

Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes March 20, 2014 - Final Minutes

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

Present: Linda van der Valk, Michael Preis, Teena Takata, Mark Levinson, Larry Heller, Judi Daniels, Jeff Hammond, Mary Kaufman, Andre van der Valk, George Nelson, Vicki Briskman, Janice Eddy-Languein, Diana Dixon-Davis (late)

Not Here: Jim van Gundy (excused), Jelena Csanyi (excused)

Stakeholder and Public Comments:

Community events

March 30 ETI 54 Trail Ride with Mitch Englander, call Mary Kaufman to order rental horses, Fuentes, Mayor Garcetti are expected in addition to Mitch Englander. The ride starts 1pm from Stoney Point Ranch, perhaps other Council members may join the ride. Ride time will be 1 to 1.5 hours, meet/greet after at Stoney Point Ranch

Minutes – for February – Mary moved to approve them as presented, passed unanimously.

Presentations and possible motions:

Marilla and Topanga Canyon, West side south of existing Hotel. Presenter Jerry Veluhakis. Representing Andy Wu, owner. The area presently has a front parking lot area that is zoned C2. There is a large back lot behind the property that is undeveloped and zoned RA-1. 50 Senior Apartments proposed for the back RA-1 lot. They will preserve Oaks on property and not harm them. Actually, they are proposing 50 Senior Apartments and 48 assisted living. A total of 98 units. Driveway to access this project is to go through the parking lot for the hotel, and to align with the light at Marilla. They want a 1 to 1 parking ratio. Kitchen? Medical? Units will have kitchens, not sure what is proposed for the assisted living units. 4 story and 3 story buildings. Behind is what? Residential. The parking by the hotel, L shaped is hotel parking, but easement granted. Neighbor expressed great concerns with 3 or 4 stories on the proposed senior living/assisted care unit overlooking their older, residential neighborhood.

If the Committee is not favorable to this, the RA lot becomes parking. This use is compatible with C2 zoning for the front lot proposed as the hotel. Wu is the managing director of the existing hotel. The alternative proposal is a new hotel, which would be four stories; the same height as the Radisson. Committee members noted that Marilla Street is in Specific Plan, top height is 45 feet. The two back parcels are an acre. Within 75 feet of the westerly line cannot exceed two stories. Four stories are proposed on the Topanga side. The apartment building to the south is already four stories. Their proposed alternative is to move the existing driveway from the Radisson, creating more room for another hotel (another brand), Hilton/Mariott. They believe the new hotel would be four stories; Andre commented under the specific plan that the maximum height would be 3 stories. In all cases

Marilla will be the new driveway for any project (senior/assisted, or hotel). The driveway for Radisson is marked "ingress only" on the map passed out. They have to 148 parking spaces required, so have 148 parking spaces. They are thinking a 100 room hotel as the maximum size that would be practical for the front lot under that alternative, 8000 to 10,000 square feet. Average 25 rooms per story. Occupancy at Radisson in 2007 peak was about 75%; now peak is 55% to 60%. The committee expressed great concerns about the height and density of use on the senior living/assisted care proposal, compared to surrounding uses. The presenters were encouraged to evaluate the height of allowed structures under the Specific Plan for Topanga/Devonshire area. No vote was taken.

20419 Devonshire; Sharkeys, old Denny's Skobies, etc. Cheryl Brady representative for beer/wine CUP for Todd Schwartz. She is working on the CUP for end of May is target opening. April 22 is upcoming hearing, total 99 seats in the restaurant. Hours 11 am to 9 pm 7 days a week. Beer/wine. Creating a patio inside existing building line. Larry moved, Vicki seconded to approve the request. The motion passed unanimously. We will send recommendation letter to case planner.

9175 DeSoto - Chipotle Valerie Sachs, Sam, team leader. She is facilitator for liquor licenses. Chipotle usually serves full line of alcohol. Depending on the restaurant, it will either be beer, or be beer and margaritas. (So a full line is requested but will not be implemented). Chipotle, fast casual restaurant. Better quality, step up from pure fast food. Food ordered at counter, creates a lower price point. They are not requesting a happy hour. 11 am to 10 pm daily. Alcohol without the purchase of food? No, it is a restaurant. Near old Rocket Bowl. Margaritas come in a well version and a Patron margarita. Drinks are 1.5% of gross receipts overall. They have an excellent record with ABC. Lamplighter, and the De Soto mini market have full alcohol. Judi moved, Larry seconded a motion, To approve full line of alcohol. The motion passed unanimously.

21629 Devonshire - Wood Fire, withdrawn from agenda.

9601 Baden - Larry Heller (committee member) spoke with County Health, the planner, and Paley (applicant's representative). A copy of his summary is attached to these minutes. He also walked the property. County Dr. Emily Beeler, she referred him to Jennifer Mills, in charge of inspections, various animals in the Chatsworth area. The remainder of this paragraph mostly summarizes Jennifer Mills' comments. They primarily inspect boarding stables. She said they want to keep a minimum of 35 feet from habitable room to any permitted horsekeeping structure. DR Horton's drawing shows an equine keeping structure on each lot. Couldn't find a drawing for a horsekeeping structure. Supposed to have a equine license, often a stable owner asks that boarders have a license. Nobody checks 35 feet unless there is a complaint, then look for hazards to persons or animals. All comes back to permitted horsekeeping structure, which must have a cover on it. No knowledge of K overlays, etc. The 75 feet is a number planning departments come up with. To keep horse on property need a permitted structure, that is the guideline for her to make measurements. Environmental handles licenses. She checks for standing water, manure pick up, etc., primarily at boarding facility. She checks food, water, shelter at boarding facilities, watches for standing stagnant water. Then stable gets health license. The committee commented that Vicki's development, Rancho; has 100 homes, initially built with horsekeeping structures, now have one remaining barn. Hidden Creeks required that the lots be deed restricted so the horsekeeping structures are there when the properties were held.

Then Larry moved on to City Planning. Jack Chiang, with Planning, who has been mentioned as working with the applicant in multiple calls by the applicant, denied knowledge of the project initially.

So Larry called Paley. Planning has said to build one horsekeeping structure on one lot, so that is what the developer is planning to do. Then Larry called Chiang again, he noted they didn't do their due diligence in terms of looking at required horsekeeping distances. They have filed an application for a tract modification. Another hurdle for DR Horton to change the project. Chiang, commented that once the lot is zoned for horses, it doesn't go away. Nobody can build or do anything on the property where there is supposed to be horsekeeping. In the letter of determination, they need a CCR condition, that no permanent structure is allowed there. Planning doesn't check CCR's here. The permitted horse structure guidelines are provided by planning. Chiang noted most equine structures are not permitted. Heller believes that part of Baden, from there toward Plummer Street, conforms to type of project they are trying to do, since nobody outside of this project is affected by 35 feet horsekeeping distance the developer wants within their project, he would grant it to them.

Committee members commented that the LAMC requires 75 foot distance to a neighbors home (habitable room). 35 feet to neighbor in a K area. Equine licenses are the standard setting horsekeeping; a structure isn't relevant under the LAMC. We have a lot of future development in the west side of Chatsworth; we have over 100 lots coming in soon, we need to stand hard with what has been set approved. Changes to gut the law on this project will influence all future development, particularly in the western area north of Plummer. Question/comment included specifically the Tone Yee (south side of Andora Avenue) property, surrounding 10/5 acre parcels near this, and the effect of a new "variance" type standard that could be set by this project reducing standards for those likely future developments.

The Baden property; this is the first horsekeeping eligible development. Eventually complaints will be happening. Noted, the property possible could be K-eligible if half the street were included; this would be acceptable, as non-conforming lots that stop the right to have equine keeping in the future would not be an issue then.

Jeff moved, Mary seconded, that we would like the development at 9601 Baden to be made in conformance with the subdivision approval requirements requiring compliance with standard horsekeeping requirements. We ask that the project be red flagged by planning to notify the CD 12 office if any action is to be taken for non-compliance or modifications of the approved subdivision requirements. Motion passed unanimously, Teena recused herself from the vote.

Cell tower, on Plummer, previously discussed by the committee, will be approved for eucalyptus type tree for tower.

Chatsworth Water Tower, deferred again.

Meeting adjourned at 8:51 pm