

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Train Depot, 10038 Old Depot Road, 7 pm
Minutes March 17, 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-Languein, Larry Heller, Jim Van Gundy, Michael Harris, Vicki Briskman, Sandee Andrews, Jeff Hammond, Michael Preis, Mark Levinson

Not Here: Mary Kaufman (excused), Carol Lucas (excused), Chuck Knolls (excused)

Stakeholder and Public Comments:

Wildflower Hike 9am Andora Avenue Entrance to SSPSHP, this Sunday, Teena leading.

Selection Saturday for CNC to elect new Board members, enter through main Depot entrance; usual qualification needed is CADL or State ID with a Chatsworth zip code of 91311; Chatsworth Lake Manor qualifies to vote. Voting is open from 11 to 5pm. See also ChatsworthCouncil.org on the web for more details.

March 23, 6-8 pm conversation with Englander at Valley Relics, the Bureau of Street Services is the main speaker.

Trader Joes is renewed for 10 years under a recent notice from planning.

Parking lot on Jordan north of Devonshire; in 60 days, remove asphalt from spots 25 and 26 (on each side of the trunk of the impacted oak tree). Parking lot to be locked after 10 pm. Tree to be trimmed and monitored annually by arborist and watered through holes.

Larry Heller, noted LAFD wants a brush clearance affidavit to be filed by Chatsworth residents. They will fine you if you don't file one, but you can call and ask for to be added to the email list for the affidavit, so you will receive one you can file.

Church on Topanga Canyon near Stoney Point was approved, and an appeal filed. Andre filed the appeal. NV Area Planning Commission; if they uphold, no further action possible, unless council action is taken under a special provision.

Minutes from last meeting:

Minutes approved with one attendance correction.

Presentations and Possible Motions:

9157-9185 De Soto – Jessica Pachtan, Art Banec, Architect, Chris with Mountain View. In 2008, they did zone change to allow present uses/buildings. They were approved for four buildings; the fourth building (which looks like two buildings) has not yet been built. Now they propose two smaller buildings. Building A, divide to 1-5 tenant spaces including light uses like tint shop, etc., but not auto body and not repair. Automotive uses require a CUP, to allow to deviate from usual hours (they want 7am to 8pm), and also request reduced windows on east and north part of the shop next to Knapp to be occupied by Mountain View. Windows will be 18 % on the De Soto side, and 13% Knapp side. Wrought iron fence, 6 feet on border on the west, they want to extend to north side along Knapp at 6 feet, but only 3 feet is permitted under the code. Tire storage – all new and used tires to be stored inside, none outside. Disposal is as needed, either once a week or once every two weeks. Noise issues related to tire installation was discussed. There is no outdoor seating at nearby restaurants. They conclude the noise from drills is less than street traffic noise based on some simple testing using cell telephones. Parking – do they have spaces that will work for a trailer or an RV that needs a larger parking spot? They usually do that right in front of the bays, those large vehicles do tend to cause traffic issues so moving them quickly is smart. Generally they don't do RVs. Tools are pneumatic air guns. Bay doors are 10 to 12

feet tall, and they won't modify that to a higher height for special vehicles. McDonalds drive through lane is 85 feet away from their building and the shop bays. The standard pneumatic gun usually is 94 DB at 3 -10 feet, they tested a different gun that is supposed to have a lower usual DB, about 10 units lower. They tested with a DB application on an iphone, they got 85 to 90 DB for street traffic, the lower noise pneumatic gun was generally 72 DB near the shop, and under 70 DB as you move away beyond 85 feet. Mountain View only sells new tires.

Larry moved to support the request for the CUP as requested, related to hours, fence, tire disposal and storage, the approved use is for an automotive related store, non repair/non body shop. Michael Harris seconded. Motion passed unanimously.

10650 De Soto Avenue - CUP to permit a 9,779 square foot house of worship with 180 seats in the (T)(Q) RE11-1 zone, Bible studies up to twice a week, Sunday school. No school or day care. 113 parking spaces, 180 seats. One to two stories, to 26 feet. Sits as far as possible away from nearby residential properties. No school noted as per agenda. Bible study Wednesday and Friday.

Questioned the design of the proposed structure, noted the style is incompatible with neighborhood. How restrict the various issues that were described? Concerns were expressed by the amount of traffic that will be created by a church at this location. They have 113 parking spaces. Attendees questioned if the school would expand capacity and uses like other schools have done in the neighborhood, as time goes on, noted precedent set by Sierra Canyon and Chatsworth Hills Academy. Concerns expressed about disruption of now-quiet time on Sunday. Bob Meaduf; near neighbor, they want to see this lot developed as residential.

Pastor Walters is coming here from Nordhoff/Topanga. How many services? Presently they have two services, one is in English, one service is in Assyrian, for another congregation. Presently they may have up to 60 vehicles in their parking lots during services. They are asking for a CUP but not for a zone change. 2.5 hours between Sunday services; 10:30 and 3:00 is the time the services start. What about other uses like festivals, funerals, carnivals? Weddings and funerals are expected as part of operations. They may have a missionary presentation on a Saturday night as a community presentation using the fellowship hall. Andre asked Bob to submit a letter he prepared. Trips – that is really focused on peak periods, early morning and evening on weekdays. What is a trip? It is an entrance and exit (in and out). Traffic says they generate 25 peak hour trips. Significant ongoing concerns that uses allowed at lower levels continue to expand to higher use and more users as time goes on. It seems to be a very consistent pattern in the area. Lights in parking lot. Landscaping around parking lot edges helps mitigate the light effect. (No significant landscaping shown in the parking area in pictures presented of the project). Building style and size is just not a fit with the neighborhood. Applicant was questioned about the asphalt intensity of the presented parking area and lack of landscaping. They have not yet filed for the project. Engineers presented a basic traffic plan and were told they would not need to do a formal traffic study. They are in escrow to purchase the property and are exploring the reaction of the community to the proposal. Comment that the building appearance is inappropriate.

General sense, traffic, restrooms tiny, incompatible style and concerns with size.

Larry moved to not support the project as reflected in the above discussion, Vicki seconded. One opposed, rest voted to not support the project.

About 20 neighbors and/or church members here with concerns about this project.

Jeff left the meeting, quorum still present.

DEIR Andora Avenue discussion. The DEIR was primarily authored by Tony Lacasio with Meridian Consultants. Daniel Bernstein, Applicant and Gary Warner with Rosenheim & Assoc. also commenting.

The DEIR is done on the 45 unit project. They filed the application for 44 lots to meet City requirements. Then the 44 lot application was changed for a 35 lot subdivision with City Planning shortly after it was submitted. (Note discrepancy in 45 v 44, but minutes reflect what is said). In general their opinion is there are no significant impacts to the original project, and less with the 35 lots. What happens if open space isn't accepted? They have written easements and are recording them now, and those easements will be permanent when the tract is recorded. The Chatsworth Nature Preserve consistently is called the Chatsworth Reservoir in the application, and they were asked to correct that mis-statement.

Kip Drabeck, President of the Chatsworth Lake Manor (CLM) Town Council commented, that they have concerns with cluster and high density development, scenic impairments, geological issues, wildlife corridor disruption, it is not consistent with the Scenic Corridor Specific Plan, that was set in 1978, the goal was to preserve the character of our rural community. The parcel comes to the county line. If the parcel above was developed like this then all is shut down for a corridor. Note the Chatsworth Nature Preserve has been preserved, along with Chatsworth Oaks Park. Wildlife becomes accustomed to noise and adapts to it per the DEIR, which doesn't make sense. The project violates the Plummer Specific Plan. The effects of the project encroach on the Chatsworth Nature Preserve. Fire, traffic effects are of a major concern.

Why is this presented at 44 units in the DEIR if they really want 33 units? They wanted to retain original number of lots they started to process with. 44 total 42 homes, 2 open space originally.

Question on DEIR, Bernstein committed to a written page of conditions for why we would support the project. What in the DEIR would prohibit Bernstein from keeping his commitments?

A disclosure of potential environmental effects and ways to reduce those effects, is the primary goal of the DEIR.

The map V, compared to the photograph after V—III; the footprint is almost the same as the 45 units.

Differences between the 44 lots and the 35 lots (42 homes/33 homes); 42 to 33 the total graded area is 29 acres with the 42 lot development, in 33 lots, 21 acres are graded, a 23% reduction in acreage graded. Open space lots or dedications with the 44 lot proposal is 54 acres. With the 33 lots, 63 acres is proposed open space, such that the open space is 59% with 44 lots, 68% with 33 lots. Buffer area, a deed restricted area, 14 acres, will look like open space. Length of Andora Avenue is 1033 feet with 44 units, 740 feet with 33 units.

Could not tell, on 33 plan, how the canyon is affected for elevations and grading.

Request made for topo map, with current elevations, to compare to the proposed map, to see what really is being done.

Questioned the number of new retaining walls, that isn't consistent with the ordinance? They need the retaining walls to avoid hauling off dirt. One entitlement is requested is for 6 retaining walls (in the 33 unit alternative); none with the 42 unit project. 2 retaining walls stop the fill from going down the canyon.

500,000 cubic yards of backfill. 6 retaining walls are used (in the 33 unit project), they are permitted to be up to 8 feet in height, one is 9.5, another 9.5, 8 some up to 6 feet is allowed, one has 9.5 feet.

What happens if retaining walls are not approved? They would have to adjust the grading plan. Dirt is piled on top of the walls. The cost to haul and the cost to build walls is about the same, it's just what the

council wants. (Believe reference here by Applicant is to the Neighborhood Council, not to City Council or council office).

Wildlife corridor – the 33 units helps with that? They bought the 3.5 acre parcel on the northwest side to widen the corridor.

Lights and effects on corridor were expressed as a concern with a viable corridor. No street lights?

Need retaining wall analysis to understand what it is. Not adequately described in this EIR, since it is for 42 lots and there is no real description for that.

Questioned the 18 month construction phase described in the DEIR. He doesn't think that is realistic, and also has mentioned that the project will be phased to build, sell, then another phase build, phase.

A linkage for open space is noted in the Chatsworth Community plan to find connectively to the Nature Preserve for wildlife.

Regional wildlife corridor should be 500 meters, about 1500-1700 square feet.

Need aerial view to understand what is happening with lot overlay.

Project will be phased.

City power flushing (near Andora/Valley Circle/Baden) - when the sewer is cleaned it backs up. Reportedly a house that has issues with plumbing backflows is doing the right thing per the owner and the back stop device is working and in order.

Dark sky desirable in this area.

Fire service, evacuation, traffic generally are areas of concern.

The predominant wind pattern, with strong Santa Ana winds, is from Andora to Lake Manor. Valley fever contaminants are in disturbed soil in this area, and infects both people and horses.

Question about water flowing down canyon...it stays as is today, except roof effect from the homes, and related cisterns. So now the water falling on roofs is lost to the community and the nature preserve.

On map, red lines are the edge of the grading.

Specific plan/Plummer/Valley Circle... the project is partly within the boundaries and can affect local hillside views.

About 25 community members attended this part of the meeting to find out about the project and express concerns.

The meeting adjourned at 10:15