

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes September 19, 2013- Draft Minutes**

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

Present: Linda van der Valk, Andre van der Valk, Mary Kaufman, Diana Dixon-Davis, Michael Preis, Teena Takata, Janice Eddy-Languen, George Nelson, Vicki Briskman, Mark Levinson, Judi Daniels, Jelena Csayni, Jeff Hammond

Not Here: Larry Heller (excused), Jim van Gundy

Stakeholder and Public Comments:

Pioneer Day Oct 6, setup Oct 5 for Pioneer Day at the Acre
Family Festival 11 to 6 this Sunday at Mason Park
Sept 28, Davis Ranch, horse and dog licensing and microchip
Valley Disaster preparedness Fire Station 87 Oct 5 10 -2

Minutes were approved for August

Presentations and possible motions:

20946 Devonshire; raise existing Chatsworth Water Tower (faux Cell Tower) 6 feet

A package was forwarded to Linda related to raising the Chatsworth water tower 6 feet to provide collocation capability. TMobile is the carrier using the site now, ATT mobility is trying to fill in a gap in coverage in this area. New antennas can be added to the bottom part of the tank, they will install a new lower tier of antennae, with a faux wood railing. There is a requirement to have the antenna banks separated from each other by some feet, which the engineers have figured out in making this proposal. A request was made to see other locations of other cell sites. With increased usage, more volume decreases the distance each antenna bank can use. Federal Government has more regulations on collocation, and eligible facilities request. Collocation requests generally should be processed on an expedited basis. Tower aesthetics were discussed, members commented they are pleased with the present appearance of the tower. Noted that increased cell phone usage volume has caused a current and anticipated need to increase coverage here. Proposed design is 11 feet vertical separation (clear space) between the existing upper antenna bank and the proposed lower bank. The faux "fence" around the new lower antenna is 9 feet high per presenter, but 10 feet on the plans. Condo and apartments to the south are impacted significantly. The bottom of the water tower presently is 10 feet four inches square. The expansion is 3 feet, 10 inches wider on each side, which is just under 8 feet wider (was 10 feet, will be about 18 feet); the view of the tower will be significantly changed, it will no longer appear as a historic tower as designed. The proposed revision will not fit with the standards of the Specific Plan along Devonshire, between Topanga Canyon Blvd. and Mason Avenue. Stakeholders commented that AT&T still has not made ANY remediation to the terrible cell tower "tree" at the 118 freeway and DeSoto, even though this committee has requested remediation before various AT&T representatives at this meeting on at least four prior occasions and also requested correction at public City Planning meetings.

Vicki moved to oppose the expansion. Noted specifically, the appearance and height of the proposal is not compatible with the specific plan (the Devonshire/Topanga Corridor Specific Plan), the visual appearance of the tower is significantly affected and its appearance as a historic water tower is so impaired if this modification were made, that it no longer fits that role. Jeff seconded. Motion carried with one abstention.

Hidden Creeks Update-12100 Browns Canyon Road (Wayne Avrashow et al)

188 lots, 163 RE11, 25 equestrian, proposed for a 285 acre site on the east side of Brown's Canyon, near Porter Ranch, MRCA, and Gas Company landholdings. Average lot size is 18,500 square feet, the equestrian lots are 22,000 square feet average. 114 acres open space, the park is at the access from Mason and thereby in front of the community's gate. The project will preserve Browns and Mormon creek in natural state. No traffic issues to Porter Ranch, Mason, Rinaldi, since all intersections measured at an under 2% impact. Homes clustered on upper plateau, to plant over 5000 new trees. Generally center medians. Natural plantings near creeks, blend to more domestic plantings nearer to homes. Park fields have moved somewhat from earlier proposals. There are three soft ballfields, concessions in middle, a fourth quadrant that is a grassy unimproved area. The park includes a walking path around the outside of fields, a basketball court, 100 parking stalls, 19 acres. Public access is from Porter Ranch, along an extension of Mason Avenue.

The project includes an equestrian center which features a large covered arena, about 120 stalls, and a nearby equestrian staging area. The staging area has been redesigned to better accommodate trailers. Hydrants at ends of staging area, which in emergencies will be used for fire staging. They have also committed to development of 13 turnouts along Browns Canyon, and a helipad site. 115 acres of open space, which includes creeks and riparian areas, are designated along the west side and north side of project. Plus about 19 acres for the park. Their open space ties to MRCA land. They have set their trails so they tie to existing trails. Irrevocable dedication of trails. Over 2 miles of onsite trails, which frequently are minimally improved "rural" trails that are single track type trails. Plant Palette shown. \$3.3 million in property tax revenue for the City is projected from the project. Annexing from County to City. Englander moved there would be no negative fiscal impact to city, which corrects after fourth year to positive City impact, which they are following. John Brody, City LAFD (retired) also spoke.

Their EIR was recommended for certification in 2009, some portions were updated in 2011. It goes to the Planning Commission November 21. The FEIR is on the City's website. Amendments may be in an addendum. O'Donnell is the hearing officer. Planning also sees the CUP for the equestrian center? It is decided at Planning Commission level, it doesn't go further for any other approvals. The project is being set up with Mello Roos fees, but they expect that they will not use that option due to market conditions (Porter Ranch next door). Variation of lot sizes in RE 11; not sure but they do have a lot size matrix. Concern expressed about the size of the equestrian lots, minimums have to be 20,000 square feet or it will not be approved. Concern expressed about "the typical" phrase...what is real? Water pressure - they are putting in a gravity fed 1 million gallon water tank. Their tank is a gravity feed, not a pneumatic tank such as is at Porter Ranch. What physical size is the tank? Maybe 35 feet high x 75 feet wide. A berm will reduce the visual part of the tank. Total buildout time for the project is? Very unclear as there is no master developer presently, and the project may (and presently is expected to) be all custom homes. They will require back fill onsite, and will not be hauling dirt in and out.

At Porter Ranch NC, they mentioned the park is not to use taxpayer/City funds for maintenance. Public Park is 18/19 acres, separately 114 acres of open space. The park is owned by the City of LA, the developer will build improvements and basic vertical/equipment/bldg improvements, and provide needed landscaping equipment. Since the City has a funding deficit in the first four years from this project, maintenance of the fields and the parks will be by Hidden Creeks. The ballfields will generally be used by leagues, but if available it will be available for public use, be it by permit or informal use.

The HOA is responsible for the trail maintenance. Proper term is "unimproved" trails due to natural state. The City and ETI have some oversight rights on trail maintenance. Trails are easements, easements are owned by HOA. 14 acres representing the trails, can be owned by Forestar or the HOA. There will be CCRs provisions requiring maintenance. There will be no Bureau of Real Estate (BRE) (former DRE) approval requirements for documents. CCRs will have to be approved before first sale is finalized. Trails will be non-closable except for a wash out/major event. What time is washout repair required to happen? It has to vary due to the type of problem, in heavy rain periods, the ground may be too soft to get equipment in for some types of needed repairs. Equestrian lots; do they include a 2200 square foot area for an equine keeping area? How will it be laid out? They will specify in CCR's that the equestrian lots are equestrian, perhaps could incorporate in lot deed restrictions. Committee members commented the home development footprint is critical because misplacement of one lot can impair several nearby lot's horsekeeping. How much parking is provided at the equestrian area for 120 stalls? About 74? Some swapping has been done recently between horse trailer and auto parking. If ETI comes in to force repairs...the HOA has the duty, the City has the right, ETI should be paid somehow. This gives HOA incentive to repair. When will the CUP for the equestrian center be available? If CNC is meeting October 2, they could have CUP very quickly after CNC meeting. Regarding softball fields, is there enough parking? No lighting on the fields. Lights on batting cages? Yes, but downlit and shielded. Presently no standard for permitting barns in the City of LA. They are trying to establish standards, would the owner of the equestrian center at Hidden Creeks consent to be a pilot program to help provide background, create templates for future barn construction based on Mountain Meadows?

Forestar should not be allowed to hold the property. Forestar should hold any property held as open space in some other entity to be created just for this project. Noted, lots 79, 71 through 80 (at least) have trails through the lots (although not through the proposed home placement area). Project to be built in phases? How does it come from zero to all built with slow construction time? Indian Springs, Bell Canyon, Granada Hills, have lost trails as time goes on. Schulte's will own Mountain Meadows, owners in Hidden Creeks have first rights of refusal for stalls. Then they have public on site at the equestrian center. Trail systems link to the stable through Browns Canyon. Cul de sac near equestrian center is the community's exit to Brown's Canyon (or emergency ingress). There will be parking inside Hidden Creeks residential area, near to the Equestrian Center, for Hidden Creeks owners to park near the equestrian center. The baseball league generally maintains the fields, including watering. Pipe Stall Rental onsite is \$375/month now. Should be higher in 3 years. No pricing on stalls, but expect overall increases due to increased amenities.

Non-Agenda Matter – Robert – straw vote for a project not on the agenda
10108 Canoga (at Mayall). This property presently is used by a gunnite business; present use of the lot includes storage of metals and rebar. The lot is zoned commercial manufacturing. Want use as

vehicle storage, landscaping use. They would need a variance to do this. Usual zone in the area is CM (Commercial Manufacturing), except for one lot nearby RA. Hours proposed 6am to 6pm. They are in escrow to acquire the property. Their business name is AC Horticultural Management. Landscape and tree trimming. It doesn't sound like anyone nearby has any similar use. They expect to make some sort of aesthetic improvements to the lot. Current property did have a similar variance in 1999. This lot is to the north and west of CJBL (Chatsworth Jr. Baseball League), north of the automotive-concentrated area on the east side of Canoga Avenue. The committee was favorable to the proposal by a show of hands, no vote was taken as this was not on the agenda.

Other Business And Possible Motions:

Professional Consultation Budget: Up to \$2000 consultation for CC&Rs, HOAs, Governing Documents; in the short run, this will relate to Hidden Creeks, but also may relate to other projects. Concern about who may be used; Judi noted some other NC's have used outside consultants and generally have been happy with the results. We could look at specifically what happened in other nearby communities. Granada Hills was a complete lack of communication with the HOA, could not connect with the President. Army Core Engineers at Hidden Creeks – we could request a hearing. Should be consulting with City? Or State – BRE (real estate board)? Mark moved, Mary seconded... that we seek legal or other professional real estate advice to spend up to \$2000 for help with analysis of projects that may come before us. Approved unanimously.

Printing Budget: to spend up to \$300 for printing. All About Printing is vendor, either Andre or Linda drop documents. Jelena moved, Mary seconded. Approved unanimously.

LA City Code Book: To spend up to \$100 on LAMC updates. Mary moved to approve, Vicki seconded. Approved unanimously.

Mary Kaufman, Zone Advisory Committee: A new City Committee, Mary will be the CNC representative; her equestrian background fills a large hole on the committee. It will meet Bimonthly or Monthly perhaps until 2017. It has a slogan of ReCode LA, Mark moved to approve Mary as our Committee representative, Vicki seconded –Approved unanimously. In fact, it is likely she will be the CD12 representative.

10000 Canoga - Recording Studio – Tom...(wants to be on agenda, missed connecting this month) They presently occupy space on Canoga. Intention is to change to recording and video studio activity to include musical events, and to expand activity relating to African cultural interests. They are also looking to have more community based events. Looking for a beer/wine license for the facility. City said come to Land Use. Their space is 4000 square feet – location is 10000 Canoga Avenue. They have a four year lease. They really are simply looking for varied uses that they can lease and use their space so it becomes more attractive and more useful to the community. How is that property zoned? To be added next month.

Other comments:

SSFL CAG; update.

The meeting adjourned 9:15 pm.