

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes April 18, 2013- Draft Minutes**

Linda van der Valk called the meeting to order at 7:05 pm. Members from the CNC are presently the only committee members due to reconstitution of the committee.

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

Not Here: Jim van Gundy (excused)

Stakeholder and Public Comments:

Evelyn Goldman; spoke indicating Baden Avenue is in poor repair (Chatsworth, west of Shoup between Lassen and Plummer), and represented a safety hazard. Repair crews do one or two potholes, then say they have to leave for other potholes on other streets. She suggested a lawsuit against the City could get a result. She was told the street was supposed to be done, but instead they did Andora due to a "paperwork shuffle" at the last moment. Melody H at Councilman Englander's office likely handles this. We recommended that she take this matter to the Public Transportation Committee, and she received contact information from a committee member.

Election of New Chair: Linda was elected unanimously as chair after nomination by Vicki.

Stakeholder members were suggested as follows. Teena, Janice, Michael, Larry and Mark. All agreed to continue to serve on Land Use if elected. The Committee voted to accept these nominated stakeholder members unanimously. The Committee Secretary was nominated by Vicki, Teena was elected unanimously.

Stakeholder Members, all present at the meeting are: Janice Eddy-Languen, Michael Preis, Larry Heller, Teena Takata, Mark Levinson

Presentations and possible motions:

Brian Miller Combined Properties, VP, presenting for boutique gym proposed to lease the front building near Ralphs on Devonshire and Canoga. 21407-21525 Devonshire Street, Chatsworth. Also present (among others) Robin Ball, Leasing Agent

Their presentation is summarized below. Leasing decisions are based on demographic profiles compared with target profiles developed by larger retailers, to solicit tenants among some larger retailers. They have presented the property to multiple larger retail chains, none have been interested. The building is about 5000 square feet, they expect a maximum of perhaps 10 users at one time, so typical parking issues associated with larger scale gyms are not expected. The proposed tenant is a gym called Any Time Fitness. It is the fastest growing gym franchise in the country; 2000 clubs in 50 states; security cameras in and outside. Members and employees have proximity access devices. The nearest club is on Ventura Blvd. in Tarzana, which has an average of 32 visitors a day. These gyms have Treadmill, weights, etc. Tarzana/-Ventura Blvd., address is 19235 Ventura Blvd.

Tarzana \$29 to \$42 per month. The committee asked that the lessor consider parking specific to gym, better lighting in the parking area.

Ralphs has \$3M budgeted for a remodel of their store in the near future. It is the highest budgeted single store remodel in Southern California in the upcoming year. The new store is referred to as "Bountiful". C4 zone uses generally are allowed with the following limitations – but if not called out or not prohibited, still bountiful store is coming. Bountiful Ralphs market – the nearest one is in Rancho Cucamonga, so there is no nearby store we can visit. It's a higher end store but not a Fresh Fare, margins in the store are a little lower than in Fresh Fares.

A question was made why they presenting to us. They stated that City Planning's interpretation of our specific plan for the Devonshire/Topanga Canyon retail district is that if a use isn't listed as acceptable, then they still have to apply for a variance, and pay an 18k fee for that.

Specific Plan – we are concerned that like a variance, the Specific Plan could be broken if and/or after any variance is granted. Also we want to look at similar operations. Also DRB is needed for review since project is in the DRB.

Andre moved to approve the concept of a limited size gym contingent that such use would not open the Specific Plan for additional changes. Larry seconded. Vicki abstained, other committee members approved the motion unanimously.

9733 – 9835 Mason - Proposal by Kaiser, Chatsworth Medical Office Building
8.42 acre parcel. Ted Lapidakus, current owner; they have a LOI under review with the owner for acquisition of the parcel. Current zoning is industrial; it needs a zoning change for their project. 120 day due diligence period after LOI is executed; they plan to purchase the property without the entitlements. Currently the zoning for the property is MR1 which precludes medical office. The needed entitlement process normally takes 18 months in the City of Los Angeles. A 3 story building, 83,000 square feet, 468 surface parking spaces, with 57 offices is planned. They expect to close on the purchase by December 1, 2013. The property involved includes all property on the west side of Mason, all the way up to Lassen. Generally their type of Medical Office building is open 8 am to 5 pm, a few offices may be open 8 to 7 on some days. Their existing Woodland Hills medical office building is very full and limited in space. They will have to have a stepped back design because they are close to residential neighborhood (on the east side of Mason), and they will need to blend in to area. No urgent or emergency care is to be offered. They are planning a community meeting room; possible cafe, healthy living store onsite. Walking trail, park like surroundings. They would prefer to build with solar panels. Landscaping will use drought resistant plants, and they would like to support local artists for the building if possible. There is no traffic study yet. Most membership comes in during 15-20 minutes intervals during the day. Staff is main user for coming in and out, during high traffic periods. Customers arrive throughout the day. 50-100 employees are expected. Extra handicapped spaces over code? Now 8.7 acres. A Zone change to C-2 is needed; since this use is prohibited in the current zone, they need to have the zoning changed. As to parking spaces, 4.3 parking spaces per 1000 square feet of building is their usual plan. Since this is an Enterprise zone, less parking is allowed, but they will plan for 5 spaces per 1000 square feet. Having truly adequate parking adds to the customer satisfaction, which is important to them. They will have more land than usually would be required. FAR is 500,000 square feet under City Planning. An Industrial building could come in up to 61 feet high. 100 feet back to 61 feet high. They would consider style to create a Spanish style or

colonial to provide community based design standards. They are hoping to build a green building that feels good instead of sterile. Our local building style of Western/Mission style was mentioned as a preferred style, even if this building was outside the Specific Plan. San Dimas – they created a similar style building to our Chatsworth style along Devonshire.

The committee discussed that in general (although there was no vote) we could support a project in this location, for a medical office building and related zone change; with a building design consistent with the community standards under the Devonshire Specific Plan. The committee requested that Kaiser set up a meeting with neighbors (especially residential neighbors) and have presentations to nearby community residents. The Church St. John's Eudes that is just north of this project has a large meeting room which may be a possibility for a community meeting.

19851 Nordhoff Place. Proposed rock climbing facility. Carlo Cherisier presenting. Yoga, spinning, and climbing. A good place for youth. A goal is to teach safe climbing techniques and provide a place for youth. He enjoys climbing personally as a motivating factor. Zone here is MR1; so a variance to allow reconstruction for this use is requested. Low impact sport, easier for joints. There is a second floor, he would have some cardio and free weights. Mesa Rim San Diego – community run – event based gym that brings in the community. 51 spaces for building; 25,501 office with 13,000 square feet of warehouse; 25,000 feet of climbing is his goal. In future, they may have outings. 11am to 11pm. Compare to CSUN climbing wall? CSUN walls are normally fixed in how they are laid out; and hours are more restricted. LA City curfew – youth can't be out after 10 unless at a destination (can't hang out have to be in transit) – shouldn't be an issue as this is a destination. Bouldering 15-20 feet high; top row – raise roof 35-50 feet. This is a preliminary meeting.

Vicki would like to approve the concept; this opens a resource that we don't have; the variance allows reconstruction to change the layout. Mary seconded the motion. Approved unanimously.

11056 DeSoto – Cell tower just looks like junk. It would be good to investigate what can be done to improve this and to meet with the Zoning Assistant. Vicki will work on cell tower.

Topanga north of Chatsworth Street – There was a question about firewood storage and excessive huge containers.

New Salvation Army – donation Center – on east side of Topanga north of Chatsworth Street (just south of the Stoney Point Equestrian Center – it is believed they have no permits to operate in this location. They have orders to comply and have been cited.

Conversations with Englander – Mural Ordinance – Englander is against it, allowed on a residential home. Hand paint, tile, each mural must be in place for at least two years; homeowner can be paid for art. (But no commercial text). Mitch is against the residential portion of the Mural Ordinance. \$60 permit fee. Can't be over 100 feet. No guidance on content of mural at all. Neighborhood Councils to be met with,

Ride On – new driveway? Brian says they have a permit for a new larger driveway and they must close another driveway.

Minutes of the prior meeting (in February) – were approved with minor changes.

Elder care facility for over 100 beds in Northridge, off Parthenia was approved at the initial public hearing. Sherwood Forest is making a collection to fight it. We need to watch them. It would eliminate another RA zoned horsekeeping property.

Meeting adjourned 9:30pm.