longer distance). No exclusions if horses are near. Larry moved with respect to item 3, to include A-1, A-2, open space and should not be built within 75 feet of equestrian area. Larry moved, Vicki seconded. Passed unanimously.

Committee member comment -

Gas company, they add charges for billing, and add if you exceed your base rates, bills did increase over the last month or two.

Adjourned 9:15