

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes October 20, 2011- Draft Minutes**

Linda called the meeting to order at 7:05 pm

Present: Andre van der Valk, Linda van der Valk, Judi Daniels, Larry Heller, Teena Takata, Saul Daniels, Diana Dixon-Davis, Janice Eddy-Languein, Mark Levinson, Chuck Knolls, Vicki Briskman, Jeff Hammond, Mary Kaufman

Not here: Dan Huffman, excused, Jelena Csyani, excused

Stakeholder and Public Comments

Judi commented Yagoubi is starting construction, west of Mason, South of Devonshire condominiums.

Linda – McDonalds on Devonshire near De Soto; question about curve on building for eye appeal – the curve coming onto the site tomorrow. The developer has been very responsive to our questions and to other requests made as the project was formulated.

Andre commented on flags and a proposed recycling operation near Devonshire and Old Depot Road that are not consistent with the Specific Plan.

We have a Patch reporter here.

Minutes from June, and September (both the regular meeting and the emergency meeting) were approved.

Presentations and Possible Motions:

9350 Topanga Canyon – Tanya Roth, Telecommunications facility. Argenay (phonetic spelling) zoning manger, appeared for the project. Two alternatives for the roofline were presented; both put some gingerbread fascia on the new tower cupolas and the B option provided a screen along the front of the building in addition to the fascia along the front to further blend the towers into the existing building. Does the B screen continue off the front (west) side of the building? No it is just along the west side of the building, so that it softens the view from the front. Larry moved to approve view B as presented, Jeff seconded, which would include a partial wall between the towers, on the west front of the project. A map of nearby cell tower sites, within 1.5 miles radius on the site, shows coverage zones nearby. Verizon back office has concerns with providing any

additional information; security is an issue. Hearing is November 7th, Linda cannot attend that meeting, but will submit a letter.

Sierra Canyon (De Soto/Rinaldi) review – gym roof line, sports field and parking. The elevation of the football field was not really understood at the time, but can be seen on maps distributed at the time (but is barely visible). The approvals were made at a time Sierra Canyon employees and supporters had taken over the CNC. The gym roof line has been determined to be consistent with the plan by Building and Safety. Question regarding adequacy of parking and bus drop-off area. A compliance hearing is pending, as required under the LAMC. DWP has said the horse trails are not allowed based on DWP structures (vaults) that are along the south side of the former Rinaldi street right of way. Reportedly DWP never approved the equestrian trail placement. The question ultimately is whether Sierra Canyon will have to provide an adequate trail. Lesa Slaughter is new community liaison for Sierra Canyon but could not join our meeting tonight. They have asked to come to equestrian committee. The site visit indicated the parking was farther back (farther to the north), but the plans that Linda brought to the meeting from her old records show both the parking lot and the trail were on the former Rinaldi Street right of way. The lighting should be very directed so not that much of a problem. The real problem will be parking. There just isn't enough. The plan had 300 seats, but one game had reported attendance of 1200 last year. Where is a turnaround for parking? Perhaps a field trip would help define the issues. Approvals by Planning, Building & Safety, and Fire are the main approvals when a project is built. Main issues presently are parking and equestrian trail. They should not be allowed to have games there until compliance with certain conditions is received. 400 feet is shown in parking area/divide by number of spaces, it appears there is not enough room to build the required number of parking spaces. Perhaps a modification to the plan is needed; or a "clarification" – a question if less parking spaces ultimately were approved behind the scenes. Equestrian will meet November 9th. Mary advises that the meeting generally will only be on trails, but perhaps parking. The switch to 11 man football is a big change in terms of the attendance and likely importance of the program to the school. A crossing guard at DeSoto/Rinaldi is supposed to be on premises during the events. Liability is really an issue. Jeff will review a lengthy compliance report on the project and advise us what it concludes and includes.

Walgreens hearing (Devonshire/De Soto) – A hearing was held, and is being held open for awhile. Management noted they are very soft on solicitors; they are supposed to work with us. They are supposed to contact sober living. Comments about exotic plants, banners illegal under neighborhood plan. There are less people soliciting. Helen – regarding hearing. A robbery at the drug store involved chasing the robbers involved back to the sober living house to the north. Cigarette sales were suspended for a month also showed poor management. Comment was also made the drug store is within 500 feet of 5 schools, including a 4000 student high school.

Hidden Creek – boundary adjustment hearing. The City Administrative office ran the meeting; the money people; the developers attended and seemed ready for a PowerPoint type presentation. The Council office asked if the land was annexed but no project; the planner noted he needed two new financial reports; one a financial impact study to the City, and the other one on the financial

benefits of the acquisition of the vacant land to the City, and he noted the annexation would not go forward until that was done. The Community could put much more effort into the opposition if they wanted to work on this. There was very poor notice of the meeting and the notice was very short, including our Councilman who only became aware of this meeting, and that he needed to attend the meeting, a few days before the hearing. City Planning was to hear this on January 26, 2012.

Announcements:

Aaron Studer, exec. Director of Chime introduced himself.

Monday – Chatsworth Coordinating Council – Captain Kramer from Animal Services is coming on Monday to discuss various animals they work with as well as coyotes.

Meeting adjourned 8:40 pm