

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes March 17, 2011 – Draft Minutes

Linda called the meeting to order at 7:05 pm

Present: Teena Takata, Jeff Hammond, Saul Daniels, Andre van der Valk, Linda van der Valk, Richard Nadel, Judi Daniels, Mark Levinson, Vicki Briskman, Dan Huffman, Larry Heller, Chuck Knolls, Jelena Csanyi, Mary Kaufman, Janice Eddy-Languein, Jelena Csanyi

Not here: none

Stakeholder and Public Comments

Jeannie Plumb spoke about proposed CEQA changes, a \$50,000 fee to file an objection based on CEQA as part of an appeal process involving CEQA.

Teena commented on what recently has been happening at the SSFL. A budget trailer has been removed from the California State Budget that potentially would require an extreme level of cleanup at the entire SSFL site. Some of the local open space advocates wrote several emails to legislators requesting removal of the bill, citing lack of consideration of CEQA and overly stringent clean up.

Teena also commented that Chatsworths should send a representative to a West Hills NC committee that is reviewing Chatsworth Nature Preserve changes happen as City Parks and Rec takes over part of Chatsworth Nature Preserve with BFI mitigation funds. Parks & Rec has other cases where local citizens have a meeting with Parks that meets periodically. A Joint Powers group with MRCA, local stakeholder representatives, and City Parks and Rec may be an OK group to consider multiple interest areas.

Minutes from February were approved with minor corrections.

Presentations and Possible Motions:

22601 Lassen (cemetery) change machine shop area to increase area. A change in use of the Miranda Adobe, a 1590 square foot building, for use as a flower shop. Mr Enderlay, GM Lupe Perez, facility manager, and others appeared. The Miranda house is affected only for a change in use and for changes to interior walls. They will maintain the well near the home; it is from the 1880s. Machine Shop 7444 square feet when done. Existing machine shop area is 5177 square feet, 6700 with nearby sheds that will be removed when project is done. Four large garage doors, one small, employee kitchen and bathrooms are in the machine shop area. As to the Miranda house, the front porch, windows remain under remodel. Not occupied presently. Vaulted ceiling. Goal is to remove interior walls to open the home. Roof is painted concrete tile presently; would try to match/maintain. East side of the Miranda home presently is deteriorated; the wall is trying to fall down and presently is buttressed to remain vertical. Eventually this wall will most likely be torn down, although an alternative is to place steel corners and beams to provide support for the structure, retain the adobe walls as a visual item that isn't bearing or otherwise functional. In the rear, the house is adobe and will remain so. Because the home was altered, it can't be

registered as a cultural landmark. There is a bunker-type area behind the home that likely was a jail. The bunker is in the way of the road expansion, so it will be destroyed, as it also is in the middle of a proposed roadway. The bunker is in poor condition. Cemetery was established in 1923. Home 1880s. The CUP proposes a tear down of the Miranda home, so any motion we make needs to clarify that the home remains. Window alterations will be made. There are various City codes for ingress/egress, which house seems to be in compliance with. A nearby historic masonry well seems to be in good shape and should not need modifications.

Approve modification to the interior of the Miranda adobe, which will include removal of some interior walls, and retain the existing adobe appearance to the extent possible, for use as a flower shop. Match the roof lines and materials as closely as possible, retain the front porch, retain a creamy/off-white color for the walls. A condition of the proposed increase in size to the machine shop area is to eliminate the existing outbuildings as described in poor repair. The historic well is to be retained as is, but landscaping and benches, sidewalks to be installed in an appealing manner. Dan made the above motion, Vicki seconded, the committee approved unanimously.

20229 Nordhoff Street, sale of used vehicles in the MR2 zone. Limited to classic, collectible, exotic, investment grade and high line vehicles. Previous site of DeLorean I, a ZA that was in effect for 10 years, but expired last year. A certificate of occupancy has been issued for an auto repair facility on this property, which does not have an expiration date. No cars would be outside. It is an internet operation. There is residential use across the street. No full time employees, most sales done to buyers outside the area. The structure will intentionally be maintained as an industrial-appearance type building, to discourage walk-through traffic. Mark commented that this is more of a warehouse operation than a sales facility. No visible appearance as an auto sales lot. Biggest issue is going to be storage of autos outside that perhaps are not as high end. The committee felt that important operational issues were no signage, minimal (or no) exterior storage of vehicles, minimal customer traffic to improve compatibility with the residential area and other nearby industrial properties, lack of expansion of this operation to common trade in used autos, no equipment/truck rentals. Larry commented there is a City ordinance about no auto repair near residential use.

Adopt a Street program - Corbin near Devonshire and Lassen – propose as one project area. The head of DONE stated all Neighborhood Council funds should be used by the end of the year, and rollover of funds was not likely. Vicki commented that her HOA uses a landscape maintenance company called Oaksprings that also is the landscaper for most of Porter Ranch, that has done a very nice job. Linda commented an adopt a street by Chatsworth Neighborhood Council would be a nice outreach gesture. Corbin west side, Devonshire/Lassen, tree trim 4 x per year, \$1800 for the year. At Lassen, to trim olives to five feet, 32 trees, \$10,240 for a year. There is an issue presently because the trees at Lassen are in such poor condition. Jelena spoke with Chrysalis, who is recommended by DONE. For about 10 blocks, both sides, perhaps \$525 per ?. What is minimum area to adopt? Any street can be adopted. Partner with other groups in the neighborhood? There is an issue with providing taxpayer-paid cleanup services for a homeowner that really is responsible for their own street. We reward bad behavior. A prepaid contract should be allowed, and contracts for a maximum of \$2500 or \$5000 should be allowed, and we can enter into multiple contracts. A motion was made to spend up \$2500 to participate in the adopt the street program, to participate with the other CNC committees. Vicki made the motion, Mary seconded the motion. The motion was adopted unanimously. Jelena, Richard, Judi, Linda, Chuck, were interested in being on an ad hoc committee to review options, representing multiple committees.

A chain link fence, at the NW corner of DeSoto and Rinaldi, was impairing equestrian ability to reach the signal from horseback. Jeannie commented the chain link was moved back. There was a request to move chain link back several dozen feet to provide access, which now has been corrected. Future improvements in the area will need to be monitored. Following a request at the Equestrian meeting, Mary contacted Jim Skrumbis with Sierra Canyon and requested an update. The School trail has not been processed yet, certain obstacles in the trail area were requested to be removed, some land is DWP and some is Shappell; various impediments on the trail area have been removed, after a joint discussion.

Discussion on RA property and horsekeeping preservation. Teena summarized the issues and a proposed approach. A brief telephone consultation with a local land use facilitator was made, with a resulting suggestion from him that a specific plan be made. Need to get Planning, and the City Council Office to support the request. The background is a problem with zoning rules that provide for large McMansions on horsekeeping properties, and the ongoing loss of our larger lots to schools and churches that are seeking large lot properties. This problem was greatly increased due to a late and un-noticed change that affected the great majority of our lots from horsekeeping hillside lots (although flat) to non-hillside lots, thereby bringing those lots under the McMansion rules that were designed based on models using 7000 square foot building lots. Of particular current issue is the attack on our cherished horsekeeping heritage by churches, schools and subdividers that are looking more and more frequently to Chatsworth for non-equestrian uses. Each approved project removes another large lot from possible horsekeeping and we want to retain this as part of our heritage and culture that we have lived with and wish to retain. The project to apply to property westerly from the West side of DeSoto, North of Devonshire, West of Topanga. West of Topanga to extend southerly to City Line boundary/Chatsworth community plan boundary. Applies only to RA, lots presently eligible for horsekeeping based on size and zoning. Subdivision of existing lots that have that zoning is allowed as long as the resulting use is a) residential and b) horsekeeping appropriate. For subdivisions and new residential properties or expansions, plot plans for home pads to be provided and conditioned as a part of the approval process to ensure that new lots do not deny the ability to keep horses on their properties, either for that lot or the neighbor's lot. Additionally, such new construction or subdivision may not make an adjacent property's horsekeeping a nonconforming use. Within the plan, new uses that are non-residential are generally prohibited, with the exception of commercial stables that help to augment the horsekeeping retention in the community. Plot plan that includes not-to-exceed boundaries for residential structures to be incorporated in each approval to ensure the placement of the home does not prevent adjacent lot from horsekeeping.

21400 Chatsworth Lassen Deering; Deering and Lassen Retail/whsle auto repair; variance continuation.

Meeting adjourned 9:20 pm