

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes February 20, 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 Csayni, Andre van der Valk, George Nelson, Vicki Briskman, Janice Eddy-Languelin, Diana Dixon-Davis (arrived late as formal presentations began)

Not Here: all present

Various stakeholders were at the meeting (approximately 20 people)

Stakeholder and Public Comments:

Community events

February 27 Shepard of the Hills; 6:30 LAPD Community District Meeting

Chatsworth Nature Preserve, April 6 open house 10 to 3; hikes every 15 min start 10:45 come early for blessing

Relay for Life was in June – put back

Chatsworth Historical Society April 27, Spring Garden Festival 11 -4 pm

SSHSHP Trails Day May 3, at 9am, 10am 11am, leaders take hikers out, educational stops, moderate

May 18 Councilman's Citrus Sunday, various locations, see council office to volunteer or to pick your trees

Day of the Horse May 18, 11 to 3 at Stoney Point Ranch

June 8, 9am bike rally/ride

March 30 ETI 54 Trail Ride with Mitch Englander, call for rental horses, check with Mary for #, Fuentes, Mayor joining the ride, perhaps other Council members.

Bob Dager- CNC events – Selection for CNC on March 15; voting here (at the Depot) from 2 to 6 in afternoon.

Also note on Wed Mar 5, 7pm, Lawrence Middle School, the CNC candidate forum will take place to meet the candidates

Also needed, pollworkers for March 15 Selection; candidate statements are posted on CNC website as they come in, so there will be a mixture of statements from none to detailed, depending on what is received

Minutes – for January - Mark moved to approve them as presented, Vicki seconded, passed unanimously.

Presentations and possible motions:

9601 Baden Avenue – Developers request for reduced distances to equines within new subdivision Greg Pavley and 3 others here, Mike Skull (phonetic) and others. Last time requested under 35 feet on their own Lot 3 to their own horse enclosure, they have changed application. Now want to reduce front lot setback to 21 feet (toward sub-street they are making). They are here to discuss variances. If application is approved, horsekeeping is vested due to RA. They only want reduced distances within the subdivision. Want reduced distances from 75 feet to less (35 to 55 feet on EVERY lot). See diagram presented, listing every lot. Judi commented there are issues with health department who will not accept under required distances (35 or 75 feet). Teena commented there are still problems with the LAMC, in that the code – the LAMC requires the 75 foot distance to the neighbor. Andre commented this is a place we strongly support horsekeeping in this area. They said they are not really asking for a variance, they are asking for a ZA determination. (They are just using the word variance to indicate a change from normal). Mary commented, if no K, it won't work. Noted, the project approval letter said horses are required, with 75 feet to neighbors and 35 feet to own home. Did they approach the neighbor for a K overlay? A stakeholder asked what happened to his rock. They were provided a map with 35 foot horsekeeping lines to neighbors, as they were planning development. Plan check told them 75 feet was required. Stakeholder commented this is a precedent for the neighborhood, and to try to do something outside the code is just not appropriate. Jelena – Two Solutions – get a k; or go with four lots; it doesn't make sense to ask for favors. Teena read excerpts from the plan approval, under 17b, they need 75 feet to neighbor on a non k lot, remedy per the first page, is to build less lots. No vote taken.

9503 Andora. Daniel Bernstein, lives on Baden, he is a residential developer. Tract map from 2012. 43 half acre lots on 90 acres; secondary access, where is it? Down to Valley Circle from a lot off Plummer. West on Plummer, goes up a driveway. Andora safety will be improved as the maximum length is 700 feet to secondary access for LAFD purposes. They are building a road on someone's private property? They have an easement; Vince Santoro's property, the home at the far west side of Plummer, is the location of the easement. Paperwork in process. They are done with due diligence, he is the representative for the property through another entity, an LLC (ok he is owner). Developer is looking to tie in stylistically to existing community, wants to build homes similar to existing Andora Avenue. Mary wants K equestrian designation on entire property. Noted recently at Hidden Creeks, a dedicated equestrian area of 2200 square feet must be built with nothing allowed to be built on that area except equine keeping structures or enclosures. How many lots now? Maybe 3. Matt Wientrab asked, construction – how get there? Through Andora. Andora is half a street at the end; its all oak trees at the end; he noted you can widen even with oak trees. LAFD approved access? Sara, nothing (in terms of development) would be amenable to the people in the area. Don't need 44 homes. How deal with extra Andora traffic from future residents, and construction equipment. Teena showed a photo of the canyon from the south view to the north. Question, does it make sense to build the road on the present map, and fill the canyon for five or so homes? The project has changed with the elimination of the Eagles Nest home from the development. Confirmed, the Eagles Nest project is gone, the Andora project no longer ties to the Eagles Nest property. He may want to change the way the project goes up the hill at the end toward Eagles Nest. (Unanswered question, the road across the canyon (that fills it), the houses still are part of the map he is showing?) Question about trail access from the south side of the property (CLM) to north (SSPSHP) and to retain that.

Concerns with lots of soil moving; health effects with Santa Susana Field Lab contamination, local population increases and increased traffic were expressed. Questioned the effects of urban sprawl instead of working within previously developed areas, save open space, wildlife corridor area.

Stakeholders noted Ahmanson-saved as open space. Clarified, this is a City development. Current zoning is A1-1 (ag 5 acre min) and A2 (ag 2 acre min), RE 40 proposed (he left off the k shown on the map in his response). This is part of SEA 23, for LA County. Other comments included Wildlife corridor is needed in this area. Bernson, presented with one house per 10 acres. What does current zoning mean? He noted, he wants RE 20 zoning now, but same number of houses. Make lots reasonable in size, for the community and have more open space. He was asked, what did the Council Office say about this? He checked with the CD 12 office, was referred here. Mary commented that changing the zone from A to RE then limits use of land. Mary, don't block trail access. Not any of it. Traffic issues, construction access was questioned; it's all through Andora, the new easement is only for emergency purposes. Age of traffic study was questioned, presenter said it was about 5 years old. Between Plummer and Valley Circle is a traffic corridor along Baden, that has significant traffic. Jelena questioned if it will all be built; yet there is no dust mitigation near her for now soil-disturbed lots, and now they sit. ROV (Rim of the Valley) trails, were noted to still be under study by National Parks, could include this area.

The developer was asked what other projects that may be similar he has built. Other similar projects are Bell Canyon and Valley Circle, 10 lots, Oakleaf off Plummer 5 houses, multiple projects in Sylmar (high density, transit area), 10 homes in Shadow Hills – this project was 60 acres, built for 12 homes; the house lots were too large and it was hard to deal with it. Most of 60 acres was graded and therefore somewhat messed up in the end.

Asked if he would develop it; he “would like to”.

Jim commented about the following – A recent project map has new access, has equine center near existing homes, water pump station at the bottom that wasn't there. There have been a lot of changes since we saw the project. There is a significant regional trail corridor behind Roy Roger's house that generally goes to Chatsworth Oaks Park. And there may be open space toward State Park. So this isn't consistent with the DEIR.

Jeff noted this could be a significant way to reduce the ability of Eagles Nest in some future year to put through a road and effectively block future development of that project (or any future similar project), such as was proposed for 17 homes.

Developer would like to work with community to effectuate changes requested, set up meetings to get input and work with community.

Committee noted the present proposal is significantly different from previously presented. There is different access for emergency purposes, an equestrian center near existing homes, water pump low, street may be impractical up the mountain, and he wants RE 20 not RE 40 as approved.

No vote was taken on the project, as this was simply an informational presentation.

DOE Scoping at Santa Susana Field Lab. Teena noted DOE, one of the various RP's in charge of cleanup at Santa Susana, now is soliciting scoping comments for an EIS. Issues we would like to see on the project were discussed; we need consideration of multiple alternatives, not merely the AOC and no project alternatives. We have been told NASA proposes to replace removed soil with gravel, this is not appropriate and has a huge effect long term to change permeability and reduces ability of plants

to regenerate on site. Concerns are with traffic, contamination due to cleanup. Noted problems with finding soil clean enough for replacement. A draft letter with topic bullet points to be prepared; it will be a cover over a more detailed letter SSMPA will prepare. Teena will create draft and it will be distributed to Committee for comments, proofing, edits before the full NC meeting. Jelena moved to proceed with such a letter, Mark seconded. Passed unanimously.

Due to the lateness of the meeting, the last two items on the agenda were not discussed and will be carried over to the next Land Use Meeting. No further announcements were made.

The meeting adjourned at 9:10 pm.