

**Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Depot  
Minutes December 15, 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, Mark Levinson, Vicki Briskman, Jeff Hammond, Jelena Csyani, Dan Huffman

Not here: Diana Dixon-Davis, Janice Eddy-Languain, Chuck Knolls, Mary Kaufman

Patch reporter is here.

**Stakeholder and Public Comments**

Saul Daniels commented that the vault explosion at Devonshire and Independence, lost 2300 customers when vault went out, lifted a car size piece of pavement up. There were three explosions, DWP took an hour to show; Saul left when they were lifting the pavement and checking the circuits. Smoke was toxic....

Marty Woll announced CPR and First Aid, starts Feb 11, sign up through Clara, free. Likely no board meeting in January.

The October minutes were approved with minor corrections.

**Presentations and Possible Motions:**

10239 Vassar Avenue – 40 foot high monopole to be converted to a 45 foot mono palm (the existing cell tower is 45 feet approved, but built to 40 feet in reality). LTE is the newer need for cell tower coverage – they need more power, they only have six arms and need 12. It's really a question of design; mono palm design was questioned so they are now proposing a mono elm; they have constraints with the parking lot and the amount of space they are allowed. Windloading now reportedly is improved so the designs are now more wind resistant, so it's not expected there will be as much wind damage as in the past that impairs visual appearance. A request for a sample of an already-installed elm was made, but the nearby installed sample is not available for inspection due to current repairs due to wind damage. Flagpole pole – the landlord may need to be responsible for the flag? What is required diameter for the pole? 3 panels, 6 to 8 feet in height; they can't be stacked because the low levels are too low. For each of 12 panels, are they the same size? Existing panels are 4 feet, she thinks. She will return next month with samples, or provide examples that are eligible for her requirements before that meeting via email.

20835 Nordhoff Street Brad Rosenheim, variance request. Owner generally commented. Fusion Motorsports. Was at 9111 Mason. They moved into another site at various times, but growth has caused them to move several times. Growth has caused issues with electrical needs, etc. No high end motor service shops generally are in this area, so they have done fairly well, both with local customers and from Calabasas type areas, etc. This is the two buildings on north side of Nordhoff, east of DeSoto. Existing zoning is MR2 and P1; MR2 or M2 is community plan designation. The site is 37500 square feet, comprised of two storefronts that join toward the back. Exotic, classic, European autos; to expand from east building to the westerly building, the east structure is already updated. Clean upgraded, modern look as per handout. Building also has a low ceiling, 24/36' clear is desired for manufacturing, but these buildings don't have that. The restaurant next door is an issue, a church, a health club all are in the immediate area. All cars stored indoors. All service is by appointment. No paging system, operating hours generally are 7 am to 6 pm weekdays, 8 to 4 Saturday, closed Sunday. They are not asking for a zone change, so the existing zone is retained. Larry moved to approve; subject to maintenance of professional signage and avoidance of "retail" flags; Jelena seconded. All approved, nobody abstained or opposed.

Sierra Canyon School – Jim Skrumbis. Lisa is ill tonight. They were at Equestrian, and CNC within the last month. Here to respond to questions. Vicki, where is parking? Parking won't be enclosed, a path on north side of parking lot, and then pedestrians enter near the service road entrance nearer to De Soto. Originally there wasn't a sidewalk. So they plan to secure the field and buildings in that area, but not the parking area. The equestrian trail will have some sort of fence between the parking lot and the equestrian trail. There is a six foot sound wall between the neighbors and the field. He thinks is on the south side of the property line. There is a pedestrian gate at the southwest corner of the field, which they will monitor during events. Goal is parking in parking spaces, or parking at high school during events. They have a 300 seat football and an expected 185 baseball seats. They had maybe 2000 people at the last football game (which was not at this location). The varsity football team may not use the field; the school has 950 students so they expect good attendance, and the seating capacity here may not be adequate for football games. They will be on Time Warner Cable tomorrow. This field is good for practice and other sports, including lacrosse and other field sports with lower attendance.

Upcoming Projects in near future: The will submit an architectural plan in early January/February. The DeSoto/Chatsworth Street permit is pulled (poles ordered, to arrive by Jan 9 proposed start). The final permit is in process for Variel and Rinaldi – it was delayed by City, it may be permitted in January, work to be done late winter/spring. Third plan in process, hope to pull permit late Jan, just changing signal heads (at DeSoto?). No plans on Desoto/Rinaldi, part of phase 2, to be submitted soon. Question on 70 foot lighting standards; question on field height and if height is over the neighbors yards; everything seems higher than expected. The baseball field will be built up about five or six feet over the existing grade so it will come closer to the height of the football field. If the baseball field was built, there would not be such an extra apparent height for the football field. Why 70 feet height on the lights? That's the standard height. If varied +/- 5 feet, it wouldn't matter. No additional easements relating to equestrian trails are planned. Question on Welcome to Chatsworth sign; it would be on City owned sidewalk, not on Sierra Canyon property –

they are pursuing this but need City go-ahead. On the north side of the athletic field, they are retaining the old Lionel Barrymore stonework and they have created a small park area. Gym at high school is delayed about six months, they expect a move in date in April 2012. More parking comes in with gym.

### **Other Business and Possible Motions:**

Land Use Budget - We have approximately \$2000 left in the Land Use budget for this year. Questions? Donate for food, hungry kids, use for support the State Park. Consider the community plan update – should we be more proactive to the Community plan and get some polling, create a position for that plan? We should find somewhere in the community to spend the money within the community. Paint the lobby at the Depot would be helpful also.

Walgreen's, CUB – Walgreens is cleaner, but vegetation still is abysmal.

DRB – recycling center. Applicant came in, container in front of Candy Cat; question placing such a container in front of a store? Doesn't seem like a good use in the area.

### **Announcements:**

None.

Meeting adjourned 8:30 pm