

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes October 17, 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, Diana Dixon-Davis, Jim van Gundy, Michael Preis, Teena Takata, Janice Eddy-Languen, George Nelson, Vicki Briskman, Mark Levinson, Larry Heller, Judi Danieils, Jeff Hammond

Not Here: Mary Kaufman (excused), Jelena Csayni (excused)

Stakeholder and Public Comments:

None

Minutes were approved for September

Presentations and possible motions:

20825 Rinaldi Street, Sierra Canyon (proposed development)

Proposed Phase 3 parking lot. **Lesla Slaughter presenting.** Presently, parking is under existing structures. This is a more expensive development process and also then requires the buildings to be higher to accommodate the underground/under building parking. They need 236 onsite parking spaces after Phase 3. This proposal puts 91 parking spaces at the present high school property, and adds 145 parking spaces at the new parking lot. The gym is in already (on the street). The swimming and fine arts buildings (on the north side) would be lower than previously proposed by removing the lower level parking. Parking lighting? Would be controlled in terms of spill over based City Codes. Equestrian trail proposed; the south east corner of the new parking area will be retained as an equestrian access as previously proposed in the prior residential development. The trail stops on the north side of the Sierra Canyon lot at DWP-owned lands. Stakeholder noted DWP has informally allowed equestrian access to a Porter Ranch developed equestrian access point to the Mission Trail from that point. Suggested, Sierra Canyon should work on formalizing the informal equestrian easement as part of the approval since the gap in the trail has been created by their development. Suggested, a parking structure may provide for future needs; this was rejected because it would be more expensive than simply having a parking lot. Noted, parking next to the school would help prevent students from parking on the opposite side of the street. No vote was taken, this was merely an update and the project is in early development stages.

9827-47 DeSoto Avenue - Wayne Avrashow - Crossroads Trust, Owner

Just south of Lassen, west side, the property relates to the building formerly occupied by Hostess Bakery. MR2 zoning, P1 in front. Industrial uses by right are created by the zoning. Hostess went bankrupt in late 2012. No other suitable tenant for the building has been found. Noted retail use across the street, and Carl's Jr immediately to the north. Existing building to be torn down and replaced with larger building. Proposed tenant (build to suit) is Goodwill, who is taking general retail space now. They propose a retail front, and warehouse area for the back. They need a variance for the retail operation in this zone; the production area arguably would be industrial in use. 51,000

square feet lot, 13,000 square foot building. 10,000 retail building square feet, 3000 back; 2000 square feet of the back is the production area. Production collects and refurbishes items collected. The City Code requires 46 or 52 parking spaces (depending on how the zoning and uses of the building are interpreted), they have 66 parking spaces in their proposed design. Concern expressed regarding storage of merchandise in and/or outside of the store. Request made for more "style" to the building as the presented structure is somewhat of a plain box. Signage will be on DeSoto. Pods or material storage to be outside? What if building design planned all storage uses inside the building? Several comments on adverse appearance of the Salvation Army store at Canoga and Roscoe, and extensive storage outside; we want to avoid that sort of outside appearance due to stored items. No vote taken, this was an update and initial inquiry only.

9710 DeSoto Avenue - Proposed Wireless Telecommunications Facility

Cindy Leinart - with Verizon Wireless - 44 foot monopine is proposed. She noted that with a faux tree, it may be useful to include a condition that the tree needs reviewed and rehabilitated annually. Questioned if actual height at 44 feet is enough. Existing buildings are about 25 feet, so they will have about 20 feet above. Cell Trees is a manufacturer that makes trees that are good quality. One cell tower attracts the next cell tower because one knows the owner has entered into a lease and has dealt with having a tower. What suggestions could there be, other than a tree? Or pole? Fire department access and turnaround, and the number of parking spaces are not changed by this location. Additional alternatives to be provided for shape. A separate discussion about small cells - on telephone poles? Yes, on utility poles with radios behind (Lassen near olive trees). AT&T and Verizon are doing these presently. It's an encroachment permit through the utilities not a formal application.

10108 Canoga Avenue, Landscaping Business, they want a landscape use there. Moved to approve use of lot by landscaping business; which requires a variance based on the zoning (discussed last month). Jeff made a motion to approve the request, Mark seconded the motion, unanimous approval.

Other comments:

Update on consultant - Developers agreement likely would change the most between Plum Committee and Planning hearing; the key issue is what is the best wording to protect the trails. We will not have him make appearances; cost will need to be controlled. Fred Gaines is proposed as our consultant, he is a well known land use attorney. Bob Carlson also is a possibility, we need someone with HOA/CCR experience due to how the trails are maintained and held. Want rock solid wording to retain the trails, even if HOA changes policies or rules as time passes. Also, who should hold title to the trail property. CCRs, Conditional Use, Developer Agreement, which one wins? A suggestion last night at another meeting was 2 horses maximum per lot on equestrian lots. State water board, Army Core Engineers re: waterways should have some supervision; Native Americans should be observing during grading. Noted one community member has stated the water in the creek has a bright blue color from time to time in the fall; noted oil field/Aliso Canyon nearby. Ex Chevron property, contamination? Oil seepage likely is causing the blue water? As Hidden Creeks comes in, does it become part of Porter Ranch?

Board comments

Jeff/Andre - The CNC meetings will start to be recorded during votes relating to finances.

Diana; Meeting on Oct 22 for SSFL, DTSC. At Chatsworth High.

The meeting adjourned 9:10 pm.