

**Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Depot  
Minutes January 16, 2014- 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, Mark Levinson, Larry Heller, Judi Daniels, Jeff Hammond, Mary Kaufman, Jelena Csanyi, Andre van der Valk, George Nelson, Vicki Briskman, Diana Dixon-Davis

Not Here: Janice Eddy-Languen

Linda removed items 4 (10943 De Soto) and 7 (SSFL) from the agenda

Minutes for November were approved with a minor correction.

**Stakeholder and Public Comments:**

Teena requested help with curb cuts for SSPSHP emergency and maintenance access at Lassen and Andora. Mary to provide letter sent to Firoozemand and CD12 previously, to Teena.

Teena brought up the SSFL letter that was distributed to committee members prior to the meeting, representing draft comments on the pending PEIR scoping, and requested comments on content. Judi noted it was very detailed and asked that it be shorter and that in general we have shorter letters. No other committee members had comments. A straw vote indicated everyone was in favor of the letter.

Judith Daniels announced that CNC will be holding a vote March 15 for all 21 board seats. Flyers and candidate filing forms are available on the table with handouts. All stakeholders qualify to run for a seat. This is called a "selection" instead of an election because of technical legal issues. The voting is at the Depot 2 to 6 pm. Candidate filing is open from January 15 to February 15.

Minutes for November were approved, subject to a possible correction relating to the number of students at Chaminade.

**Presentations and possible motions:**

2000 Prairie Street, MGA Campus; Brad Rosenheim presenting. New MGA headquarters and campus. The parcel is the old Los Angeles Times building; this is a toy manufacturer who has owned the property for several years. Their proposal is to build out the property with office, retail and residential (along perimeter)-residential units are proposed at 700 units. A zone change and plan amendment from MR2 to CM zoning would be required for the project. They would subdivide the lot into 4 parcels, one (on the north west side) would include retail, three residential and an office building for headquarters. Parking to consider that residents may not need to drive to work, so may be less than usual. To create MGA headquarters in main building. Mfg and distribution? Maybe light fabrication. Height of residential? Likely varied. 80-85 feet. Height limit currently is unlimited. Parking on south side for spatial buffer to railroad. ABCD are residential. C on north west side

includes retail. MGG headquarters is in the middle of a C of these residential/retail buildings, occupies about 1/4 of the entire lot (visually, he could not provide square feet of that parcel. CM zone wanted for the zone change has no height limit as part of the zone. Judi commented that the helicopter pad on the site is over a 250,000 gallon water tank, in case of fire, something LAFD was well aware of. Several committee members expressed concern about the density of the residential use. 1 unit per 800 square feet is allowed based on the requested zone, and would generate twice the occupancy if the zone is allowed. Judi noted the map looked very green but an architectural drawing she saw had very little greenery shown on the drawing. Total lot is 23 acres. MGA headquarters is unknown square feet, but the building is set for 255,000 square feet. 6/7 acres open space. Jelena commented the parking needs to be adequate, and many residents will not be working there. Solar/ecological/green issues; noted many new rules are in place. There are significant issues with new construction in this area for permeable space especially. Concerns expressed about an appropriate height. Corbin (east side) and Plummer has new apartment construction that is very tall there. Old Great Western building goes to 10 stories, in that area.

9601 Baden Avenue Greg Paley, John Skull. Relief from 75 footback setback to neighbors for homes within the development, and for lot 3, request for 32 feet to horsekeeping instead of 35 to own home. They noted in old minutes where this project was reviewed by CNC, it was important to keep horsekeeping. They are having difficulty with 75 foot setback to adjoining house.

Only requesting relief inside the project, will comply with 75 feet to neighbors who are not part of the project. They have applied for a Zoning Administrators determination. Why didn't ask for a K overlay to begin with? He isn't sure the neighbors to the south would support that. Judi commented the 35 and 75 feet is required. They said they have been talking with a Jack Chang at the Planning office. Why not K overlay? City recommended this approach. Andre noted the issue is we lose horsekeeping. They would offer to deed restrict to require this is a horsekeeping property. They didn't understand there was a 75 foot rule within their project when they acquired the property.

Teena commented that the proposed change would make property non-conforming, which would cause the loss of horsekeeping after one year, if an equine use was not present (by any owner over many future years). Teena passed pictures that showed an oak tree lot cut under leaving an oak above the new grade, a huge mountain next to it, and noted the grading was not conforming to the existing area at the street. Mary asked about grading, why so much? They advised the grading plan was approved when they purchased the property. Excerpts were read from the approval letter, related to grading, elevations, and noted the oak was impaired by being above grade after grading. What could they do instead of these changes? It wasn't feasible. Teena noted they greatly reduced grade on the upper elevation side of the project, and noted the developer had stated at a community meeting last week, if they reduced home sizes, they could build with no distance modifications needed.

Andre commented this area is west of De Soto, and that area is an area of Chatsworth where horsekeeping is protected. Also noted, this neighborhood has a lot of large lots, and reducing distances for one project would set a precedent that would create a variance opportunity for any future development on other future RA subdivisions. They will review options, check with counsel. Andre noted we can send a letter the Councilman and explain our position. Our position is consistent with the subdivision plan, the under 75 feet is possible, deed restriction is possible, we need a no possible precedent created by this project for Chatsworth. We noted we have been strongly

defending horsekeeping in the community for years, and large lots in Chatsworth are not available for non-equine development. They are submitting their request to ZA. No vote was taken; developer noted they have homework to do.

11105 Canoga - Jan 2 hearing; related to an appeal, the Bierman (phonetic) property. Testimony at Planning was not consistent with history per Linda; the project was considered by the CNC and LU, but the questioned trail was part of an appeal. Diana notes she only was addressing the change (to add an equestrian trail) due to the appeal and was not questioning the original approval by CNC. March 15, 2007 and March 5, 2008 were dates of meetings where CNC or committees heard and approved the project. The appeal was denied at the hearing.

FCC, Cell Towers and Colocation. Review January Policy memo, Draft letter for clarification as relates to our community. An excerpt from a January memo, showing definitions of expansions now allowed under this memo (interpreting a federal law change) was discussed. A draft letter was distributed requesting further clarifications. After discussion, the letter was expanded slightly to request a better definition of appurtenances. Teena will write the FCC person who issued the memo, and will copy Linda, who will be the City Planner and CD 12.

#### **Board comments/Community Announcements:**

Winnetka/Plummer cell tower not sure of status, nobody went to hearing.

Farralone Equestrian Stable heard in November – update - they came to equestrian and they are moving forward.

Sierra Canyon, B permit, parking lot seems to be moving forward. Lights will be directional, should not constantly be on.

Corral 54; Mitch on an equestrian ride, likely date is March 30. Possibly other Councilmembers will come, also. Suggestion was to check with a rental stable.

Status, Kaiser (Mason/Lassen)? Environmental issues arose, and the lot is too large, they are not pursuing.

Meeting adjourned at 8:45 pm