

Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Depot  
Minutes April 21, 2011 – Draft Minutes

Linda called the meeting to order at 7:00 pm

Present: Jeff Hammond, Andre van der Valk, Linda van der Valk, Judi Daniels, Vicki Briskman, Jelena Csanyi, Mary Kaufman, Diana Dixon-Davis

Not here: Chuck Knolls (excused), Dan Huffman

### **Stakeholder and Public Comments**

The Committee has been reconstituted and members of the Chatsworth Neighborhood Council Board who are appointed to the Committee are the only members at the beginning of the meeting.

We have Patch reporter here.

Also we have an approval letter relating to the cemetery; the letter approves removal of the caretaker to a new building and remodel of the historic adobe; need to write letter re: no public hearing dealing with 1880's Miranda adobe, possible concerns about improvements to be made. We should send a letter to ZA and a letter to Council office. Jelena moved to write such a letter, Judi seconded the motion. All approved.

McDonalds hearing (Devonshire/near De Soto); neighbors want to move trash bin outside, not happy with the loudspeaker, there was a request for the no left turn on Devonshire, a neighbor wanted a 10 foot wall. What if microphone was repositioned, or different technology was used for the speaker to reduce noise? No action taken.

Naya Fresh Body Spa - hearing to allow a 111 square foot roof sign where other prohibited. May 9 is the hearing. Near Chatsworth Tire. In general, roof signs are no longer permitted unless there is a CUP. We will take no action on the matter.

Minutes from March were deferred until later.

The following stakeholder members for the committee were nominated to hold the five stakeholder slots. Janice Eddy-Languain, Mark Levinson, Larry Heller, Teena Takata and Saul Daniela (5 running and 5 allowed). They were voted in unanimously by Board members.

Chair & Secretary call for nominations. Linda proposed as Chair, and Teena proposed as Secretary, no other nominations were made. Vicki moved, Mark seconded; Linda and Teena will serve in those positions for the next year.

### **Presentations and Possible Motions:**

22280 Devonshire Street (Chime Charter School Location) Homenetmen Youth Organization. Mr. Berberian. Their contractor and CPA also came to the meeting. They have been looking for a youth center in the Valley. They have soccer, basketball, Boy Scouts as youth activities. They understand there is a CUP, and perhaps a preschool would be interested in coming onto the property if they acquire it. Normally they have youth ages 7 through 14 in their programs. How would they bring youths to location? Parents bring children to location. What time during the week for groups? They do sports activities and Scouting on the weekend. In the evenings, they have meetings, 7-9 pm (organizational groups). Boy Scouts on weekend mornings. 8am to 4pm; a new preschool wants to rent the location-same type of program as is there now. The existing preschool will move and rejoin the rest of the Chime campus. A Montessori preschool wants to come in. Will the church come onto the site? No. They want to cover the basketball court to reduce noise. The committees are management groups for each sport or activity, such as the basketball committee. They do tournaments, etc., also. Where will parents drop off the children? The next speaker provided further clarification, the basketball court will become a gym – a raised structure, not to exceed 24 feet. The gymnasium will be the only building and will include offices such that they can have their committee meetings there. They will need additional parking. They want at least 60 parking spaces. Soccer for Sunday mornings. What is the procedure for dropping children off? The gate over the equestrian trail needs to not be used. They have an existing location off Havenhurst, and elsewhere in Encino for Scouting (60 kids); basketball teams, 20 of them. They have 7 soccer teams. 8 kids per average team. Soccer teams usually play 6 on 6 or 7 on 7, they have only two 11 person teams. They have about 300 kids in the program. Never more than 30/40 kids there at a time. This will be their youth center. Larry noted that this site has a continuing issue with youth drop offs due to how the streets and access routes are located. They want to have the youths in an enclosed building. 60 parking spaces are needed due to fundraising activities, which will occur about four times a year. Concern expressed about the set up and leaving teams and cross overs between them also. Existing buildings may be needed for preschool or may be deleted. Where will the gymnasium be? Concern expressed regarding increasing size of other groups and a desire to avoid increased future uses. Hours for soccer on Sunday arrive 8:30 am done by 2 pm. Cub/Boy Scouts meet 10 to 2, practice is Saturday from 10 to 2 for soccer. Andre, concern with what is really wanted. We need more specifics to be able to understand how it fits the property. Question about height of fences to baffle noise, soccer balls. There is a lot of activity proposed for only this 2.3 acre site. Neighbors – parking, structure size, compatibility with neighborhood, yet this is a small area, and Sunday is a valuable time of peace and quiet. There is nothing in the afternoon but then they noted the kids do practice basketball in the evening and/or afternoon presently and yes that would be a good thing for them. A question was raised about lighting for the gym and parking lot, and lack of compatibility (16 foot high light standards) with the rural residential area nearby. Question by neighbor if modifications to the existing CUP would

be allowed, or a new CUP would be required. Question if a non-school would be allowed on the site in any case, as schools have a better right to use in a residential area. Extensive weekend use is a whole different case. Question about lighting – and avoiding pour-over to neighboring lots. The lighting is supposed to be constrained to the property site that is to be lit up. The CUP is very specific to the school and to Chime. The City has rules about parking spaces; but the City may well have its own opinion about the needed parking. How much bleacher seating is planned in gymnasium? They think the 60 spaces is what is needed for the gym square footage. How many people to seat in gym? They have 40/50 people seating in gym for spectators, they expect. For their use only. Existing CUP is k through 9, for a school; hours here have a great effect on quiet enjoyment of nearby homes. Where will buildings go that are to be constructed? How will those building fit with the existing neighborhood homes? With not knowing, that's a real problem. Concerns expressed that the property shares property lines with neighbors so really has an effect on their quiet enjoyment of their homes, they no longer can sleep in on a weekend and have a lot of activity in times they are at home, contrary to how timing works with a school that operates when the majority of residents are at work. Concern with 24 foot high building, and how that could diminish view of rocks and open hills. A meeting with neighbors was suggested and it appeared that would be set up. No action was taken.

20229 Nordhoff Street, exotic collectible autos, etc. Larry Heller, reviewed the site and met briefly with the owner. This is a single story building with a parking lot. Spoke with owner of the business, who was onsite. He has minimal setup for minor car repairs. Adjacent buildings have significant autos in parking lots as those structures are occupied. As to signage, keep reasonable controls given the neighborhood. No work being done outside that Larry saw, inside tidy and clean, a variety of cars on premises. Larry moved, we support a zone variance to operate an auto sales business marketing collectible, exotic, investment grade/high line auto sales. Minimal signage, in a manner similar to the existing signage, and minimal use of the parking lot for sales activity is an integral part of this approval. Mary seconded. Motion carried unanimously.

Oakdale/Plummer, SE Corner – property is for sale, and there is a request to split the lots to divide this property that presently has two commercial buildings into two separate lots. Judi commented the property is fairly large, each building has adequate parking. Judi moved to support the lot split, Vicki seconded, approved unanimously.

Horsekeeping rights – changes to protect the community – discussion deferred.

Adopt a Street has been adopted by Jeff, who will chair the ad hoc committee to make this happen before the year end cutoffs stop CNC's ability to fund the project. DONE policies presently allow only \$5600 to be used for the present quarter.

The Mayor submitted a budget to city Council; NC's to be provided a 10-15% cut from \$45,000 this year, which will be somewhere between \$37k and \$40k per NC. DONE states that even if something is approved by a NC, you cannot earmark anything to carryover. Must be spent by June 15. We'll need streets, people to do job, budget for task. Projects initially considered were -

Topanga West for Olive Trees, Corbin Dev S to Lassen, West side (have bid). Plummer between Corbin/Winnetka – north side. Topanga between Lassen and Devonshire. Maximum is \$2500 on credit card per swipe. Total budget is \$5500. Expectation is one year contracts, higher cost in first quarter since there is more to clean up. In addition to putting the funds back into the community, the commitment to keep clean for at least two quarters provides an ability to have a sign stating the CNC is sponsoring the cleanup. If we want an impact, perhaps do more streets; and provide some signage about what we are doing. What is minimum street length for acknowledgement sign? The ad hoc committee will meet Monday at 5pm at Vicki's home, and members will review various potential streets prior to then to help choose a project; various larger streets in the community were selected and will be driven by various committee members over the weekend. Emphasis on larger streets will be made for more prominence to casual observers. Canoga, between San Jose to Chatsworth Street was noted to be poor.

Minutes approved as read.

State Park hike second Saturday in May, Citrus Sunday is also coming up, Chatsworth Garden Festival is May 1.

Meeting adjourned 9:20 pm