

Chatsworth Neighborhood Council, Land Use Committee
Rockpointe Laguna Clubhouse, 22300 Devonshire St., 7 pm
Minutes April 21, 2016 – Draft Minutes

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

Present: Linda van der Valk, Larry Heller, Jim Van Gundy, Michael Harris, Jeff Hammond, Michael Preis, Carol Lucas, Andre van der Valk (new), Dan Huffman (new)

Not Here: Vicki Briskman (excused)

Stakeholder and Public Comments:

Garden Festival is this coming Sunday, open from 11 – 3

Stakeholder Applicants for the committee are:

Chuck Knolls, Mark Levinson, Janice Eddy-Languein, Teena Takata, Judi Daniels (as new stakeholder member), Judi is not here tonight- but has asked to be on committee. Applicants approved unanimously by the committee members. Election of Chair and Secretary for the committee – Dan moved that the prior Chair and Secretary be re-appointed to those positions. Carol Lucas seconded the motion, motion passed unanimously.

Minutes from last meeting:

Minutes from the last meeting were approved; Michael Harris moved, Michael Preis seconded, approved unanimously.

Presentations and Possible Motions:

10650 De Soto – New Building/CUP request

Robert Lamishaw presenting. This request is for approval of a Conditional Use Permit (CUP) to permit a one story house of worship, just over 7000 square feet (7098 square feet per map) (v 9800 sq feet last month, 2 story). Parking is adequate for the number of parishioners; they had requested approval for 280 person occupancy last month, now maximum is 230, with 150 maximum in the worship hall (which has temporary seating). The square footage of the structure includes back rooms, as well as worship area/fellowship hall. Fellowship hall is for after services exit/casual meetings. They have altered the project to be one story with more of a ranch style, using stone, brick to be more consistent with the neighborhood. 113 spaces for parking that were presented with the larger structure last month have been retained. Sheet A3 of documents passed out shows length of structure at 100 feet. No access to alley is planned. Ingress/egress from Chatsworth Street only. Presently 40 members with 20 attending morning services*. What about right turn lane into the project? *(These member/attending services number was later changed by the pastor).

On S-1, they have drawn their map layouts, assuming a 15 foot Chatsworth Street dedication will be required. They have 3 services on Sunday. Lamishaw further noted other statistics and requests as follows – 180** seats in the (T)(Q) RE11-1 zone, lot is 66,427 square feet. Bible studies up to twice a week, Sunday school. No school or day care. 113 parking spaces, 180 seats. The zoning allows one or two stories, to 26 feet. The building sits as far as possible away from nearby residential properties. No school is planned, as noted per agenda. Bible study Wednesday and Friday. Construction is expected approximately 5 months after approval. ** This was the seat number last month, later clarified to be 150 seats this month.

The church was in Canoga Park originally, moved to present location mid 1960's at Nordhoff/Topanga (NW corner). For this project, it was noted the parking as proposed has very adequate parking. Mike and Jeannie neighbor do not believe enforcement will be available to keep the occupancy low. Then congestion/traffic is an issue as attendance grows. Question about specific attendance numbers; the second congregation/meeting was not mentioned in the introduction. It was clarified that 40 people come to services Sunday am. Assyrian congregation is about 60 people in afternoon, then prayer meeting at night.

In CUP application, how many congregants? 150. Note that the chairs are not fixed seats, but are movable.

Question if there will be only one entrance/exit to the property; if a second exit is needed, if it is required to use the alley for emergency, then a request was made to ask that the project not be approved. Mr. Lamishaw suggested an emergency only gate. A fire gate would be locked and closed.

Chuck noted the project was 9779 square feet last month with an upstairs office, classrooms, there is no school or daycare as part of this application. Traffic issues; De Soto between Chatsworth and Rinaldi is a bottleneck. De Soto is very busy. Likely the extra lane proposed for the driveway will be a combination of parking and exit.

Andre commented there has always been an expectation that this lot would become homes. Note, is additional people join the church over the number in the application, expansion could cause extra parking along the street. Question the financial commitment, at \$2 to \$3 million investment, does it really make sense?

Michael H commented, Roof – coloring? Roof is a metal roof standing scene? (describes metal roof, ask MH) Concerns with another church approval that recently was made on Topanga Canyon north of Chatsworth Street, when we did not support it. Perhaps work out details with applicant.

Carol, asked about other activities, hours, Wed 7-8:15 Bible Study, similar hours Friday. All lighting shielded, minimal outside lighting as per city, there will be some lighting on a cross.

Mike neighbor, what about festivals, fund raising activities? None planned or requested in CUP.

Bob neighbor noted, Mr. Samson purchased property in 2001.

Teena asked about number in the congregation, based on conflicts in numbers presented. When parking was discussed it was noted that multiple people come in a car. Last month there was a comment there may be 60 cars in the lot during services; this does not match 20, 40, or 60 people in a service. Early comment 20 people in service, with 40 congregation members. Now its 40 in service, 20 members. Yet later, 60 attendees each week in the Assyrian congregation, with similar ratios to the morning service, that would be 120 members based on initial comments.

Require fixed seating??? Pastor corrected early commentary and indicated they have an average of 40 attendees in the am, average 60 attendees in the afternoon. Their members are less, they have 20 members, members have more responsibility.

Mike P The neighbors are not in favor of this. Why that location? Lots of existing church sites are for sale. They commented this was local, price point reasonable, secondary highway and major highway are key attractants of this site for their use.

Churches are good for a community..no bells or chimes, they are working on a low key operation.

An audience member commented that a Church is here to offer resources to community. Bigotry is bad. Respect is good.

What are the size of the three crosses on the corner? 10 to 12 feet, in height, or there may be a smaller one?

Is someone there 24/7? How do you prevent homeless from moving in? Parking will be gated/locked when no services.

Structure is 100' x 70'. 55' from the street.

Larry moved to not approve the project, Jeff seconded. 3 abstentions, rest voted approval of the motion.

Discussion; Chuck/Generally protect residential north of Devonshire; group homes are in the area, with 30/40 people in one home, tends to be a drug area.

Gated parking lot, fixed seating are some key issues for this property.

9503 Andora Avenue, 91 acre subdivision project discussion. How many people commented, what is the process? 8 agency, 55 citizen comment letters, next step is to prepare responses to the comments, and a FEIR. That will take at least 2 months, then issue FEIR, and date of public hearing which may be in August. Zone change hearing, then move to City Planning.

Brad Rosenheim Presenting. The project is for 91 acres at the southern end of Andora. 61 acres will become open space. The end zoning under the Community Plan is a combination of RE40 and RE20, and RA zone, 17500 square foot minimum lot size. Nearby lots are single family residences, from Lake Manor to west. Eagles Nest to the north, they had previously wanted to develop 15 homes (per Rosenheim). New homes fit with the surrounding community, they have met with the Neighborhood Council, or various committees or tours, over a dozen times. They have crafted the project with conditions based on committee and community recommendations. Now they have filed for a 35 lot subdivision with 33 home lots. Initially the application was for 44 lots with 42 homes. That was the initial approval. They clustered the homes. When NOP out, they had 42/44 homes/lots. Project evolved to 35 lots, 33 homes. That plan reduces grading, reduces infill of canyon to west. An EIR requires alternatives to be shown. Because the 35 units is the preferred alternative, they have proceeded that way with the project.

Under a prior proposal, made by Tone Yee, 53 acres were disturbed. In their plan 53 acres become open space, 17 acres are deed restricted and graded. Under the 42/44 lot plan, 63 acres are open space, deed restricted 7.7 acres not graded, 5.9 acres deed restricted graded. The project is consistent with the community plan. Using RE 20 and RE40, with a K overlay for horsekeeping. They have asked a zoning administrators determination regarding retaining walls. Retaining walls are necessary to preserve oaks at Andora entrance and to reduce grading.

Various meetings they will go through were commented on, Zone Change, four meetings, then City Planning, then City PLUM Committee, then City Council is the last approval. The subdivision map can end after the first hearing. They want the hearing in the summer. They are asking the community for support of the project. Also they request consideration about a reduced width for the Andora entrance, specifically due to concerns about three large oak trees that may be eliminated or impacted by the main entrance from the south side of today's Andora Avenue. They (plan to? have?) request no street lights on the public streets in this area.

Jeff, regarding grading, the 33 lots require 4780 cubic yards of export. It is very close, of 300,000 cubic yards, there are 4000 cubic yards left. Only haul route is Andora. How many trips, it would be 395 trips per Dan. What is the by right development? With A1, 2 homes on one lot, 36 homes permitted. 29 protected oaks on site, they expect to remove 5 oaks. They may need to remove 3 more oaks. What is haul route? What road is the exit? Who owns that driveway? Two owners? They have an easement agreement with that neighbor; in perpetuity?

How does the Scenic Plan affect the property? Brad noted, the crestlines should not be impaired, there should not be a problem with putting a house on it. With the 1994 approval of the Chatsworth Nature Preserve, there is more emphasis and recognition of this area as a corridor. Conservancy liked the project, the freeway crossing over Ventura Freeway for a wildlife crossing is more narrow than this.

Question about the rocks, blasting, none. The majority of the rocks are retained.

Question about plant studies; a June survey will not disclose all plants. They are going to do more surveys this summer.

Has Fire Dept signed off yes preliminary, more to do in that area.

Biological surveys generally better, why is burrowing owl omitted? Will look at it.

Are there two owners of the property that provides the secondary access? No just one.

How much of the open space is occupied by trails and paved emergency roads? Not shown, a debris basin in the upper elevation of the property.

How much open space is paved ? They don't know. 12 feet equestrian trail within the project. Purple background is where the usable homes lot is, green is ungraded area, dark green is graded open space. Trail from Andora (present day terminus, new trail) to north, what is width? 12 feet if in graded area. Teena indicated she felt the trail was not accessible

due to elevation increases based on existing topography/grade/rocks. How large are the purple lot square footage that is usable by the home owners? They can't say.

RA zoning would be 17,500 square feet minimum for the lot size (including open space easements).

On 33 home version, were a lot split between RE20 and RE40, the lot has been sized as RE40.

Where is fencing on the open space lots?

If reduce length (depth) of lots on the northwest side, then there would be more width to the wildlife corridor.

Timelines with FEIR, etc., what is realistic timing? August for the hearing is possible, plus minus a month. A retention basin and red line wall related to that is shown on the map. The green areas are restricted open space. What is the use of the green area? They can fence the purple part. Homeowners cannot park on, or use any part of the green area.

What kind of houses will be there? 3500 to 4500 square feet are proposed. DBhomes.com is Bernstein's website, please visit it for sample homes from other projects.

Request made for copy of map that was continually referenced to with green area that is not allowed to be used. Purple area is the homeowners lot. They can't provide size of the purple area. This map apparently was part of the subdivision map application and was not included with the DEIR.

Why was the DEIR done for 42 homes instead of 33? It was a pre-set agreement with the community that the project would be 33 units. There are 70 lots in Roy Rogers, that area is very impacted by the project. The 33 units was just an alternative.

Wild life corridor, catching valley fever due to lengthy exposure to graded dirt with Santa Ana winds are other areas of concern....

Jeff left.

Jim moved to not support the project. No second was obtained for the motion. No vote was made.

Mike H. moved to affirm support of the project, subject to the same issues as we stated before. Added to the motion, the haul route to be another route off the extra access road from Plummer if possible. Dan seconded, to reaffirm the motion passed six months ago.

After discussion, Dan realized his second was for a different motion and withdrew his second of Mike's motion to approve the project.

No other second was obtained for the motion.

Michael withdrew his motion.

Teena commented on some issues she thought were significant about the project. They can't answer usable lot size. Cannot get answer about hillside ordinance, why the grading quantity should be allowed under the Hillside Ordinance, and retaining walls allowed under what seems to be a variance request, when prohibited by that Ordinance. DEIR says project done quickly, but it's phased and will be an extended period of time per Land Use last month. Equestrian project with a K overlay has never been approved with deed restrictions on lots that will prohibit ability to keep horses on many lots due to easements that cannot be used.

Scenic corridor effects and detriment to wildlife corridor are significant; the community plan notes study of connectivity to the north should be reviewed

It is our right as citizens to see responses, and perhaps see changes to be required by the City in the FEIR, before any project is approved.

Issues with a lack of disclosure about capacity of the fire emergency access. IT IS OUR right to see the FEIR before we vote.

No action taken on this project.

Public Comment – there is a general Rezoning of property that is within ½ mile of an area near a transit line.

Meeting ending 10 pm