

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes November 21, 2013- Final Minutes**

Linda van der Valk called the meeting to order at 7:00 pm.

Present: Linda van der Valk, Jim van Gundy, Michael Preis, Teena Takata, Janice Eddy-Languein, Mark Levinson, Larry Heller, Judi Daniels, Jeff Hammond, Mary Kaufman, Jelena Csanyi

Not Here: Andre van der Valk (excused), George Nelson(excused), Vicki Briskman (excused), Diana Dixon-Davis

Stakeholder and Public Comments:

Hidden Creeks Update – As per decisions made at the Planning meeting today, Los Angeles City Recreation and Parks, will take assume responsibility for maintenance and care of the Park, the open space and the trails. HOA still maintains these areas initially. There also was a request to configure one field for use as a soccer field. There was a proposal to limit the number of horses possible on lots near the non-equestrian lots, which was not approved; there will be no limit except as established the the LAMC on the number of horses. A k overlay was provided. Trails must be contiguous around the outside of the houses. The Equestrian Center must be built by the time the 31st house. Usual equine keeping area is required, but clarified that this area may not be impaired by pools, structures, etc. Each house is to be built to a LEAD silver standard.

Separately, with respect to the Chatsworth Water Tank just off Devonshire, near DeSoto (the well-disguised cell tower); the Design Review Board (the DRB), received email back from Pria (City Planner for this); a jurisdiction cannot refuse a collocation if it does not exceed a 10% height/structure change; Linda had objected to the last-proposed collocation based on a significant impairment of style. Based on the email, this will not be heard at the DRB, and there will be no other hearing. The initial cell tower was 60 feet, not 45 feet usually allowed under Devonshire Plan, so it already is in excess of usual heights of any structures that are allowed along the Specific Plan.

Minutes were approved for October.

Presentations and possible motions:

19800 Devonshire, Chaminade College Prep (proposed development)

Christopher Murray presenting. The school operates under 1997 CUP, they have 617 students presently; the CUP is indefinite in term. They are removing five classrooms, changing the library. They are adding about 7,450 square feet; but still are under the grant of 112,000 square feet in the CUP. Updating site development plan; at end, 111,095 square feet; and the other major effect is to improve parking. Maximum building height to about 22 feet. They had a 25 foot side yard, have a couple of bay windows that extend into the 25 foot side yards. The structure that replaces the five classrooms is called a “flexible classroom”. Why/what is a flexible classroom? The structure provides 6 classrooms with some patio areas that provide alternative space for instruction and also provides varied flexible and/or portable walls, that can be opened or closed to provide larger or smaller classrooms as may be needed.

Moved, to approve the project as presented. Concerns were expressed regarding the visual impact of the tower, but we decided to approve. Tower base (structure) is 36 feet 8 inches above the grade. Suggestions were made for a mock up showing the tower base and cross (the cross reaches to 55 feet high, but is exempt from height restrictions) and what the visual impact to neighbors would be. The flexible classroom's building style was appreciated and seemed appropriate for the location. Larry moved, Jeff seconded a motion to approve the project as presented. Unanimous approval, but Linda did recuse herself as a precaution.

10856 Farralone, Horse boarding, Peter Elias

This property is on the east side of Farralone, one lot north of Tulsa. Site is 2.09 acres; it can accommodate 22 horses. No trailer storage, the site has been used recently/currently for a horse rescue. In general, 25 foot setbacks are required for arenas, corrals. If they add a caretaker residence, it would be back by the wash. The caretaker residence would not meet the 35 feet distance requirement to horsekeeping corrals (and it may not work). Parking lot paving to be waived, as is customary on equestrian properties. They presently use 20 trash cans, insect-repellant plants, sprays for fly abatement. Supplies are delivered between 9 to 5, once a week presently. One trailer on site; they water arena in morning before and after use. Concern with sun pens between the main arenas and the road; they reduce accessibility to the area if an emergency is happening. See their websites at farralonefarms.com. They also have sites for lapetrescue, guineapig rescue and have non profits for those rescue operations. Any boarded horses now? No. Boarder hours are proposed between 8am to 10pm 7 days/week; they have arena lights (older, not engineered to current usual standards).

Jelena made a motion, to approve the project as presented. Approval is dependent on project approval by 500 foot neighbors, please bring letters/signatures to the next CNC meeting. We approve relief from the usual 25 foot setback conditions on side and rear yards (one structure and various equine keeping structures). We support approval of relief from the 35 foot setback from a habitable room, for the caretaker residence, to always be used as a caretaker residence. 500 foot neighbors to be invited to Equestrian Committee, to ensure they are aware of the project conditions and proposal. We will refer the boarding conditions in the CUP to the Equestrian Committee for detailed review related to CUP business activities. Mary seconded. Approved unanimously.

9710 DeSoto Avenue - Proposed Wireless Telecommunications Facility

Designs were reviewed and discussed by the committee. The mono-eucalyptus design (included with an email attachment of possible design choices sent to members prior to the meeting) was suggested as the best choice. Mark made a motion to approve the mono-eucalyptus style tree as the design choice for this location, Jim seconded. Unanimous approval.

Building Permits for Small Lot Subdivisions

A discussion was made by the committee about the unique nature of Chatsworth, and the problems we continually have with developers who purchase land with little understanding of the community plan and how it, and the community supports retention of horsekeeping in Chatsworth. CNC is concerned that a blanket approval of a building permits for small lot subdivision without a prior formal approval likely would be a death knell for horsekeeping in Chatsworth. Therefore we do not support this proposed zoning amendment, as all our larger lots would likely change to small-subdivision homes, and even including non-horsekeeping homes, within a generation.

If this amendment is approved for some reason, we suggest that the following special rules be established.

Communities which have specified historic uses for larger lots should be entitled to file a community impact statement. Where such an impact statement is on file, that specifies a reason for not approving a blanket small subdivision, within uses clearly contemplated by the community plan, an exception to the expedited building permit for small lot subdivision rule is created, and building permits may NOT be issued prior to recordation of the final map.

Additionally, it appears requirements for horsekeeping lots and setbacks are not well understood by City Planning, so they appear unable to lay out pads for homes and retain the needed setbacks for equestrian use under various circumstances (such as k overlay and no k overlay). Teena moved, Mark seconded. The motion passed unanimously.

Board comments:

Update on consultant – the changes made to have City Recreation and Parks maintain the trail at Hidden Creeks has alleviated the need for the consultant.

Chatsworth Parade is on December 15.

The meeting adjourned 8:55 pm.