

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes November 15, 2012 - Draft Minutes

Linda van der Valk, Chair, called the meeting to order at 7:05 pm

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

Not here: none

We will elect a new stakeholder member to replace Yvonne at our next meeting; meanwhile she is removed from the committee.

Minutes for September and May were passed out for approval, we will defer that review until later in the meeting to allow committee members to read them.

Stakeholder and Public comments

The holiday train is coming; it is a train with lights, animated reindeer, Santa Claus – see it Friday Nov 16 in Chatsworth at 8:15pm; bring a toy.

The Chatsworth Historical Society is presenting this coming Tuesday, the history of Twin Lakes.

A draft letter, proposed to be sent by the Chatsworth Neighborhood Council to the Supervisor of the Santa Monica Mountains National Recreation area, regarding the NASA portion of the Santa Susana Field Lab, relating to the need to move forward for a federal acquisition of the NASA property for a future parkland, was passed out and discussed briefly. Inclusion of a future museum that was focused on rocket development on the site was mentioned in the letter. The site includes higher elevations and views, significant archaeological resources, and significant natural areas. These elevations and the location makes this a suitable parcel for future inclusion in the Rim of the Valley trail project that may become part of the Santa Monica Mountains National Recreation Area. The NASA site includes history as an area that caused rapid and innovative developments in rocketry, rocket test stands that are historic, and significant open space useful as a key part of a wildlife corridor between the Santa Monica National Recreation Area to the south, and areas to the north including Los Padres National Forest. Because NASA owns this property and is no longer conducting business here, it has been declared as excess federal property and is going through a mandated federal disposal process, where the first group offered a purchase right are federal agencies. The next interest groups, after federal agencies, that are offered an ability to purchase the property, are federally recognized Native Americans, then State agencies, then the general public. Notwithstanding that the acquisition process is moving forward now to identify a buyer, the property will only be sold after it is cleaned up pursuant to ongoing DTSC and NASA work that is underway. The committee discussed the letter and generally was in favor of the acquisition by the federal government for a future park, although there were concerns expressed about use of a portion of the site as a museum due to potential costs to create and operate that facility. No vote was taken, as this matter was not on the agenda; Linda will

put this matter forward to the Board, as there is some time pressure to move this forward before other potential buyers at lower tiers in the offering process are offered the property.

Presentations and possible motions:

10433 Oklahoma Avenue; plans for a garage in the RA-1 zone. (East of De Soto, North of Devonshire). The property will require a variance (estimated \$15,000 in costs) to construct a \$40,000 garage building for the back part of the property. They have had a problem with break-ins and thefts, the area has high thefts. He is adding cameras and other security equipment. The property behind (that has a similar garage-type structure) is permitted. The neighbor behind was allowed the structure by right due to the very small size of his home, so to add the large garage in the back still left his total square feet under 5000 feet for all structures, which is allowed by right for this size lot under the McMansionization ordinance. The rule allows structures to be built on 20% of the lot's square feet, or total structures may be up to 5000 square feet, whichever is larger. The structure behind is to fit an RV. He has truck, and a 14 foot tall utility trailer that stores business equipment, so he needs a 19 foot high structure. His lot is 21,774 square feet; his home is 4700 square feet (two story). The doors for that trailer are 16 feet in height. This trailer was broken into and he lost about \$10,000 of equipment in the trailer; it is used in his business. 32 x 40 x 19 feet high is the proposed structure size, so the footprint is 1280 square feet. Side yard width is 10 feet, and an equal amount is provided for the back line set back. He has had all the neighbors sign off on his proposal. A schematic was shown that shows a pool in the yard behind the home, then a sport court and children's play area are in a large portion of the back yard.

A motion was made to approve the concept of adding this commercial grade garage in this neighborhood as presented. The garage structure will not include plumbing, but will include electrical hookups for lights. Noted that this property is east of De Soto. **We do not want to set a precedent for a use not in conformance with this neighborhood.** Vicki made the motion, and Andre seconded the motion. Motion carried unanimously.

LINDA PLEASE REVIEW RED COMMENT ABOVE, EDIT AS NEEDED

9301 Mason Avenue. To allow welding in conjunction with a manufacturing facility in a MR2-1 zone. Sean Nguyen presenting. Aerospace company; a key component of their work is welding. They decided to convert a storage building to a welding use (which previously had been done inside the building). When they applied for the conversion of use of the building, it brought this issue to a head. In addition, the existence of a tank for gas fuel for the welding operation required a fire department permit. This use is allowed in other types of MR zones, but specifically not allowed in this particular zone. Applicant's representative has seen 8-10 other businesses within approximately 2 miles of the site that have welding operations. They employ 75-100 people at this site. Jeff made a motion to approve the variance request as submitted for the conversion of the storage building to a welding shop, Larry seconded. Motion carried unanimously.

20431-20439 W Nordhoff St; Zone Variance to permit an office in the MR2-1 zone. Relocation of the Social Security Office to this site. North of Nordhoff, just east of Mason. Owners are in escrow to acquire the property. Owners have six other sites that are social security offices. The project will provide 13,633 square feet of office for Social Security, and an additional 6219 square feet of unrelated warehouse, and 3348 square feet of unrelated office use. Building is 23,200 square feet, it's

been vacant for approximately two years and is presently functionally obsolete for manufacturing purposes. Ceilings are about 10 feet high, low for manufacturing. Relatively clean electronics manufacturing is on each side, and other light manufacturing to the north. To the south, retail and residential uses, so the area is very mixed in its uses. There are multiple other government offices in the immediate area, all occupying industrial buildings. Access; two driveways off Nordhoff; the eastern driveway is shared with a neighbor. Per Code, 46 parking spaces are required, they have 59 parking spaces. 21 parking spaces in the back, which is gated. There are 38 spaces in the front. The parking requirements mentioned are for an office building. Public hours are 9am to 2:30pm. Office staff is generally there 7:00am to 5:30pm. Average number of clients served is 220 to 250 people per day. Significant concerns regarding adequacy of the parking spaces, based on the customer traffic were expressed. Code is 1 spot per 500 square feet. (which does math check to 46 parking spaces). 41 employees presently at the existing office. They have been instructed to configure new building for 40 workers.

Jeff moved to approve the project as submitted, while expressing concerns about especially the parking as noted. While we recognize the parking spaces exceed City Code, the use and customer traffic of this operation is not contemplated by the City Code. Therefore we would encourage the City to address the parking needs, to provide a realistic parking use to provide for employees, and customer traffic that is projected per applicant at an average of 235 people over a five hour period. We are also concerned about the adequacy of the number of the (3) handicapped spaces based on the customer ages and health issues. Jim seconded the motion. The committee vote was 2 opposed, others all voted to accept the project. The motion carried, including our concerns as listed.

Motion to spend up to \$500 in printing for the Land Use Committee. Linda made the motion; Jim seconded the motion. Motion carried unanimously.

Sierra Canyon – Welcome to Chatsworth Sign - Lesa Slaughter

Joe Masada, architect for the school, explained the history of the sign. The original sign was to be placed near the City Councilman's Office. The location of the sign, per the school's CUP is the NE corner of the athletic field. The sign is meant to be seen from a car; 6 feet tall, and 12 feet in width. Lower 3 feet are to be local stone; the upper three feet is a wooden background. Horses and stagecoach that were presented as a graphic on the sign, are the original Sierra Canyon logo, but tie nicely to historic uses in the community and the equestrian emphasis still treasured in the community today.

Concerns were expressed that the sign should not impair visibility of the traffic light, which already seems to be slightly impeded as one exits the 118 freeway at De Soto going eastbound. The sign needs to be placed so that traffic light and traffic visibility are not impeded in any way. Confirmed that the placement of the sign is on the northeast corner of the athletic field, and will not be anywhere near Rinaldi as was shown in one picture that was passed around the committee.

The preferred sign design presented was the one with Welcome to Chatsworth at the top, above the horse and stagecoach depiction. Moved, we accept the proposed layout for the Welcome to Chatsworth sign that Sierra Canyon agreed to place near the upper school sports field, near the north east portion of the field, ensuring no traffic visibility issues are caused by the placement of the sign. Jelena seconded. The motion carried unanimously.

I AM MISSING WHO MADE THIS SIERRA CANYON MOTION AND DO NOT RECALL..? Maybe Vicki?

Minutes for September and May were approved as read, minor corrections to the September minutes were made.

Meeting adjourned 8:46pm.